

**TATA**

TATA CAPITAL LIMITED

Registered Office : 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. TCFLA0275000011103758 And TCFLA0275000011803857
And TCFBL0275000011583413 And TCFBL0275000011574884:**

MODERN SERVICE STATION

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 Ltd. (Secured Creditor), will be sold on 12th Day of May, 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. 1,42,42,541/- (Rupees One Crore Forty Two Lakh(s) Forty Two Thousand Five Hundred Forty One Only) i.e. (i) an amount Rs. 1,03,83,005/- is due and payable Loan Account No. TCFLA0275000011103758; (ii) an Amount Rs. 6,19,901/- is due and payable Loan Account No. TCFLA0275000011803857; (iii) an Amount Rs. 18,28,505/- is due and payable Loan Account No. TCFBL0275000011583413; (iv) an Amount Rs. 14,11,130/- is due and payable Loan Account No. TCFBL0275000011574884 as on 14-Apr-2026 from Borrowers/Co-Borrowers, i.e., (1) M/s. Modern Service Station Through its Partner Abdul S. Bari, Plot No.55/2, Modern Service Station, Nagpur Road, Chandrapur - 442406; (2) Mr. Abdul Subhanbhai Bari; (3) Durdana Ruby No. 2 to 3 Add: Plot No. 8, Nanaji Nagar, Wadgaon, Ward No. 54, Ramnagar, Chandrapur - 442401; Also add at: Apartment No. 302, Utkarsha Shikhar Apartment, Corp. House No. 105/7, Mouza Sitabuldi, Nagpur - 440012; (4) Muhammed Hasnain Abdul Bari, Plot No. 8, Nanaji Nagar, Wadgaon, Ward No. 54, Ramnagar, Chandrapur - 442401; (5) M/s. Modern Fuel Station, Through its Proprietor, Muhammed Hasnain Abdul Bari, Nagpur Road, Padoli, Chandrapur - 442406.

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 12th Day of May, 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 11th Day of May, 2026.

| Description of Secured Assets | Type of Possession | Reserve Price (Rs.) | Earnest Money EMD (Rs) |
|--|------------------------|--|--|
| | Constructive /Physical | | |
| The Undivided 3.40 Percent share and interest in All That piece and Parcel of land containing by admeasuring 21900 Sq. Ft. (OR 2034.55. Sq. Mtrs.) being the portion of entire land bearing Kh No. 65/3, of Mouza - Sitabuldi, together with the entire R.C.C. Superstructure comprising Apartment No. 302 covering a Super built-up area of 114.73 Sq. Mtrs. On the Third Floor, of the Building standing thereon and known and styled as "UTKARSHA SHIKHAR APARTMENTS" including all connections, fittings, electric and water meters and all other easementary rights appurtenant and belonging thereto and including also the proportionate share in the common areas and facilities provided to the said building bearing Corporation House No 105/7, City Survey No. 1482, Sheet No. (38) 19, situate at Sadar, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 67 in Tahsil and District - NAGPUR, and bounded as under :- On or towards East: By Property of Seth Pratapchand Chhogmal; On or towards West: By Bungalow of Hassanate Burhanish; On or towards North: By Bungalow No. 19 (Old); On or towards South: By 30 Ft. Wide Road. | Physical | Rs. 77,48,000/- (Rupees Seventy Seven Lakh(s) Forty Eight Thousand Only) | Rs. 7,74,800/- (Rupees Seven Lakh(s) Seventy Four Thousand Eight 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 12th Day of May, 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 04th Day of May, 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/tcfs/03rd-E-Auction-Newspaper-Publication-MODERN-SERVICE-STATION-TCFLA0275000011103758-TCFLA0275000011803857.pdf>

Place- Nagpur (Maharashtra)

Sd/-, Authorized Officer,
Tata Capital Limited

Date- 17-04-2026