



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. 21797556: Mr. JAY PRAKASH MORDHANI

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 **Madhya 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 Limited (Secured Creditor), will be sold on **06th 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. 2,40,75,066.84/- (Rupees Two Crore Forty Lakh(s) Seventy Five Thousand Sixty Six And Paise Eighty Four Only) due in Loan Account No. 21797556 as on 10.10.2024** from the Borrower & Co-Borrowers/Guarantors, i.e., (1) Mr. Jay Prakash Mordhani; (2) Mrs. Kanchan Prakash Mordhani; (3) Mr. Gopal Das Mordhani; (4) M/s. Paras Leather Optical Through its Proprietor Mr. Gopal Das Mordhani; (5) M/s. Eye Optics Through its Proprietor Mr. Jay Prakash Mordhani all having address at: House No.9, Jayshree Syndicate Colony, Indore, Madhya Pradesh – 452001; **Also add:** Shop on Ground Floor, Shiv Trade Centre, Eastern Part of Mu.Pa., House No.21/1, Galli No.1, Sikh Mohalla, Indore, Madhya Pradesh – 452001; **Also Add:** Flat No.101, 1st Floor, Shiv Trade Centre, Eastern Part of Mu.Pa. House No.21/1, Galli No.1, Sikh Mohalla, Indore, Madhya Pradesh – 452001; **Also Add at:** Flat No.201, 2nd Floor, Shiv Trade Centre, Eastern Part of Mu.Pa. House No.21/1, Galli No.1, Sikh Mohalla, Indore, Madhya Pradesh – 452001; **Also Add at:** Flat/Unit No. G-3, Shiv Trade Centre, Eastern Part of Mu.Pa. House No.21/1, Galli No.1, Sikh Mohalla, Indore, Madhya Pradesh – 452001.

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 **06th Day of November, 2024** by TCL., having its branch office at **302, 3rd Floor, Khandelwal Business Park, Block No. 4, 9/1, M G Road, Indore - 452001.**

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 **05th Day of November, 2024.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p>(1) All That Piece And Parcel of Shop on Ground Floor, Shiv trade Centre, Eastern Part of Mu.Pa. House No. 21/1, Galli No. 1, Sikh Mohalla, Indore, Madhya-Pradesh - 452001. Shop area admeasuring 118.125 Sq.Ft which is Bounded as under:</p> <p>On or Towards East: Road; On or Towards West: Rest part of said Property; On or Towards South: Rest part of said Property; On or Towards North: House No.20.</p>	Physical	Rs. 1,34,78,000/- (Rupees One Crore Thirty Four Lakh(s) Seventy Eight Thousand Only)	Rs. 13,47,800/- (Rupees Thirteen Lakh(s) Forty Seven Thousand Eight Hundred Only)
<p>(2) All That Piece And Parcel of Flat/Unit No. G-3, Shiv trade Centre, Eastern part of Mu.Pa. House No. 21/1, Galli No. 1, Sikh Mohalla, Indore, Madhya-Pradesh - 452001. Flat/ Unit area admeasuring 109.375 Sq.Ft (Built-up) which is Bounded as under:</p> <p>On or Towards East: Flat No. G-1; On or Towards West: Rest part of said House; On or Towards South: Flat No. G-4; On or Towards North: House No. 20.</p>			
<p>(3) All That Piece And Parcel of Flat No. 201, 2nd Floor, Shiv Trade Centre, Eastern part of Mu.Pa. House No. 21/1, Galli No. 1, Sikh Mohalla, Indore, Madhya-Pradesh - 452001. Flat area admeasuring 520 Sq.Ft (Built-up) which is Bounded as under:</p> <p>On or Towards East: Gatar Than Road; On or Towards West: Rest part of said House; On or Towards South: Municipality Galli; On or Towards North: House No. 20.</p>			
<p>(4) All That Piece And Parcel of Flat No.101, 1st Floor, Shiv Trade Centre, Eastern part of Mu.Pa. House No. 21/1, Galli No. 1, Sikh Mohalla, Indore, Madhya-Pradesh - 452001. Flat area admeasuring 520 Sq.Ft (Built-up) which is Bounded as under:</p> <p>On or Towards East: Gatar Than Road; On or Towards West: Rest part of said House; On or Towards South: Municipality Galli; On or Towards North: House No. 20.</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 **06th 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 **Indore**. Inspection of the property may be done on **25th 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 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/4eC2P4x>

Place – Indore, (Madhya Pradesh)

Date – 14-10-2024

Sd/-

Authorized Officer
Tata Capital Limited

Branch Address: 302, 3rd Floor, Khandelwal Business Park, Block No.4, 9/1 M G Road, Indore - 452001.
