



# TATA CAPITAL LIMITED

Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013

Branch Address: 7th Floor, Riaan House, MPL House No 247/0-3, Ward No 65, Mouza Sitabuldi, Mohan Nagar, Kingsway, Nagpur, Maharashtra-440001.

## 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. TCFLA0275000011633161: M/s. S. S. STONE**

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 Nagpur, Maharashtra ("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 **21st Day of April, 2026 "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. 1,07,26,948/- (Rupees One Crore Seven Lakh(s) Twenty Six Thousand Nine Hundred Forty Eight Only) vide Loan Account No. TCFLA0275000011633161 as on 09-Mar-2026 demanded vide Notice U/s. 13(2) dated 29th July 2025 from Borrowers & Co-Borrowers/Guarantors i.e., (1) M/s. S. S Stone, Through its Proprietor Mr. Gulam Gous Pathan, Add: House No. 81, Teacher Colony, Jafar Nagar, Ring Road, Nagpur - 440013; Also add at: Plot No.91, MZ Zingabai Takali, Ph No 11, Kh No.254 4, Sheet No 420 89, CTS No. 1017, Progressive Co-Operative Society Ltd., Nagpur - 440022; (2) Mr. Gulam Gous Pathan; (3) Mrs. Shaguffa Saleha Gulam Gous Pathan, No. 2 to 3 Add: 90 B/91 B, Mansarovar Colony, Awasthi Chouk, Jafar Nagar, Nagpur - 440013, Also add at: Plot No.91 MZ Zingabai Takali, Ph No 11, Kh No. 254 4, Sheet No 420 89, CTS No. 1017, Progressive Co-Operative Society Ltd., Nagpur - 440022.

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 **21st Day of April, 2026** by TCL., having its branch office at **7th Floor, Riaan House, MPL House No 247/0-3, Ward No 65, Mouza Sitabuldi, Mohan Nagar, Kingsway, Nagpur, Maharashtra-440001.**

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 **20th Day of April, 2026.**

Description of Secured Asset	Type of Possession	Reserve Price (Rs)	Earnest Money EMD (Rs)
	Constructive/ Physical		
All that piece and parcel of Plot No. 91, Adm. 1925 Sq. Ft. (as per sale deed) adm. 176.1990 Sq. Mtr. (as per RL) land bearing Kh. No. 254/4, of Mouza - Zingabai Takli, P.H. No.11, bearing City Survey No.1017, Sheet No. 420/89, within the limits of NMC, Tahsil & Dist. Nagpur and the plot is bounded as under: - By East: Kh. No.260; By West: 80 Ft. Road; By North: Plot No. 90 On Gift; By South: Remaining Portion Plot No.91.	Physical	Rs. 1,89,70,000/- (Rupees One Crore Eighty Nine Lakh(s) Seventy Thousand Only)	Rs. 18,97,000/- (Rupees Eighteen Lakh(s) Ninety Seven 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://BidDeal.in> on **21st Day of April, 2026** 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 Nagpur. Inspection of the property may be done on **10th Day of April, 2026** between **11.00 AM to 5.00 PM.**

**Note:** The intending bidders may contact to Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Manish Shendre; Email id: [manish.shendre@tatacapital.com](mailto:manish.shendre@tatacapital.com) and Mobile No. +91-9820257322.

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/tcfs1/01st-E-Auction-Newspaper-Publication-S-S-Stone-TCFLA0275000011633161.pdf>

Place: Nagpur (Maharashtra)

Date : 13-03-2026

Authorized Officer  
Tata Capital Limited