



## 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: 6372020 And 6568681: Mr. VAIBHAV MOHAN VARTAK**

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 **15th 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 due of a sum of **Rs. 67,65,183.87/- (Rupees Sixty Seven Lakh(s) Sixty Five Thousand One Hundred Eighty Three And Paise Eighty Seven Only) i.e. Rs. 66,79,092.44/- due in Loan Account No. 6372020 and Rs. 86,091.43/- due in Loan Account No. 6568681 as on 16.09.2024 from Borrowers & Co-Borrowers/Guarantors, i.e., (1) Mr. Vaibhav Mohan Vartak; (2) Mrs Gayatri Vaibhav Vartak both having address at: C-302, New Sai Shristi "C" Wing CHSL Ltd., Vijay Park Road, Near Jangid Estate, Mira Road East, Thane, Maharashtra - 401107; Also add at: C/o. M/s. Malhar Creations, Room No. 2, Thakur House, Veer Hanuman Nagar Road, Near Santoshi Mata Mandir Road, Near Kandar Pada, Dahisar, Mumbai, Maharashtra - 400068; (3) M/s. Malhar Creations, Through its Proprietor Mr. Vaibhav Mohan Vartak, having address at Room No. 2, Thakur House, Veer Hanuman Nagar Road, Near Santoshi Mata Mandir Road, Near Kandar Pada, Dahisar, Mumbai, Maharashtra - 400068; Also add at: C-302, New Sai Shristi "C" Wing CHSL Ltd, Vijay Park Road, Near Jangid Estate, Mira Road East, Thane, Maharashtra - 401107.**

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 **15th Day of October, 2024** by TCL., having its branch office at **902-906 Quantum Tower, Chinchauli, Govindji Shroff Marg, Malad West, Mumbai - 400064.**

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 **14th Day of October, 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
Flat No. 302, on the Third Floor, "C" Wing of the Building No. C in the Complex known as "Sai Shristi Complex" constructed on land bearing Survey No. 163/1(Pt)(Old), 34/1(Pt)(New) at Village Mira, Taluka and District Thane and in the Registration District and Sub District of Thane. Flat Admeasuring 444 Sq. Feet i.e., equivalent to 41.24 Sq. Metres (Built Up Area).	Physical	Rs. 39,31,200/- (Rupees Thirty Nine Lakh(s) Thirty One Thousand Two Hundred Only)	Rs. 3,93,120/- (Rupees Three Lakh(s) Ninety Three Thousand One Hundred Twenty 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 **15th 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 **Mumbai**. Inspection of the property may be done on **04th Day of October, 2024** between **11.00 AM to 05.00 PM**.

**Note: The intending bidders may contact Tata Capital Limited at Mobile No. +91-8691005238/Authorized Officer Mr. Harangad Singh Bhogal and Mr. Anurodh Julius; Email id- [Harangad.Bhogal@tatacapital.com](mailto:Harangad.Bhogal@tatacapital.com) / [Anurodh.Julius@tatacapital.com](mailto:Anurodh.Julius@tatacapital.com) and Mobile No.- +91- 8657563008 / 8657439008.**

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. <https://bit.ly/3XP11it>.

Place: - Mumbai, (Maharashtra)

Date: - 23-09-2024

Sd/-  
Authorized Officer  
Tata Capital Limited

**Branch Address: 902-906 Quantum Tower, Chincholi, Govindji Shroff Marg, Malad West, Mumbai - 400064.**