



TATA CAPITAL LIMITED

Regd. Office - Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013
Branch Add.: 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. TCFLA0275000011032760: M/s. TANMAY ENTERPRISES

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 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 Ltd. (Secured Creditor), will be sold on 21st Day of August, 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.89,37,660/- (Rupees Eighty Nine Lakh(s) Thirty Seven Thousand Six Hundred Sixty Only) vide Loan Account No. TCFLA0275000011032760 as on 23-July-2025 from Borrowers/ Co-Borrowers, i.e., (1) M/s. Tanmay Enterprises Through its Proprietor, Mr. Saurabh R. Jain Having Add: G-2, Gauri Heights, Nikalas Mandir Road, Itwari, Nagpur 440002; (2) Mr. Saurabh Rajkumar Jain; (3) Mrs. Swati Saurabh Jain, Sr. No. 2 & 3 Having Add: Opp Dhoke Buwapeth, Nikaldas Mandir, Fawara Chowk, Itwari, Nagpur - 440002; Also add: Apartment No. 104, on First Floor, Riddhiman Arcade, CARoad, Fawara Chowk, Itwari, Nagpur - 440002; (4) M/s. Tanmay Sales Through its Proprietor, Mrs. Swati S. Jain, Add: Kirti Number 3, Shop No. 6/8, Nikaldas Mandir, Itwari, Nagpur- 440002.

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 August, 2025 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 19th Day of August, 2025.

Description of Secured Asset	Type of Possession	Reserve Price (Rs)	Earnest Money EMD (Rs)
	Constructive/ Physical		
All that bearing Residential Apartment No. 104 on the First Floor, in the building named & styled as "RIDDHIMAN ARCADE" having Carpet Area 53.736 Sq. Mtrs (i.e. 578.00 Sq. Ft.), It is also coupled with a 100 Sq. Ft. covered space in the parking lot, alongwith 3.9515% undivided share in the said plot of land which is constructed on Land having total area of 725.54 Sq. Mtrs (i.e.7809.71 Sq.Ft.) as per NMC Building Permit and bearing Corporation House Number: 463, 463/D, 460, 461, 462 as well as City Survey Numbers: 548, 549, 550, 454 and Sheet Numbers 174, 175, Situated in Ward No. 28, Itwari Locality (Near Fawara Chowk, and Nikalas Mandir on Central Avenue) Nagpur, Mauza Nagpur, Taluka & District Nagpur and which bounded as under:- Towards East: Remaining Land & Keshariyanath Society; Towards West: Flat No. 103; Towards North: Passage + Flat No. 105; Towards South: Remaining land and Mr. Soni's House.	Physical	Rs. 35,73,000/- (Rupees Thirty Five Lakh(s) Seventy Three Thousand Only)	Rs. 3,57,300/- (Rupees Three Lakh(s) Fifty Seven Thousand Three Hundred 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 August, 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 Nagpur. Inspection of the property may be done on 11th Day of August, 2025 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. Anurodh Julius and Mr. Manish Shendre; Email id: anurodh.julius@tatacapital.com / manish.shendre@tatacapital.com and Mobile No. +91-8657439008/9820257322.

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/tcfsi/06th-E-Auction-Newspaper-Publication-TANMAY-ENTERPRISES-TCFLA0275000011032760.pdf>

Place: Nagpur (Maharashtra)
Date : 29-07-2025

Sd/- Authorized Officer