



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: 8459331 Restructured Loan A/c Nos. TCFLA0347000011069204 & TCFLA0347000010927234: Hotel Silver Seven

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 **6th and 7th Floor, 11 MG Marg, Halwasiya Complex, Habibullah Estate, Hazratganj, Lucknow Uttar Pradesh-226001** ("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 **16th 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 sum of **Rs.1,90,24,439/- (Rupees One Crore Ninety Lakh Twenty-Four Thousand Four Hundred Thirty-Nine Only)** vide **Loan Account No. 8459331 Restructured Loan A/c Nos. TCFLA0347000011069204 & TCFLA0347000010927234 as on 27-11-2024 from Borrower & Co-Borrowers/Guarantors i.e., (1) Hotel Silver Seven, TC-V-13-5/A, Vibhuti Khand, Indira Gandhi Prastishtan Chouraha, Lucknow, Uttar Pradesh-226010; (2) SAS Food Solution, TC-V-13-5/A, Vibhuti Khand, Indira Gandhi Prastishtan Chouraha, Lucknow, Uttar Pradesh-226010; (3) Mr. Ashwani Jaiswal, S/o Mr. Ram Sanker Jaiswal, C-7, Sector -F, Kapoorthala, Aliganj, Lucknow, Uttar Pradesh-226024; and (4) Mrs Simmi Jaiswal, W/o Mr. Ashwani Jaiswal, C-7, Sector -F, Kapoorthala, Aliganj, Lucknow, Uttar Pradesh-226024.**

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 **16th Day of January, 2025** by TCL., having its branch office at **6th and 7th Floor, 11 MG Marg, Halwasiya Complex, Habibullah Estate, Hazratganj, Lucknow-226001.**

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 **15th Day of January, 2025.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p>All The Piece & Parcel of Plot No. 37, Admeasuring Area 5300 Sq. Ft. Or 492.56 Sq. Mtr. Only Being Portion of Khasra No. 7, Situated at Madiyao, Pargana – Mahona, Tehsil- Bakshi Ka Talab, Lucknow, More Particularly Described in Sale Deed Dated 11.02.2022 Executed in Favor of Smt. Simmi Jaiswal, D/o. Mr. Prem Narayan Jaiswal Vide Book No. 1 Jild No. 364 on Pages 281 To 298 At SL. No. 351/2002 Dated 12.02.2002 Registered at The Office of Sub-Registrar, Bakshi Ka Talab, Lucknow.</p> <p>Bounded As: East: Kheti Gopi & Kishori; West: Road 25 ft. wide; North: Khasra No. 8; South: Plot Samiti & Kharhat Khargupur, Jagghir</p>	Physical	<p>Rs. 1,90,80,000/- (Rupees One Crore Ninety Lakh Eighty Thousand Only)</p>	<p>Rs. 19,08,000/- (Rupees Nineteen Lakh Eight 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 **16th 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 **Lucknow**. Inspection of the property may be done on **28th Day of December, 2024** between **11.00 AM to 5.00 PM**.

Note: The intending bidders may contact Tata Capital Ltd. at Mobile No. +91-8691005238 / Authorized Officer Mr. Raj Yadav; Email id: raj.yadav@tatacapital.com and Mobile No. +91- 9672075151.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <https://bit.ly/3BaQ5mW>

Place: - Lucknow (Uttar Pradesh)

Date: - 03-12-2024

Sd/-
Authorized Officer
Tata Capital Limited

**Branch Address: 6th and 7th Floor, 11 MG Marg, Halwasiya Complex, Habibullah Estate, Hazratganj,
Lucknow-226001.**