



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. 21001828 And TCFLA0471000010970827: Mr. SANTHOSH JACOB E

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 **Kerala** ("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), pursuant to notice under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) (No. 54 of 2002). The following immovable properties will be sold on **25th Day of September, 2024** on "**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 a due of a sum of **Rs. 4,53,40,520.95/- (Rupees Four Crore Fifty Three Lakh(s) Forty Thousand Five Hundred Twenty And Paise Ninety Five Only)** vide Loan Account 21001828 and TCFLA0471000010970827 as on **28.08.2024** from Borrower & Co-Borrowers/Guarantors i.e. **(1) Mr. Santhosh Jacob E, S/o Jacob Cheerthottam, House Sayu Vihar, 387/2 (50/356/2), Law College Road, Ayyanthole North, Thrissur, Kerala- 680003; (2) Mrs. Sayu Santhosh, W/o Santhosh Jacob E, Cheerthottam House, Sayu Vihar, 387/2 (50/356/2), Law College Road, Ayyanthole North, Thrissur, Kerala- 680003; (3) Mr. Vazhavilayil Oommen Varghese, S/o Vazhaviliyil Geevarghese Oommen Cheerthottam, House Sayu Vihar, 387/2 (50/356/2), Law College Road, Ayyanthole North, Thrissur, Kerala- 680003; (4) Poonam Garments & Textiles, Rep by its Managing Partner Jai Hind Market Building, M.O Road Thrissur, Kerala- 680001.**

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 on **25th Day of September, 2024** by TCL, having its branch office at **Trichur Trade Center, Kuruppam Road, Trichur-680001.**

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 **24th Day of September, 2024.**

Description of Secured Asset	Type of Possession	Reserve Price (Rs)	Earnest Money (Rs)
	Constructive/ Physical		
All that is part and parcel of immovable property admeasuring 4.70 Ares of land in SY no. 698 part of Aranattukara Village along with building Nos. XVII/110/8, XVII/110/9, XVII/110/10, XVII/110/11, XVII/110/12, XVII/110/13, and XVII/110/14 of Thrissur Corporation, in Thrissur District, Ayyanthole Sub District, Thrissur Taluk, Aranattukara Village, Poothol Desom, in Thrissur Corporation Limit (as per the schedule in the Sale deed No. 899/2008) which is bounded by East- 5.5 meter wide road and properties of Jose; South- Pathway leading to property of Kuttukaran Kochappu; West- Canal and North- Properties of Thorattil Joy.	Physical	Rs. 2,76,20,000/- (Rupees Two Crore Seventy Six Lakh(s) Twenty Thousand Only)	Rs. 27,62,000/- (Rupees Twenty Seven Lakh(s) Sixty Two Thousand 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 **25th 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 **Thrissur**. Inspection of the property may be done on **13th Day of September, 2024 between 11.00 AM to 5.00 PM**.

Note: The intending bidders may contact the **Authorized Officer Mr. Rakesh Dawny Kokkattu., Email id: rakesh.kokkattu@tatacapital.com and Mobile No. +91 6282658079.**

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <https://bit.ly/3MoKM5j>, or contact Authorized Officer or Service Provider- M/s.4 Closure.

Place: - Trichur (Kerala)

Date: - 31-08-2024

Sd/-

Authorized Officer
Tata Capital Limited

Branch Address: Trichur Trade Center, Kuruppam Road, Trichur-680001.