



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. TCFLA0404000010930902 And TCFLA0404000011006164: Mrs. B MARRY PHILLIS

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 **Chennai (Tamil Nadu)** ("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 **28th Day of January, 2025 "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. 6,17,29,344/- (Rupees Six Crore Seventeen Lakh(s) Twenty Nine Thousand Three Hundred Forty Four Only)** i.e. **Rs. 80,77,201/- is due in Loan Account No. TCFLA0404000010930902** and **Rs. 5,36,52,143/- is due in Loan Account No. TCFLA0404000011006164** as on **18-Dec-2024** from the **Borrower & Co-Borrowers/Guarantors, i.e., (1) Mrs. B Marry Phillis, W/o. Mr. Peter Fernandez, No. 18, Kasturi Nagar, Second Street, Korattur, Chennai, Tamil Nadu- 600080; (2) Mr. Peter Fernandez, S/o. Clitus Fernandez, No. 18, Kasturi Nagar, Second Street, Korattur, Chennai, Tamil Nadu- 600080.**

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 **28th Day of January, 2025** by TCL., having its branch office at **1st Floor, Centennial Square, 6A Dr. Ambedkar Salai, Kodambakkam, Chennai- 600024.**

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 **27th Day of January, 2025.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p>All that piece and parcel of land and building, land admeasuring 4790 Sq. ft comprised in Survey Nos. 1071/1, 1071/2, and 1075, Korattur Village, and bearing Plot No 18, Kasturi Nagar, IInd Street, Korattur, Chennai, 600080 (More fully described in Sale Deed No. 1831/2009 dated 01/07/2009 and land bounded. North by: Kasturi Nagar 2nd Street; South by: Property of Satyamoorthy & Ramamoorthy; East by: Kanniah Reddiars Plot; West by: Shanmugam & Ranganathans Plot. Along with building thereon, present and future situated within the Sub Registration District of Korattur, and Registration District of South Chennai.</p>	Physical	<p>Rs. 4,69,95,000/- (Rupees Four Crore Sixty Nine Lakh(s) Ninety Five Thousand Only)</p>	<p>Rs. 46,99,500/- (Rupees Forty Six Lakh(s) Ninety Nine Thousand Five Hundred 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 **28th 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 **Chennai**. Inspection of the property may be done on **17th Day of January, 2025** between **11.00 AM to 5.00 PM**.

Note: The intending bidders may contact Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Rakesh Dawny Kokkattu; Email id: rakesh.kokkattu@tatacapital.com and Mobile No. +91- 6282658079.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e. <https://bit.ly/41Is81g>

Place – Chennai (Tamil Nadu)

Date – **20-12-2024**

Sd/-

Authorized Officer
Tata Capital Limited

Branch Address: 1st Floor, Centennial Square, 6A Dr. Ambedkar Salai, Kodambakkam, Chennai- 600024