



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. 7838762 (Restructured Loan Account- TCFLA0306000011102626) And 8920106 And TCFLA0306000010899973: RAJENDER YADAV

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 **Rajasthan** ("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 **13th Day of February, 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. 3,31,13,981.11/- (Rupees Three Crore Thirty One Lakh(s) Thirteen Thousand Nine Hundred Eighty One And Paise Eleven Only)** vide Loan Account Nos. **7838762 (Restructured Loan Account TCFLA0306000011102626) And 8920106 And TCFLA0306000010899973** as on **14.01.2025** from **Borrowers and Co-Borrowers/Guarantors, i.e., (1) Rajender Yadav; (2) Geetanjali Yadav; Both R/o. Plot No. 59, Sector- 5, Behind S. K. Soni Hospital, Vidhyadhar Nagar, Jaipur, Rajasthan- 302023; (3) M/s. Saplings Education Society, Through its Secretary, 40-41, Shiv Nagar- I, Murlipura Scheme, Vishwakarma Industrial Area, Jaipur, Rajasthan- 302039; (4) Mahender Singh Alias Mahender Singh Yadav; (5) Prahlad Rai Yadav; (6) Shivani Yadav; All R/o. House No. 41, Shiv Nagar-I, Murlipura Scheme, Vishwakarma Industrial Area, Jaipur, Rajasthan- 302013; and (7) M/s. ADA Education Society, Through its Secretary, at House No. 59, Sector 5, Behind S.K. Soni Hospital, Vidhyadhar Nagar, Jaipur, Rajasthan- 302023.**

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 **13th Day of February, 2025** by TCL., having its branch office at **02nd Floor, Guman Tower 1, Near Amrapali Circle, Vaishali Nagar, Jaipur, Rajasthan-302021.**

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 **12th Day of February, 2025.**

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
<p>All that piece and parcel of Plot No. 5/59, area admeasuring 275 Square Meter, Sector-5, Vidyadhar Nagar, Jaipur, Rajasthan more particularly described in Lease Deed dated 30.12.2004 executed in favor of Rajender Yadav.</p> <p>BOUNDED AS: EAST: Plot No. 58; WEST: Plot No. 60; NORTH: Plot Nos. 62 & 63; SOUTH: Road.</p>	Physical	<p>Rs. 4,66,60,000/- (Rupees Four Crore Sixty Six Lakh(s) Sixty Thousand Only)</p>	<p>Rs. 46,66,000/- (Rupees Forty Six Lakh(s) Sixty Six 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 **13th Day of February, 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 **Jaipur**. Inspection of the property may be done on **4th Day of February, 2025** between **11.00 AM to 5.00 PM**.

Encumbrances: The auction sale of the property described herein "Annexure / Schedule" is subject to any encumbrances, claims, or disputes currently pending and adjudicated upon Before the Hon'ble Court. The Parties acknowledge that the said property is the subject of ongoing legal proceedings before the Court, and any outcome orders or directions issued by the Court shall be strictly adhered to in accordance with the law. The successful bidder hereby agrees to accept the property in its present legal status, understanding that any encumbrances or liabilities or Orders from Court affecting the property shall be borne by the successful bidder post-auction. Furthermore, the successful bidder acknowledges the necessity of conducting their own due diligence regarding the legal status and encumbrances of the property and agrees to indemnify the seller against any claims arising therefrom.

Note: The intending bidders may contact Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Raj Yadav; Email id: raj.yadav@tatacapital.com and Mobile No. +91-9235251074.

For detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website, i.e., <http://www.tatacapital.com/content/dam/tata-capital/pdf/e-auction/tcfl/4th-E-Auction-Newspaper-Publication-Mr-RAJENDER-YADAV-TCFLA0306000011102626-8920106-TCFLA0306000010899973.pdf>

Place- **Jaipur (Rajasthan)**

Date- **18-01-2025**

Sd/-
 Authorized Officer
 Tata Capital Limited

Branch Address: 02nd Floor, Guman Tower 1, Near Amrapali Circle, Vaishali Nagar, Jaipur, Rajasthan-302021.