



TATA CAPITAL LIMITED

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

Branch Address: 12th Floor, Tower A, Peninsula Business Park, Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400013.

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: TCFLA0632000011594518: Mr. FARAZ ZIAUDDIN MERCHANT

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 **Mumbai** ("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. as more specifically described in the said Scheme from the Effective Date i.e., 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 **20th 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 due of a sum of **Rs. 2,78,78,689/- (Rupees Two Crore Seventy Eight Lakh(s) Seventy Eight Thousand Six Hundred Eighty Nine Only)** as on 17-Jan-2026 vide Loan Account bearing No. TCFLA0632000011594518 from Borrowers & Co-Borrowers/Guarantors, i.e. (1) Faraz Ziauddin Merchant; (2) Koton Sizars - Through its Prop Faraz Ziauddin Merchant; (3) Merchant Sizars - Through its Partner Faraz Ziauddin Merchant (4) Shakeel A Merchant; (5) Mohammad Nabi Shakeel Merchant; (6) Mohd Sizing Works, Through its Partner Faraz Ziauddin Merchant; (7) Tasneem Shakeel Merchant; (8) Malika Ziauddin Merchant all having address at: HO/No.751/A, Merchant Colony, Gaibi Nagar - 2, Shanti Nagar Road, Bhiwandi, Thane - 421302; **Also Add at:** Flat No.503, B-Wing, Kohinoor Co-op Hsg Society Ltd, Indra Darshan Cross Road, Near Millat Nagar, Andheri (West), Mumbai - 400053; **Also Add at:** HO/No.1455/A, Merchant Colony, Gaibi Nagar, Near Auliya Masjid Bhiwandi, Thane - 421302; **Also Add:** Flat No.706 A, Kohinoor Co-op Hsg Society Ltd, Indra Darshan Cross Road, Near Millat Nagar, Andheri (West), Mumbai - 400053; **Also Add:** 1455, Gaibi Nagar, Gulzar Nagar, Merchant Sizing, Naigaon - 2, Bhiwandi, Thane - 421302.

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 **20th Day of February, 2026** by TCL., having its branch office at **12th Floor, Tower A, Peninsula Business Park, Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400013.**

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 **19th Day of February, 2026.**

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Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/ Physical		
All these piece and parcel of Flat No.503, 7th Floor, 'B' Wing, building known as Kohinoor – I Co-operative Housing Society Ltd, area admeasuring 1175 sq.ft. (Super Built up), situated at Wing A, B & Shops, Indra Darshan Cross Road, Oshiwara, Andheri (West), Mumbai – 400053, Plot Bearing C.T.S No. 1 (Part), Survey No.41 (Part) of Village Oshiwara, Taluka Andheri, in the Registration District of Mumbai City and Mumbai Suburban.	Constructive	Rs. 2,26,06,000/- (Rupees Two Crore Twenty Six Lakh(s) Six Thousand Only)	Rs. 22,60,600/- (Rupees Twenty Two Lakh(s) Sixty Thousand Six 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 **20th 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 **Mumbai**. Inspection of the property may be done on **09th Day of February, 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. Harangad Singh Bhogal; Email id: Harangad.Bhogal@tatacapital.com and Mobile No. +91- 8291901835.

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/3rd-E-Auction-Sale-Notice-Newspaper-Publication-Faraz-Ziauddin-Merchant-TCFLA0632000011594518.pdf>

Place: Mumbai (Maharashtra)
Date: 23-01-2026

Sd/-, Authorized Officer,
Tata Capital Limited