



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. 21351614 And TCFLA048000011115212: Mr. SENTHIL KUMAR N

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 **Tamil Nadu** ("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 Ltd. (Secured Creditor), will be sold on **04th 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. 1,28,95,154.81/- (Rupees One Crore Twenty Eight Lakh(s) Ninety Five Thousand One Hundred Fifty Four And Paise Eighty One Only)** as on **10-September-2024 in the Loan Account Numbers 21351614 & TCFLA048000011115212 from Borrower and Co-Borrower/Guarantors, i.e. (1) Mr. Senthil Kumar N, S/o. N Nagarajan, No. 3/330, P No. 184, Madurai Teachers City, Alagarkovil Main Road, Appan Thirupathi Post, Madurai, Tamil Nadu - 625301; Also having address at: Plot No 212, UDRS No. 106/6, & 106/7, Madurai Teachers City, Mathur Village, Madurai North Taluk, Madurai District, Tamil Nadu- 625301; (2) Mrs. A Anuradha, W/o. Mr. Senthil Kumar N, No. 3/330, P No. 184, Madurai Teachers City, Alagarkovil Main Road, Appan Thirupathi Post, Madurai, Tamil Nadu- 625301 and (3) M/s. Thirupathi Office Products, Represented by its Proprietor, Mr. Senthil Kumar N, 211, Naicker New Street, Madurai, Tamil Nadu- 625001.**

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 **04th Day of October, 2024** by TCL., having its branch office at **2nd & 3rd Floor, Sajai Mall, Door No 79, T.S. No. 873/2, P.T. Rajan Road, Bibikulam, Madurai, Tamil Nadu- 625002.**

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 **03rd Day of October, 2024.**

| Description of Secured Assets | Type of Possession | Reserve Price (Rs.) | Earnest Money EMD (Rs) |
|---|---------------------------|---|--|
| | Constructive/ Physical | | |
| <p><u>Property No 1:</u></p> <p>Madurai District, Madurai North Registration District, Thamarai Pati Sub Registration district Madurai North Taluk, No.81, Velliankundram Village, Hamlet Mathur village Patta No.427. Old RS No. 480/6 and land admeasuring 77 cents Sub Division as with UDRS No. 105/6, measuring 0.31.0 Ares clubbed together divided as house site plots as in the name of Madurai Teachers City in which plot site no.184 comprised in UDRS No. 105/6 measuring about 2900 sq ft ares is bounded on the: North by: Plot No. 173; East by : Plot No. 183; South by: 25ft wide East West common Road and West by: Plot No. 185. Within the boundaries having linear measurement of East West on the North 40 ft on the South 40 ft and South North on the East 60 ft on the West 60 ft all measuring about 2400 sqft. Area of land and the land measuring 500 sq ft area left for 25 ft Southern side common pathway thus all totalling about 2900 sq ft i.e. 6 cents 284 sq ft area land thereto.</p> | | <p>Rs. 53,10,000/- (Rupees Fifty Three Lakh(s) Ten Thousand Only)</p> | <p>Rs. 5,31,000/- (Rupees Five Lakh(s) Thirty One Thousand Only)</p> |
| <p><u>Property No 2:</u></p> <p>Madurai District, Madurai North Registration District, Thamarai Pati Sub Registration district, Madurai North Taluk, No.81, Velliankundram Village, hamlet Mathur village Patta No.427, Old RS No.481/6 and land admeasuring 56 cents Sub Division as with UDRS No.106/6, measuring 0.22.5 Ares, Old RS No.481/7, land measuring 58 cents sub division as with UDRS No. 106/7, measuring 0.23.5 area all clubbed together divided as house site plots as in the name of Madurai Teachers City in which plot site no.212 comprised in UDRS No. 106/6 & 108/7 measuring about 2063 sq ft area is bounded on the: North by: 25 ft wide East West Common Road; East by: Plot No. 213; South by: Plot No. 231 and West by: Plot No.211. Within the boundaries having linear measurement of East West on the North 33 ft on the South 33 ft and South North on the East 50 ft on the West 50 ft all measuring about 1650 ft. area of land and the land measuring 413 sq ft area left for 25 ft Northern side common pathway thus all totalling about 2063 sq ft i.e., 4 cents 319 sq ft area land thereto.</p> | Physical | <p>Rs. 44,63,100/- (Rupees Forty Four Lakh(s) Sixty Three Thousand One Hundred Only)</p> | <p>Rs. 4,46,310/- (Rupees Four Lakh(s) Forty Six Thousand Three Hundred Ten Only)</p> |

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 **04th 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 **Madurai**. Inspection of the property may be done on **26th 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/3zophi1>, or contact Authorized Officer or Service Provider- M/s.4 Closure.

Place: - Madurai, Tamil Nadu

Date: - 12-09-2024

Sd/-
Authorized Officer
Tata Capital Limited

**Branch Address: 2nd & 3rd Floor, Sajai Mall, Door no 79, T.S. No. 873/2, P.T. Rajan Road, Bibikulam,
Madurai, Tamil Nadu- 625002.**
