



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.

TATA

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. TCFLA0275000011077917 And TCFLA0275000011060699: Mr. MOHD. SADIQUE MOHD. AJAZ AZMI

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 Authorized Officer of Tata Capital Limited (Secured Creditor), will be sold on **14th 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. 2,74,93,829/- (Rupees Two Crore Seventy Four Lakh(s) Ninety Three Thousand Eight Hundred Twenty Nine Only) i.e. Rs. 1,73,00,025/- in Loan Account No. TCFLA0275000011077917 is due & Rs. 1,01,93,804/- in Loan Account No. TCFLA0275000011060699 as on 17-Apr-2026 demanded vide Notice U/s. 13(2) dated 05th November 2024 from Borrowers & Co-Borrowers/Guarantors i.e., (1) Mohd. Sadique Mohd. Ajaz Azmi; (2) Mrs. Farheen Jahan Sadique Azmi Sr. No.1 to 2 Add: Plot No. 74/A, Laxmi Nagar, Civil Lines, Opp. Lucky Tower, Sewagram Road, Wardha - 442001; Also add at: Flat No 302, Third Floor, Wing B, Chirag Diamond, Plot No 16 17 29 And 30, Anmol Nagar, Khasra No 31/2, Mauza Nalwadi, Wardha -442001; (3) Mohd. Sharique Mohd. Ajaz Azmi, Add: Plot No. 74/A, Laxmi Nagar, Civil Lines, Opp. Lucky Tower, Sewagram Road, Wardha - 442001; (4) M/s. Ayesha Trade Link, Through its Proprietor, Mohd. Sadique Mohd. Ajaz Azmi, Add at: Gol Bazar, Tilak Chowk, Nr. Ram Mandir Wardha - 442001; (5) M/s. Azmi Brothers, Through its Proprietor, Mohd. Sharique Mohd. Azmi, Add at: Gol Bazar, Tilak Chowk, Nr. Ram Mandir Wardha - 442001.

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 14th 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 13th Day of May, 2026.

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive /Physical		
1. All that piece and parcel of land bearing Plot No. 74 (Old 6731), admeasuring about 300 Sq. Mtrs. of Mouza - Chichala bearing Mouza No. 40 (143 Old), Nazul Sheet No. 5D, Kh No. 1, and 2 alongwith Old RCC Superstructure comprising House admeasuring 91.72 Sq. Mtrs. (987 Sq. Fts.) bearing Municipal House No. 79 situated in the Ward No. 6 (Old 7) within the limits of Municipal Council Wardha and Nazul Department Wardha, and which bounded as under: - Towards East: Plot No.73; Towards West: Plot No.75; Towards North: House of Shri. Anil Jaiswal; Towards South: Road in layout.	Physical	Rs. 1,20,68,000/- (Rupees One Crore Twenty Lakh(s) Sixty Eight Thousand Only)	Rs. 12,06,800/- (Rupees Twelve Lakh(s) Six Thousand Eight Hundred Only)
2. All that R.C.C. Superstructure comprising Flat No. 302, admeasuring 45.25 Sq. Mtr. Built up Area (Balcony Area 6.63 Sq. Mtr. + Terrace area 8.80 Sq. Mtr. Common Area Share 13.19 Sq. Mtr+ Covered allotted parking area share at Ground Floor 21.64 Sq. Mtr. Total 95.51 Sq. Mtr.) Built up Area on the Third Floor (B - Wing) of the building to known and Styled as Chirag Diamond (B-Wing) constructed on the Land Bearing Plot No. 16, 17, 29 & 30 containing area admeasuring 640 Sq. Mtrs. Alongwith undivided share Being the part of entire land bearing KH. No. 31/2 of Mouza Nalwadi Situated at Anmol Nagar Wardha within the limits of Wardha Municipal Council in Taluka & District Wardha, which is bounded as under: Towards East: Flat No. 303; Towards West: 9 Mtr. Wide Road view; Towards North: Plot Nos. 18 & 28 (Independent Duplex); Towards South: Flat No. 301; Parking side at North West Corner.		Rs. 46,65,000/- (Rupees Forty Six Lakh(s) Sixty Five Thousand Only)	Rs. 4,66,500/- (Rupees Four Lakh(s) Sixty Six Thousand Five 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 14th 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-Mohd-Sadique-Mohd-Ajaz-Azmi-TCFLA0275000011060699-TCFLA0275000011077917.pdf>

Place- Nagpur (Maharashtra)

Sd/-, Authorized Officer, Tata Capital Limited

Date- 20-04-2026