



**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: TCFLA0216000011058843 And TCFLA0216000011058836 And
TCFLA0216000011058839 And TCFLA0216000010891850: M/S KRISHNA CREATIONS**

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 **12th 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. 3,49,44,213/- (Rupees Three Crore Forty Nine Lakh(s) Forty Four Thousand Two Hundred Thirteen Only) vide Loan Account bearing No. TCFLA0216000011058843 & TCFLA0216000011058836 & TCFLA0216000011058839 & TCFLA0216000010891850 as on 17-10-2024 from Borrowers/Co-Borrowers and Guarantor, i.e., (1) M/s Krishna Creations, Through its Partner Mr. Biren Govindlal Shah having address at: 207-225, Samarath Acquisiti, Nr. Anupam Bungalows New City Light Road, Surat, Gujarat – 395007; (2) Mr. Biren Govindlal Shah; (3) Deepa Biren Shah, both having address at: 207-225, Samarath Acquisiti, Nr. Anupam Bungalows New City Light Road, Surat, Gujarat – 395007; Also add: 202, Swastik Heights, Panas Canal Road, Near Dahiba Park, Citylight Road, Surat, Gujarat – 395007; Also add: Shop No. F/C-26, Raj Mahal Mall, 3rd Floor, Dindoli Road, Nr. Ambika Nagar, Ambika Park Society, Surat – 395210; Also add: Shop No. 107, Upper Ground Floor, Infinity Biz Hub, Shrugul Hills, Near Shiv Someshwar Enclave, Bhimrad Althan, Surat-395017; Also add: Shop No. 307, Third Floor Green Aristo Plaza, Opp Samaparan Heights, Near Vaishnodevi Heights, Canal Road, Jahangirbad, Vankala, Choryasi, Surat – 395005; Also add: Shop No. 204, 2nd Floor, Infinity Business Hub, Opp. Katariya Service Centre, Beside Sai Tirth Residency, Canal Road, Palanpor Adajan, Surat – 395009; Also add: Shop No. 315, 3rd Floor, Billenium Business Corner, Near Yogi Chowk, Yogi Chowk Road, Puna Gam, Tal: Puna, Surat- 395010; Also add: Shop No. 221, 222, 223, 2nd Floor, Radhika Optima, Near Yamuna Chowk, Nr. Yamuna Palace, B/s. Villa Rio-2, Satellite Road, Mota Varachha, Surat – 394101; Also add: Shop No. 205, 2nd Floor, Gokul Solitaire, Nr. Roongta Arcade, Opp. Palim Avenue VIP Road, Vesu Surat – 395007; (4) Mr. Vijaykumar K. Patel having address at: A-301, Manav Palace, Opp. Avani Bungalow, Kadodara Road, Saroli Surat, Gujarat – 395010.**

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 **12th Day of November, 2024** by TCL, having its branch office at **Office No 501/502/503/504, 5th Floor, Reegus Business Center, New City Light Road, Surat - 395007.**

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 **11th Day of November, 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
1) All rights, title and interest in Non-Agriculture Property Bearing Revenue Survey No. 118, Block No. 190/Paiki 2, T.P Scheme No. 69 (Godadara -Dindoli) F.P No. 161, admeasuring 13951 Sq. Mtrs Paiki project Namely "Rajmahal Mall" paiki Third Floor, <u>Shop No. F/C-26</u> , Having Carpet Area admeasuring 56.10 Sq Mtrs of Dindoli at Taluka & Dist. Surat.	Physical	Rs. 13,41,360/- (Rupees Thirteen Lakh(s) Forty One Thousand Three Hundred Sixty Only)	Rs. 1,34,136/- (Rupees One Lakh(s) Thirty Four Thousand One Hundred Thirty Six Only)
2) All rights, title and interest in Non-Agriculture Property Bearing Revenue Survey No. 10/2/2/A, Block No. 50, T.P Scheme No. 42 (Bhimrad) O.P No. 37, F.P. No. 49, Paiki "Infinity Business Hub" paiki First Floor, <u>Shop No. 107</u> having Built up area admeasuring 17.53 Sq. Mtr. at Bhimrad at Taluka Surat City and Dist. Surat.	Physical	Rs. 11,77,200/- (Rupees Eleven Lakh(s) Seventy Seven Thousand Two Hundred Only)	Rs. 1,17,720/- (Rupees One Lakh(s) Seventeen Thousand Seven Hundred Twenty Only)
3) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 61, Block No. 59, TP Scheme No. 30, (Vanakala -Okha-Vihel), F. P No. 42, admeasuring 6373 Sq. Mtrs Paiki Constructed Building Namely "Green Aristo Plaza" Paiki Third Floor <u>Shop No. 307</u> , Having Super Built up area admeasuring 965 Sq.Ft. and Built-up area admeasuring 539.58 Sq. Ft. of Vanakala at Taluka Choriyashi and District Surat.	Physical	Rs. 21,46,500/- (Rupees Twenty One Lakh(s) Forty Six Thousand Five Hundred Only)	Rs. 2,14,650/- (Rupees Two Lakh(s) Fourteen Thousand Six Hundred Fifty Only)
4) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 13, Block No. 37, TP Scheme No. 8 (Palanpore), F.P No. 25, admeasuring 6104 Sq. Mtrs Paiki Constructed Building Namely "Infinity Business Hub" Paiki Second Floor, <u>Shop No. 204</u> , Having Built up area admeasuring 21.83 Sq.Mtr. of Palonpore at Taluka Adajan and District Surat.	Physical	Rs. 10,71,630/- (Rupees Ten Lakh(s) Seventy One Thousand Six Hundred Thirty Only)	Rs. 1,07,163/- (Rupees One Lakh(s) Seven Thousand One Hundred Sixty Three Only)
5) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 203 and 204, Block No. 426, T.P. Scheme No. 68 (Puna-Simada), F.P No.136, Paiki Constructed Building Namely " Bilenium Business Corner" Paiki Third Floor <u>Shop No. 315</u> , Having Built up area admeasuring 14.27 Sq.Mtr. of Puna at Taluka Puna and District Surat. (Property No. 1 to 5 with respect to Loan Ac No. TCFLA0216000011058843)	Physical	Rs. 7,02,270/- (Rupees Seven Lakh(s) Two Thousand Two Hundred Seventy Only)	Rs. 70,227/- (Rupees Seventy Thousand Two Hundred Twenty Seven Only)
6 A) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 176+178, Block No. 180, T.P. Scheme No. 24 (Motavarachha-Uttaran), F.P No.41, Paiki Sub Plot No.1 (after KJP New Block No. 180/B, admeasuring 3159 Sq. Mtrs paiki Constructed Building Namely "Radhika Optima" Paiki Secod Floor <u>Shop No. 221</u> , Having Built up area admeasuring 25.59 Sq.Mtr. of Motavarachha at Taluka Adajan (Surat City) and District Surat.	Physical	Rs. 13,13,820/- (Rupees Thirteen Lakh(s) Thirteen Thousand Eight Hundred Twenty Only)	Rs. 1,31,382/- (Rupees One Lakh(s) Thirty One Thousand Three Hundred Eighty Two Only)

