



TATA CAPITAL LIMITED

Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013.

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. TCFLA0275000011057888: Mr. ATUL ANANTRAO BANGRE

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 Authorized Officer of Tata Capital Limited (Secured Creditor), will be sold on 22nd Day of January, 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 2,31,33,605/- (Rupees Two Crore Thirty One Lakh(s) Thirty Three Thousand Six Hundred Five Only) vide Loan Account No. TCFLA0275000011057888 as on 19-Dec-2025 demanded vide Notice U/s. 13(2) dated 12th July 2024 from Borrowers & Co-Borrowers/Guarantors i.e., (1) Mr. Atul Anantrao Bangre having address at: Plot No.7, Flat No. 502, 5th Floor, Swapnil Shavalini, Shivaji Nagar, Dharampeth, Nagpur - 440010; Also Add at: Shop /Block/ Units No. SF-A TO SF-D, 2nd Floor, Anantraj Arcade, CTS No. 517, Sheet No. 142, NMC House No. 402, 403, 426, 427, 428, 429 & 430, Boharipura, Bangre Mohalla, Loha Oli, Itwari, Taluka & District: Nagpur - 440002; (2) Poonam Kishore Khandelwal, Plot No.7, Flat. No. 502, 5th Floor, Swapnil Shavalini, Shivaji Nagar, Dharampeth, Nagpur - 440010; Also Add: Poonam Kishore Khandelwal C/o Accounting Academy, Opp. G.S. College, Giripeth, Nagpur - 440010; (3) M/s. Reckon Enterprises Through its Proprietor Mr. Atul Anantrao Bangre, Bharat Sari Stores, Sarafa Bazar, 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 PM. on the said 22nd Day of January, 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 21st Day of January, 2026.

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
ALL that R.C.C. superstructure comprising entire SECOND FLOOR of the building known and styled as "ANANTRAJ ARCADE" (Comprising 15 independent units numbers as - SF1-A, SF1- B, SF1 - C, SF2 - A, SF2 - B, SF3 - A, SF3 - A1, SF3 - B, SF3 - B1, SF3 - C, SF3 - C1, SF4 - A, SF4 - B, SF4 - C and SF4 - D) total built up area 219.34 Sq. Mtrs. and Super built up area of 360.8805 Sq. Mtrs together with 27.3469% undivided share and interest in All That piece and parcel of land bearing City Survey No. 517 of Sheet No. 142, total admeasuring about 554.40 Sq.Mtrs., bearing NMC House No. 402, 403, 426, 427, 428, 429, 430, situated in Ward No. 44, Bangre Mohalla, (Wada), of Mouza Nagpur, within the limits of Nagpur Municipal Corporation Nagpur and Nagpur Improvement Trust, Nagpur, Tq. & Dist. Nagpur and bounded over under: On or towards East: By Road; On or towards South: By Road & CTS No. 520, 518 & 519; On or towards West: By Road; On or towards North: By CTS No. 503, 515 & 516	Physical	Rs. 2,07,27,000/- (Rupees Two Crore Seven Lakh(s) Twenty Seven Thousand Only)	Rs. 20,72,700/- (Rupees Twenty Lakh(s) Seventy Two Thousand Seven 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 22nd Day of January, 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 12th 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 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/tcfsi/04th-E-Auction-Newspaper-Publication-Atul-Anantrao-Bangre-TCFLA0275000011057888.pdf>

Place: Nagpur (Maharashtra)

Date: 26-12-2025

Sd/-, Authorized Officer, Tata Capital Limited