Date 07/09/2026

General Manager (Admin)
M.S.S.C.L., Akola.

TATA CAPITAL LIMITED

Regd. Office : 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 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. TCFLA02750000012666959 AND TCFBL02750000011726329; SHUBH DAILY FRESH

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 **30th Day of September, 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. 38,97,965/- (Rupees Thirty Eight Lakh(s) Ninety Seven Thousand Nine Hundred Sixty Five Only) i.e. (i) an amount of Rs. 32,18,520/- is due and payable Loan Account No. TCFLA02750000012666959, (ii) an amount of Rs. 6,79,445/- is due and payable Loan Account No. TCFBL02750000011726329 as on 02-Sep-2026 from Borrowers & Co-Borrowers/Guarantors i.e., (1) Shubh Daily Fresh, Through its Proprietor, Shubham Bhaurao Khade, Add:** Plot No. 20A, Datta Wadi, Near Seva Medical, Nagpur - 440023. **(2) Mr. Shubham Bhaurao Khade, Add:** Plot No. 24, Trilok Nagar, Near Lokmanya School, Datta Wadi, Nagpur – 440023. **Also At:** Shop No. 21, Ground Floor, Bldg. Shree Datta Complex, Plot No. 3,4,5,6, Kh No. 179/6, 180/1, 181/1, Mouza Wadi, Ph No 5, Ward No 3, Datta Wadi, Tq. Dist. Nagpur - 440025. **(3) Mr. Bhaurao Geanduji Khade, Add:** Plot No. 24, Trilok Nagar, Near Lokmanya School, Datta Wadi, Nagpur - 440023. **Also At:** Shop No. 21, Ground Floor, Bldg. Shree Datta Complex, Plot No. 3,4,5,6, Kh No. 179/6, 180/1, 181/1, Mouza Wadi, Ph No 5, Ward No 3, Datta Wadi, Tq. Dist. Nagpur - 440025. **(4) Meena Bhaurao Khade, Add:** Plot No. 24, Trilok Nagar, Near Lokmanya School, Datta Wadi, Nagpur – 440023. **Also At:** Shop No. 21, Ground Floor, Bldg. Shree Datta Complex, Plot No. 3,4,5,6, Kh No. 179/6, 180/1, 181/1, Mouza Wadi, Ph No 5, Ward No 3, Datta Wadi, Tq. Dist. Nagpur - 440025.

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 **30th Day of September, 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 **29th Day of September, 2026.**

Description of Secured Assets	Type of Possession Constructive/ Physical	Reserve Price (Rs.)	Earnest Money EMD (Rs)
All that R.C.C Superstructure comprising of Shop No. 21, comprising of Built-Up area of 25.76 sq. mtrs. (or 272 sq. fts.) situated on the Ground floor of the Building known and styled as "Shree Datta Complex" constructed on the piece and parcel of Land bearing Plot No. 3, 4, 5 and 6 containing by admeasurement 2019.65 sq. mts. in the layout of M/s. Sadachar Gruha Nirman Sahakari Samiti (Mydt.), Nagpur being a portion of entire land bearing khasra no. 179/6, 180/1 and 181/1, P.H no. 5 at Mouza. Wadi together with 1.25% undivided share and interest in the said land corresponding to Gram Panchayat House no. 370 along with rights in common services, facilities, amenities etc. of the said building Situated at Ward No. 3, Dattawadi, Tah. Nagpur Gramin, Dist. Nagpur and bounded as under: - By East: Road; By West: Plot No. 8 and 9; By North: Road; By South: Amravati Road	**Physical**	**Rs. 33,44,000/- (Rupees Thirty Three Lakh(s) Forty Four Thousand Only)**	**Rs. 3,34,400/- (Rupees Three Lakh(s) Thirty Four Thousand Four 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 amounts 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 **30th Day of September, 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 **19th Day of September, 2026** between **11.00 AM to 5.00 PM.**

Note: The Intending bidders may contact to Tata Capital Limited at Mobile No. **+91-8691055238 / 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/tcl/2nd-E-Auction-Newspaper-Publication-Shubh-Daily-Fresh.pdf**

Sd/-
Authorized Officer
Tata Capital Limited

Place- Nagpur (Maharashtra)
Date- 08-09-2026

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