



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: TCFLA0272000011063848 And TCFLA0272000010891554:
M/s. DEV ENTERPRISE

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 **Gujarat** ("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 **19th 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. 2,95,25,818/- (Rupees Two Crore Ninety Five Lakh(s) Twenty Five Thousand Eight Hundred Eighteen Only)** vide **Loan Account bearing No. TCFLA0272000011063848 and TCFLA0272000010891554 as on 24.10.2024 from Borrowers/Co-Borrowers and Guarantor, i.e. (1) M/s. Dev Enterprise, Through its Partner, Mr. Devangkumar N. Visani having address at: 1 F21, Block No. A, Austvinayak Market, Opp. Vasant Cinema, Dariyapur, Ahmedabad – 380004; Also add: Shop No.1, Block-G, Ground Floor, Sumel-7, Bombay Oxygen Mill Compound, Near Soni Ni Chal, 200 Ft Ring Road, Rakhiyali, Ahmedabad – 380023; (2) Mr. Devangkumar N. Vasani, having address at: A-15, Taksha Shila Orient, Opp. Kalyan Farm, Nicol-Naroda Road, Nicol, Ahmedabad – 382350; Also add: Shop No.1, Block-G, Ground Floor, Sumel-7, Bombay Oxygen Mill Compound, Near Soni Ni Chal, 200 Ft Ring Road, Rakhiyali, Ahmedabad – 380023; (3) Mrs. Bindu D. Visani, having address at: A-15, Taksha Shila Orient, Opp. Kalyan Farm, Nicol-Naroda Road, Nicol, Ahmedabad – 382350; (4) Mr. Nijrup Sureshbhai Visani, having address at; A 501, Sharnam Residency, Nicol-Naroda Road, New Naroda, Ahmedabad – 382345.**

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 **19th Day of November, 2024** by TCL., having its branch office at **Unit No. 121, 122, 123, 124, 125, 1st Floor, Iscon Emporio, Beside Star Bazar, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat - 380015.**

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 **18th Day of November, 2024.**

| Description of Secured Assets | Type of Possession | Reserve Price (Rs.) | Earnest Money EMD (Rs) |
|--|---------------------------|--|---|
| | Constructive/ Physical | | |
| <p>All that Shop bearing No.1 Situated on the Ground Floor of Block No. G, Admeasuring about 2037 Sq. Feet i.e. 189.24 Sq. Mtrs (Super Built-up area) In "SUMEL-7" scheme alongwith undivided proportionate land of Final Plot No. 121 paiki (Old Revenue Survey No. 298, 301/1, 301/2, & 302/1 & 302/2) of Draft Town Planning Scheme No. 11 (Bapunagar) Situate, lying and being at Moje Rakhiyaal, Taluka: Ahmedabad City (East) in the Registration District of Ahmedabad and Sub-District of Ahmedabad alongwith right to use and enjoy common amenities and all other common rights including roads, common plots, etc of said scheme.</p> <p>The said shop No.1 on Ground Floor in Block No. G, is bounded as under: -</p> <p>On or towards East: - Internal Road;</p> <p>On or towards West: - Shop. 2;</p> <p>On or towards North: - Open Space;</p> <p>On or towards South: - Internal Road.</p> | Physical | <p>Rs.</p> <p>1,00,50,000/-</p> <p>(Rupees One Crore Fifty Thousand Only)</p> | <p>Rs.</p> <p>10,05,000/-</p> <p>(Rupees Ten Lakh(s) Five Thousand 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 **19th 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 **Ahmedabad**. Inspection of the property may be done on **08th Day of November, 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. Harangad Singh Bhogal; Email id: Harangad.Bhogal@tatacapital.com and Mobile No. +91 8657563008.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. <https://bit.ly/4fg0qMB>

Place- Ahmedabad, Gujarat

Date- **26-10-2024**

Sd/-

Authorized Officer
Tata Capital Limited

**Branch Address: Unit No. 121, 122, 123, 124, 125, 1st Floor, Iscon Emporio, Beside Star Bazar, Jodhpur
Cross Road, Satellite, Ahmedabad, Gujarat - 380015.**