



**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 NOS: TCFLA0272000011066238: M/s VIVAAN CREATION LLP**

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 **08th 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. 2,89,37,766/- (Rupees Two Crore Eighty Nine Lakh(s) Thirty Seven Thousand Seven Hundred Sixty Six Only) due in Loan Account No. TCFLA0272000011066238 as on 14.10.2024 from Borrowers/Co-Borrowers and Guarantor, i.e., (1) M/s. Vivaan Creation LLP, Through its Partner, Mr. Manish Ramesh Lalwani, having address at: 166 New Cloth Market, O/s. Raipur Gate, Ahmedabad Gujarat – 380001; Also add at: Commercial Office No. 64/A, 64/B, 64/C, 64/D, 65/C (as per Plan Block O), Sumel Business Park-5, Nr. Chamunda Bridge, Asarva, Ahmedabad, Gujarat -380016; Also add at: Commercial Office No. 61/C (as per Plan Block-N), Sumel Business Park-5, Nr. Chamunda Bridge, Asarva, Ahmedabad, Gujarat -380016; (2) Mr. Manish Ramesh Lalwani; (3) Mr. Ramesh Lachhmandas Lalwani, having address at: C-62, Galaxy Tower, SG Road, Bokadev, Nr. Grand Bhagwati Hotel, Ahmedabad Gujarat – 3800543; Also add at: Commercial Office No. 64/A, 64/B, 64/C, 64/D, 65/C (as per Plan Block O), Sumel Business Park-5, Nr. Chamunda Bridge, Asarva, Ahmedabad-380016; Also add at: Commercial Office No. 61/C (as per Plan Block-N) Sumel Business Park-5, , Nr. Chamunda Bridge, Asarva, Ahmedabad, Gujarat -380016; (4) Mrs. Sapna Manish Lalwani having address at: C-62, Galaxy Tower, SG Road, Bokadev, Nr. Grand Bhagwati Hotel, Ahmedabad Gujarat – 3800543; (5) Mrs. Sunita Ramesh Lalwani having address at: C-62, Galaxy Tower, SG Road, Bokadev, Nr. Grand Bhagwati Hotel, Ahmedabad Gujarat – 3800543.**

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 **08th 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 **07th Day of November 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p><b>All that Commercial House (Office) No. 64-A/B &amp; 65-C as per on site numbering (Commercial Office No. 64-A/B/ &amp; 65-C as per approved plan is highlighted in layout plan in Block No. "O" area admeasuring 6902 Sq. Ft. consisting of Hollow Plinth, Ground Floor, First Floor to Fourth Floor and Terrace with lift room and stair cabin thereon in "SUMEL-5" Scheme along with right to use undivided proportionate leasehold Non-Agricultural land bearing Final Plot No. 247/2, admeasuring about 29373.87 Sq. Mtrs. (Old Survey No. 517, 518/1, 518/2, 571/1, 571/2, 572/2, 576/1+3 &amp; 576/2 of Town Planning Scheme No. 30, situate lying and being at Moje Asarwa, Taluka Ahmedabad City (East), in the Registration District of Ahmedabad and Sub-District of Ahmedabad-6 (Naroda) alongwith right to use and enjoy common amenities and all other common rights including roads, common plots, etc of the said scheme. (Note: as per request of Borrowers part Mortgage properties have been released towards the repayment of part loan amount liability.)</b></p>	Physical	Rs. 1,15,07,000/- (Rupees One Crore Fifteen Lakh(s) Seven Thousand Only)	Rs. 11,50,700/- (Rupees Eleven Lakh(s) Fifty Thousand Seven 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 **08th 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 **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. Harangad 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/3BG48AX>

Place- Ahmedabad, Gujarat

Date- 16-10-2024

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.**

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