<p>B) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 176+178, Block No. 180, T.P. Scheme No. 24 (Motavarachha-Uttaran), F.P No.41, Paiki Sub Plot No.1 (after KJP New Block No. 180/B, admeasuring 3159 Sq Mtrs paiki Constructed Building Namely "Radhika Optima" Paiki Second Floor <u>Shop No. 222</u>, Having Built up area admeasuring 25.22 Sq.Mtr. of Motavarachha at Taluka Adajan (Surat City) and District Surat.</p>	<p>Physical</p>	<p>Rs. 14,32,890/- (Rupees Fourteen Lakh(s) Thirty Two Thousand Eight Hundred Ninety Only)</p>	<p>Rs. 1,43,289/- (Rupees One Lakh(s) Forty Three Thousand Two Hundred Eighty Nine Only)</p>
<p>C) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 176+178, Block No. 180, T.P. Scheme No. 24 (Motavarachha-Uttaran), F.P No.41, Paiki Sub Plot No.1 (after KJP New Block No. 180/B, admeasuring 3159 Sq Mtrs paiki Constructed Building Namely "Radhika Optima" Paiki Second Floor <u>Shop No. 223</u>, Having Built up area admeasuring 25.22 Sq.Mtr. of Motavarachha at Taluka Adajan (Surat City) and District Surat.</p>	<p>Physical</p>	<p>Rs. 14,32,890/- (Rupees Fourteen Lakh(s) Thirty Two Thousand Eight Hundred Ninety Only)</p>	<p>Rs. 1,43,289/- (Rupees One Lakh(s) Forty Three Thousand Two Hundred Eighty Nine Only)</p>
<p>7) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 384 (New 424/3/1) T.P. Scheme No. 2 (Vesu-Bhartana-Vesu), F.P No.96, Sub Plot No.1 admeasuring 2419.33 Sq Mtrs paiki Constructed Building Namely "Gokul Soliter" Paiki Second Floor <u>Shop No. 205</u> Having Super Built up area admeasuring 25.09 Sq. Mtr. and Built up area admeasuring 13.38 Sq. Mtr of Vesu at Taluka Majura and District Surat. (Property No. 6 to 7 with respect to Loan Ac No. TCFLA0216000011058839)</p>	<p>Physical</p>	<p>Rs. 10,43,280/- (Rupees Ten Lakh(s) Forty Three Thousand Two Hundred Eighty Only)</p>	<p>Rs. 1,04,328/- (Rupees One Lakh(s) Four Thousand Three Hundred Twenty Eight Only)</p>
<p>8) All rights, Title and Interest in Non-Agriculture Property Bearing Revenue Survey No. 159/2, T.P. Scheme No. 4 (Umara -South), F.P No.135, paiki Constructed Building Namely "Swastik Heights" Paiki Second Floor <u>Flat No. 202</u> admeasuring 164.77 Sq. Mtr. and Undivided Share in Land admeasuring 61.30 Sq.Mtrs of Umra at Taluka Surat City and District Surat. (Property No. 8 with respect to Loan Ac No. TCFLA0216000011058836) Which is bounded as under: On or Towards East: - Adjoining F.P. No. 134 Paiki Land On or Towards West: - Adjoining F.P. No. 135 Paiki Land On or Towards North: - Adjoining F.P. No. 135 Paiki Land On or Towards South: - Adjoining Public Road</p>	<p>Physical</p>	<p>Rs. 91,91,880/- (Rupees Ninety One Lakh(s) Ninety One Thousand Eight Hundred Eighty Only)</p>	<p>Rs. 9,19,188/- (Rupees Nine Lakh(s) Nineteen Thousand One Hundred Eighty Eight Only)</p>
<p>9. All Properties Sr. No 1 to 8 have been Also Mortgaged with respect to Loan Ac No. TCFLA0216000010891850.</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 **12th 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 **Surat**. Inspection of the property may be done on **05th 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 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/4h7orYa>

Place- Surat (Gujarat)

Date- 19-10-2024

Sd/-
Authorized Officer
Tata Capital Limited

**Branch Address: Office No 501/502/503/504, 5th Floor, Reegus Business Center, New City Light Road,
Surat - 395007.**
