



# 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. 7463803: Mr. Dineshkumar Satyanarayan Jhalaria

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 **05th Day of February, 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.68,51,201/- (Rupees Sixty Eight Lakh(s) Fifty One Thousand Two Hundred One Only) vide Loan Account No. 7463803 as on 06-Jan-2026 demanded vide Notice U/s. 13(2) dated 12th July 2024 from Borrowers & Co-Borrowers/Guarantors i.e., (1) Mr. Dineshkumar Satyanarayan Jhalaria; (2) Kusum Dinesh Jhalaria Sr. No.1 to 2 Add: Plot No. 236 B, Maa Vaishnavi Apartment, Near Mahanagar Palika, Lakadganj, Bhandewadi, Nagpur - 440008; (3) M/s. Goutam Sales, Through its Proprietor Kusum Jhalaria Plot No. 71, Bagadganj, Satnami Chowk, Bhandara Road, Nagpur - 440008; (4) M/s. Narayan Enterprises, Through its Proprietor, Dinesh Jhalaria Add at: Plot No. 236 B, Maa Vaishnavi Apartment, Near Mahanagar Palika, Lakadganj, Bhandewadi, Nagpur - 440008.

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 **05th Day of February, 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 **04th Day of February, 2026**.

Description of Secured Asset	Type of Possession	Reserve Price (Rs)	Earnest Money EMD (Rs)
	Constructive/Physical		
All that piece and parcel of 14.276% undivided share and interest in land bearing N.I.T. Plot No. 236-B admeasuring 297.29 Sq. Mtrs., bearing Sheet No. 186, City Survey No.110 together with Apartment No.201 bearing H. No. 232/A-5 on 2nd Floor, having Built up area of 69.8061 Sq.Mtrs. in the building known as "Maa Vaishnavi Apartment" bearing N.M.C. House No. 232, situated in ward No. 23, CRS-III of N.I.T., Lakadganj, Mauza Nagpur, Tah. & Dist: Nagpur and the same is bounded as under:- Towards East: by Open to Sky; Towards West: by Open to Sky; Towards: North: by Open to Sky; Towards South: by Apartment No.202.	Physical	Rs. 43,90,000/- (Rupees Forty Three Lakh(s) Ninety Thousand Only)	Rs. 4,39,000/- (Rupees Four Lakh(s) Thirty Nine 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 **05th Day of February, 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 **23rd Day of January, 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/tcfsl/04th-E-Auction-Newspaper-Publication-Dineshkumar-Satyanarayan-Jhalaria-7463803.pdf>

Place: Nagpur (Maharashtra)

Date : 09-01-2026

Sd/-  
Authorized Officer  
Tata Capital Limited