



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 (the "Act") read with proviso to Rule 8 (6) R/W Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. 7028984: PRIMELAND PROPERTIES AND INFRASTRUCTURE PVT. LTD.

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 **Uttar Pradesh** ("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 **11th Day of November, 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. 2,88,82,709/- (Rupees Two Crore Eighty Eight Lakh(s) Eighty Two Thousand Seven Hundred Nine Only)** **vide** **Loan Account No. 7028984 as on 14.10.2024** from the Borrowers/Co-Borrowers, i.e., **(1) PRIMELAND PROPERTIES AND INFRASTRUCTURE PVT. LTD. THROUGH ITS DIRECTOR/AUTH. SIGNATORY, GAURAV AGARWAL, HOUSE NO.- 15, 5th FLOOR, TUBA PALACE, MADAN MOHAN MALVIYA MARG, HAZARATGANJ, LUCKNOW, UTTAR PRADESH- 226001; ALSO AT: LGF, M-18, GOLE MARKET, MAHANAGAR, LUCKNOW, UTTAR PRADESH-226006; ALSO AT: OFFICE SPACE NO.1, 4th FLOOR, SHALIMAR ELLDEE PLAZA, SITUATED AT 5/CP-105, INDIRA NAGAR, LUCKNOW UTTAR PRADESH- 226016; (2) SHALINI AGARWAL, HOUSE NO.- 15, 5th FLOOR, TUBA PALACE, MADAN MOHAN MALVIYA MARG, HAZARATGANJ, LUCKNOW, UTTAR PRADESH- 226001; (3) MS. SHASHI AGARWAL, HOUSE NO.- 15, 5th FLOOR, TUBA PALACE, MADAN MOHAN MALVIYA MARG, HAZARATGANJ, LUCKNOW, UTTAR PRADESH- 226001; (4) M/S VAAYUPUTRA BULLION THROUGH ITS PROP. M-17, DOBRIYAL COMPLEX, BASEMENT, GOLE MARKET, MAHANAGAR, LUCKNOW, UTTAR PRADESH- 226006; (5) GAURAV AGARWAL, HOUSE NO.- 15, 5th FLOOR, TUBA PALACE, MADAN MOHAN MALVIYA MARG, HAZARATGANJ, LUCKNOW, UTTAR PRADESH- 226001; (6) GOPAL DAS AGARWAL, HOUSE NO.- 15, 5th FLOOR, TUBA PALACE, MADAN MOHAN MALVIYA MARG, HAZARATGANJ, LUCKNOW, UTTAR PRADESH- 226001; (7) RAMESTH DIAMONDS PVT. LTD. THROUGH ITS DIRECTOR, M-17, DOBRIYAL COMPLEX, BASEMENT, GOLE MARKET, MAHANAGAR, LUCKNOW, UTTAR PRADESH- 226006.**

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 **11th Day of November, 2024** by TCL, having its branch office at **6th and 7th Floor, 11 MG Marg, Halwasiya Complex, Habibullah Estate, Hazratganj, Lucknow- 226001.**

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 **08th Day of November, 2024**.

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/Physical		
<p>OFFICE SPACE NO.1, LOCATED ON 4TH FLOOR "SHALIMAR ELLDEE PLAZA", SITUATED AT PLOT NO. 5/CP-105, INDIRA NAGAR, LUCKNOW, UTTAR PRADESH, HAVING AN APPROXIMATE SUPER AREA OF 184.57 SQ. METERS, I.E., 1986 SQ. FEET APPROXIMATELY, MORE PARTICULARLY DESCRIBED IN SALE DEED DATED 30.07.2012, EXECUTED IN FAVOUR OF M/S PRIMELAND PROPERTIES & INFRASTRUCTURE PVT. LTD., THROUGH ITS AUTHORISED REPRESENTATIVE / DIRECTOR, GAURAV AGARWAL, REGISTERED VIDE BOOK NO. I, JILD NO.9345, ON PAGES 229 TO 344 AT SERIAL NO.6081 DATED 22.08.2012, DULY REGISTERED AT THE OFFICE OF SUB REGISTRAR-III, LUCKNOW, UTTAR PRADESH.</p> <p>BOUNDED AS: EAST: OFFICE SPACE NO.2, AND FRONT SETBACK; WEST: LIFT & ELECTRICAL ROOM; NORTH: ENTRANCE & COMMON PASSAGE & SPACE NO. 2; SOUTH: SIDE SETBACK.</p>	PHYSICAL	Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakh(s) Fifty Thousand Only)	Rs. 14,85,000/- (Rupees Fourteen Lakh(s) Eighty Five 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 **11th Day of November, 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 **Lucknow**. Inspection of the property may be done on **30th Day of October, 2024** between **11.00 AM to 5.00 PM**.

Note: The intending bidders may contact Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer, Mr. Ayan Bhattacharya, Email id: ayan.bhattacharya@tatacapital.com and Mobile No. +91 9289724441.

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

Place- Lucknow (Uttar Pradesh)

Date- 17-10-2024

Sd/-

Authorized Officer
Tata Capital Limited

Branch Address: 6th and 7th Floor, 11 MG Marg, Halwasiya Complex, Habibullah Estate, Hazratganj, Lucknow-226001.