



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO: TCFLA0277000011058956: MR. MOHAN MOTIRAM WAVALE

This is to inform that **Tata Capital Ltd.** (TCL) is a non-banking finance company and incorporated under the provisions of the Companies Act, 1956 and having its registered office at Peninsula Business Park, Tower A, 11th Floor, Ganpatrao Kadam Marg, Lower Parel, Mumbai- 400013 and a branch office amongst other places at **Maharashtra** ("Branch"). That vide Orders dated **24.11.2023**, the National Company Law Tribunal (NCLT) Mumbai has duly sanctioned the Scheme of Arrangement between Tata Capital Financial Services Limited ("TCFSL") and Tata Cleantech Capital Limited ("TCCL") as transferors and Tata Capital Limited ("TCL") as transferee under the provisions of Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 ("said Scheme"). In terms thereof, TCFSL and TCCL (Transferor Companies) along with its undertaking have merged with TCL, as a going concern, together with all the properties, assets, rights, benefits, interest, duties, obligations, liabilities, contracts, agreements, securities etc. **w.e.f. 01.01.2024**. In pursuance of the said Order and the Scheme, all the facility documents executed by TCFSL and all outstanding in respect thereof stood transferred to Applicant Company and thus the TCL is entitled to claim the same from the [Borrowers/Co-Borrowers] in terms thereof.

Notice is hereby given to the public in general and in particular to the below Borrower/Co- Borrower that the below described immovable property mortgaged to **Tata Capital Limited (Secured Creditor/TCL)**, the Possession of which has been taken by the Authorised Officer of Tata Capital Limited (Secured Creditor), will be sold on **20th Day of September, 2024 "As is where is basis" & "As is what is and whatever there is & without recourse basis"**.

Whereas the sale of secured asset is to be made to recover the secured debt and whereas there was due of a sum of **Rs. 35,25,312/- (Rupees Thirty Five Lakh Twenty Five Thousand Three Hundred Twelve Only) as on 12.09.2022 vide Loan Account bearing No. TCFLA0277000011058956 demanded vide Notice U/s. 13(2) dated 15.09.2022 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Mohan Motiram Wavale; (2) Mrs. Reshma Mohan Wavale; (3) M/s. Dikshita Enterprises Through its Proprietor, Mr. Mohan Motiram Wavale all having address at: Survey No. 121, Gajalaxmi Apartment, Flat No. 309, 3rd Floor, Matoshree Colony, Nr. Sayali Complex, Walhekarwadi, Pune, Maharashtra - 411033; **Also Add:** Shop No. A-4, Ground Floor, Fortune Hill Top, Survey No. 115/2, Opp. Kale HP Petrol Pump, Chovisawadi, Pune, Maharashtra - 411014; **Also Add:** Shop No. 8, Survey No. 65/176 5/3, Ashwini Palace, Wanwadi Road, Pune, Maharashtra - 411040.**

Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said property shall be sold by E- Auction at **2.00 P.M.** on the said **20th Day of September, 2024** by TCL., having its branch office at **09th Floor, IRIZ Tower, Baner-Pashan Link Road, Pune - 411021.**

The sealed E- Auction for the purchase of the property along with EMD Demand Draft shall be received by the Authorized Officer of the **TATA CAPITAL LIMITED** till **5.00 P.M.** on the said **19th Day of September, 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
Commercial Shop No. 04, Building No. A, Carpet area admeasuring 21.80 Sq. Mtrs. + Loft area 4.575 Sq. Mtrs. + Front Otta area 4.575 Sq. Mtrs on the Ground Floor in the Building Known as "Fortune Hill Top" which is constructed on the portion admeasuring about 00 Hector 25 Aar out of 03 Hector 30 Aar of land bearing Survey No. 115/2, situated at revenue village Chovisawadi, within the Local Limits of Alandi Municipal Council and Registration limits Sub-Registrar haveli, District Pune.	Physical	Rs. 23,94,000/- (Rupees Twenty Three Lakh(s) Ninety Four Thousand Only)	Rs. 2,39,400/- (Rupees Two Lakh(s) Thirty Nine Thousand Four Hundred Only)

The description of the property that will be put up for sale is in the Schedule. Movable articles/House hold inventory if any lying inside and within secured asset as described above shall not be available for sale along with secured asset until and unless specifically described in auction sale notice. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the rules/conditions prescribed under the SARFAESI Act, 2002. The E-auction will take place through portal <https://bankauctions.in> on **20th Day of September, 2024** between **2.00 PM to 3.00 PM** with unlimited extension of 10 minutes each. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL LIMITED" payable at **Pune**. Inspection of the property may be done on **13th Day of September, 2024** between **11.00 AM to 05.00 PM**.

Note: The intending bidders may contact the **Authorized Officer Mr. Somnath Bamne; Email id- Somnath.Bamne@tatacapital.com** and **Mobile No.- +91- 9860797877**.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. <https://bit.ly/474rjR6>, or contact Authorized Officer or Service Provider- M/s. 4 Closure.

Place: - Pune (Maharashtra)

Date: - 28-08-2024

Sd/-

Authorized Officer
Tata Capital Limited

Branch Address: 9th Floor, IRIZ Tower, Baner-Pashan Link Road, Pune – 411021.