



## 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: 8889137: JNC CONSTRUCTIONS PRIVATE 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 **Delhi** ("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 January, 2025** on "**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 of **Rs. 7,99,86,758/- (Rupees Seven Crore Ninety-Nine Lakh Eighty-Six Thousand Seven Hundred Fifty-Eight Only)** vide Loan Account No. 8889137 as on **26.11.2024** from **Borrower & Co-Borrowers/Guarantors** i.e., **(1) JITANDER TANEJA** alias **Jitender Arora, S/o. Nanak Chand**, G-128, Preet Vihar, Krishna Nagar, Delhi-110092; **Also Address at: H-1/20, Plot No. 20, Sector 63, N.R. Park Noida, Uttar Pradesh-201301; (2) CHANDER PRAKASH ARORA, S/o. Nanak Chand Arora**, G-128, Preet Vihar, Krishna Nagar, Delhi-110092; **(3) NANAK CHAND, S/o. HAWAN DASS, R/o. G-128, Preet Vihar, Krishna Nagar, Delhi-110092.**

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 January, 2025** by TCL., having its branch office at **9th Floor, Videocon Tower, Block E-1, Jhandewalan Extention, New Delhi- 110055.**

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 January, 2025.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p><b>Entire First Floor, And Second Floor With Terrace Rights (The Said Floor) Build On Property / Plot Bearing No. G-141, Block-G, Area Measuring 192, Sq. Yards Situated In The Layout Plan of Preet Nagar CHBS Ltd. Presently Known As Preet Vihar In The Area of Village Mandawali Fazalpur, Ilaqa Shahdara, Delhi-110092. More Particularly Mentioned in Sale Deed Registered On 14/05/1996. Document No. 2410, In Book No.I, Volumne No. 2819, On Pages 107 To 111 and Bounded As Under:-</b></p> <p><b>North: Service Lane;</b>  <b>East: Plot No. 142;</b>  <b>South: Road 30 feet wide;</b>  <b>West: Plot No. 40</b></p>	Physical	Rs. 3,71,40,000/- (Rupees Three Crore Seventy-One Lakh Forty Thousand Only)	Rs. 37,14,000/- (Rupees Thirty-Seven Lakh Fourteen 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 **08th Day of January, 2025** 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 **New Delhi**. Inspection of the property may be done on **28th Day of December, 2024** between **11.00 AM to 5.00 PM**.

"**Encumbrances:** The auction sale of the property described herein is subject to **Securitization Application** filed u/s 17 of The SARFAESI ACT, 2002 bearing **Diary Number 1778/2024 & Registration Number SA/648/2024**, titled as **JITANDAR TANEJA VS. TCL** currently pending and adjudicated upon in the **DRT LUCKNOW**. The parties acknowledge that the said property is the subject of ongoing legal proceedings before the DRT, and any outcome or directions issued by the court/tribunal shall be strictly adhered to in accordance with the law."

**Note:** The intending bidders may contact Tata Capital Ltd. at Mobile No. +91-8691005238 / Authorized Officer Mr. Ayan Bhattacharya; Email id: [ayan.bhattacharya@tatacapital.com](mailto: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/3CMs4mN>

Place: - New Delhi

Date: - 29-11-2024

Sd/-  
Authorized Officer  
Tata Capital Limited

**Branch Address: 09th Floor, Videocon Tower, Block E-1, Jhandewalan Extension, New Delhi- 110055.**