



TATA CAPITAL LIMITED

Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013.
Branch Address: 902-906 Quantum Tower, Chincholi, Govindji Shroff Marg, Malad West, Mumbai - 400064.

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: TCFLA0632000011084961 And TCFLA0632000011069075:

Mr. MAYANKESH TRILOK SINGH

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, 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 **16th Day of April, 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. 4,41,27,225/- (Rupees Four Crore Forty One Lakh(s) Twenty Seven Thousand Two Hundred Twenty Five Only)** i.e. **Rs. 3,32,05,139/-** in Loan Account No. **TCFLA0632000011084961** is due and **Rs. 1,09,22,086/-** in Loan Account No. **TCFLA0632000011069075** as on **17-Mar-2026** from Borrowers & Co-Borrowers/Guarantors, i.e., (1) **Mr. Mayankesh Trilok Singh**; (2) **Nagina Triloki Singh**; (3) **Shweta Shyambihari Singh** all having address at **901, Swapnalok, Building No. 2, A- Wing, Pimpri Pada, Ranisati Marg, Malad (East), Mumbai- 400097**; (4) **New Durga Dughdalaya Sweet & Snacks Through its Proprietor Shweta Singh** having address at **SD-411 Star Lights CHS Ltd, Mahavir Nagar, Dhanukar Wadi, Kandivali (East), Mumbai- 400067**; (5) **Durga Super Market Through its Proprietor Mayankesh Trilok Singh** having address at **Shop No. 4 Ground Floor, Porwal Tower CHS Ltd., Nr. Cinemax Kanakia Road, Mira Road (East), Thane- 401107**.

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 **16th Day of April, 2026** by TCL., having its branch office at **902-906 Quantum Tower, Chincholi, Govindji Shroff Marg, Malad West, Mumbai - 400064**.

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 **15th Day of April, 2026**.

Description of Secured Assets	Type of Possession	Reserve Price (Rs.)	Earnest Money EMD (Rs)
	Constructive/Physical		
(i) All that rights, title & interest in Flat No.901, 9th floor, A Wing, Swapnalok Towers CHSL, Off Film City Road, Malad West, bearing S No. 267, H No. 1/1P, CTS No. 610/A/1A/2A, Mumbai - 400097. Total area admeasuring 840 sq.ft. carpet area which is bounded as under: Towards East: Residential Building; Towards West: Slum; Towards North: Open Plot; Towards South: U/C Building.	Physical	Rs. 1,73,51,000/- (Rupees One Crore Seventy Three Lakh(s) Fifty One Thousand Only)	Rs. 17,35,100/- (Rupees Seventeen Lakh(s) Thirty Five Thousand One Hundred Only)
(ii) All that rights, title & interest in Flat No.404, 4th floor and the part terrace admeasuring about 120 sq.ft. of the building Kamal Kunj CHS Ltd, situated on plot of land bearing C.T.S No. 231B of Village Malad (East), Datta Mandir Road, Bombay - 400097 which is bounded as under: Towards East: Sangeeta Apartment; Towards West: Military Ordinance Depo; Towards North: Residential Building; Towards South: Datta Mandir.		Rs. 63,27,000/- (Rupees Sixty Three Lakh(s) Twenty Seven Thousand Only)	Rs. 6,32,700/- (Rupees Six Lakh(s) Thirty 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 **16th Day of April, 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 **06th Day of April, 2026** between **11.00 AM to 05.00 PM**.

Note: The intending bidders may contact to Tata Capital Limited at Mobile No. +91-8691005238 / Authorized Officer Mr. Sushilkumar Nagvekar; Email id- sushilkumar.nagvekar@tatacapital.com and Mobile No.- +91- 9033008785.

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/tcfsl/03rd-E-Auction-Newspaper-Publication-TCFLA0632000011084961-TCFLA0632000011069075-Mayankesh-Trilok-Singh.pdf>

Place: - Mumbai, (Maharashtra)

Date: - 23-03-2026

Sd/-, Authorized Officer,
Tata Capital Limited