



## 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. 6509147 And 8822036: Mr. ANTONY THOMAS**

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), will be sold on **10th Day of October, 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 a due of a sum **Rs. 2,44,59,428.71/- (Rupees Two Crore Forty Four Lakh(s) Fifty Nine Thousand Four Hundred Twenty Eight And Paise Seventy One Only)** **as on 11th September, 2024 from Borrower and Co-Borrower/Guarantors, i.e., (1) Mr. Antony Thomas, S/o. Thomas Gregory, Rose Villa, 7th Mile, Vadakkanchery Road, Kutikkol Post, Thaliparamba, Kannur District, 670141; Also Having Address At: - Sy No. 51/2, Thaliparamba Village, Thaliparamba Taluk, Kannur- 670141; Also Having Address At:- Nr. Oxford English School, Perumpadave, Karippal Post, Thaliparamba, Kannur, Kerala - 670581; (2) Mrs. Jessymol Antony Thomas, W/o. Antony Thomas, Rose Villa, 7th Mile, Vadakkanchery Road, Kutikkol Post, Thaliparamba, Kannur District, 670141; Also Having Address At: - Sy No. 51/2, Thaliparamba Village, Thaliparamba Taluk, Kannur- 670141; Also Having Address At: - Nr. Oxford English School, Perumpadave, Karippal Post, Thaliparamba, Kannur, Kerala - 670581.**

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 **10th Day of October, 2024** by TCL., having its branch office at **Door No. 6/1002/P, 5th Floor, NH 17, City Mall, Opp. YMCA Kannur Road, Calicut - 673001.**

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 **09th Day of October, 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p>All that is part and parcel of the property having an extent of 3.80 Ares of land in Re Survey No. 51/2 in Thaliparamba Village, Thaliparamba Taluk, Thaliparamba Amson, Kuttikkol Desom, Thaliparamba Municipality Kannur District along with the residential building bearing door No. 79/A which is more particularly described in the schedule of the Sale Deed No. 4959/1/2011</p> <p><b>BOUNDARIES:</b>  East: Property of Venugopal and Nandini;  <b>North:</b> Road;  <b>West:</b> Property of Benny Mathew;  <b>South:</b> Property of Shiny Scaria.</p>	Physical	Rs. 57,16,000/- (Rupees Fifty Seven Lakh(s) Sixteen Thousand Only)	Rs. 5,71,600/- (Rupees Five Lakh(s) Seventy One Thousand Six 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 **10th Day of October, 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 **Calicut**. Inspection of the property may be done **on 27th Day of September, 2024** between **11.00 AM to 5.00 PM**.

**Note: The intending bidders may contact Tata Capital Ltd. at Mobile No. 8691005238/Authorized Officer Mr. Rakesh Dawny Kokkattu, Email id- [rakesh.kokkattu@tatacapital.com](mailto: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/4e4FBnn>.

Place: - Calicut, Kerala

Date: - 18-09-2024

Sd/-

Authorized Officer  
Tata Capital Limited

**Branch Address: Door No. 6/1002/P, 5th Floor, NH 17, City Mall, Opp YMCA Kannur Road, Calicut - 673001.**