



TATA CAPITAL LIMITED

PROCLAMATION OF SALE BY WAY OF INVITING TENDERS FROM THE PUBLIC

(Under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Whereas, the undersigned being the Authorized Officer (AO) of Tata Capital Limited (TCL) (transferee of Tata Capital Financial Services Limited pursuant to and approved Scheme of Arrangement by NCLT) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) and in exercise of powers conferred under Section 13 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice dated 05th May 2022 under Section 13 (2) of SARFAESI Act, 2002 for the recovery of a sum Rs. 4,35,15,390.40/- (Rupees Four Crores Thirty Lakhs Fifteen Thousand Three Hundred Ninety and Forty Paise Only) **due as on 03rd May 2022** together with applicable interest and other charges from. a demand notice dated 05th May 2022 calling upon the Borrower/Mortgagors/Guarantors, 1.M/s Aditya Steel Rolling Mill Private Limited ("Borrower/Mortgagor") 2. Mrs. Manju Devi Khemka (Guarantor") 3. Mr. Suresh Kumar Khemka ("Guarantor") 4. Mr. Pradeep Kumar Khemka ("Guarantor") 5. Mr. Abhimanyu Khemka ("Guarantor"). The Borrower/Guarantors/Mortgagors having failed to repay the amount symbolic possession under Section 13(4) of SARFAESI Act of the property described hereinabove, has been taken by the Authorized Officer of Tata Capital Limited (TCL) (transferee of Tata Capital Financial Services Limited pursuant to and approved Scheme of Arrangement by NCLT) on this 15th July 2022

As the aforesaid outstanding due remains unpaid to the secured creditor physical possession under Section 14 of SARFAESI Act of the property described hereinabove, has been taken by the Authorized Officer of the Secured Creditor on 22-Apr-2025

Whereas Secured Asset mentioned below will be sold by E-auction to recover the secured debt amounting to Rs. 12,53,87,182.62/- (Rupees Twelve crore fifty-three lakh eighty-seven thousand one hundred eighty-two rupees and sixty-two paise Only) as on 8th August 2025 together with further interest, costs, charges, etc. from 09th August 2025 till realization. The sale of the Secured Asset will be on "As is where is", "As is what is", and "Whatever there is" basis.

The details regarding E Auction are mentioned below:

Description of Secured Property for Sale	As mentioned in Schedule hereunder
Name of the Mortgagor	M/s Aditya Steel Rolling Mill Private Limited, Represented by Mr. Suresh Kumar Khemka and Mr. Pradeep Kumar Khemka

Reserve price of Secured Properties	Rs. 1,13,40,000/-
Date and time of E - Auction	28-Oct-2-25, 11Am to 2 Pm
E Auction Website address	https://sarfaesi.auctiontiger.net
Earnest Money deposit (EMD)	11,34,000/-
Last date & time for submission of EMD & KYC	27-Oct-25 on or before 5:00 pm
Minimum Bid increment amount for Secured Property	Rs. 5,00,000/-
Date and time of inspection of Secured Property for intending purchasers	Any working day between 11 a.m. to 5 p.m. with prior appointment with our Authorized Officer Mr. V. Anil Kumar.
Contact details & website address of service provider (Name/telephone no./email id/address)	E-Procurement Technologies Limited. (Auction Tiger). A - 801-802, Wall street - II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad - 380006. Gujarat. Mr.Ram Sharma Contact No. 079 68136880 837/842 or 8000023297, Email id: ramprasad@auctiontiger.net & Support@auctiontiger.net

Terms and conditions of sale are available on the e-auction website: <https://sarfaesi.auctiontiger.net> & on the link: <http://bit.ly/47fxdQN> TCL website: - www.tatacapital.com

(Authorized Officer)

TATA CAPITAL LIMITED

SCHEDULE

**DESCRIPTION OF SECURED ASSET MORTGAGED BY M/S. ADITYA STEEL
ROLLING MILL PRIVATE LIMITED**

Survey/Door Patta/ Khata No.	T.S. NO. 1035 of Waltair ward, Door No.9-1-252 Asst. No. 39826 and Door No.9-1- 252/3, Asst No.40671
Plot No...../Flat No	Flat No. 302 in second floor of ‘Balaji Towers’ on plot no. 17
Measurement/Extent of property	Admeasuring 1750Sft. Undivided share of land admeasuring 40 Sq.Yds. with one car parking in Cellar floor, measuring 100 Sft.
Location/ Land Marks/ Name of the area, Mohalla (It should give clear location of the property so as to reach the spot in case of need)	Situated at Waltair Ward, within the limits of the Greater Visakhapatnam Municipal Corporation
City / District	Visakhapatnam
Boundaries:	
East by	Staircase & Lift
West by	Open to sky
South by	Open to sky
North by	Open to sky

GIST OF THE TERMS AND CONDITIONS OF SALE

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above Secured Asset shall be conducted through e-auction only, on the date mentioned above by our e-auction service provider E-Procurement Technologies Limited. (Auction Tiger). A - 801-802, Wall street - II, Opp. Orient Club, Near Gujarat College, Ellisbridge, Ahmedabad - 380006. Gujarat. Mr. Ram Sharma Contact No. 079 68136880 837/842 or 8000023297, Email id: ramprasad@auctiontiger.net & Support@auctiontiger.net. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
3. The EMD shall be deposited through RTGS/NEFT/Fund Transfer to the credit of A/c No. 00600310012676, Tata Capital Limited, IFSC Code: HDFC0000060 before submitting bids online.
4. Bids shall be submitted in the prescribed format with relevant details.
5. The intending bidders should upload on the e-Auction website the duly filled in Bid form (format available in the above website) quoting the UTR no. of RTGS/ NEFT remittance towards EMD on or before 27th October, 2025 by 5:00 PM.
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter-se auction bidding. Online bidding will take place at the Website of <https://sarfaesi.auctiontiger.net> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
8. The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above-mentioned website of service provider i.e. M/s. e-Procurement Technologies Limited. For the purpose of participation in e-auction, the intending bidders must have a valid active e-mail ID and PAN Number.
9. It is the sole responsibility of the bidder to obtain computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by TCL or the e-auction Service Provider.
10. Bidders are required to comply with KYC norms and provide self-attested KYC documents online on or before 27th October, 2025 by 5:00 PM. The genuinity of the KYC documents is the sole responsibility of the bidder.
11. Offers that are not duly filled up/uploaded or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers and accordingly shall be rejected.
12. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with TCL along with other factors like valid KYC etc.) to the service provider M/s. e-Procurement Technologies Limited to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E - Auction Sale notice.
13. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs. 10,000/-(Rupees Ten Thousand Only)

14. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
15. In no eventuality the Secured Asset would be sold below the Reserve Price.
16. The Secured Asset shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
17. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), within 24 hours of intimation notice to the successful applicant, through the mode of payment mentioned in Clause (3). The balance amount of the purchase money shall be paid on or before 15th day from the date of e-Auction or such extended period as agreed upon in writing by the Authorized Officer through the same mode of payment.
18. In case of any default in payment of purchase money within the stipulated period, the sale will automatically stand cancelled, and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the Secured Asset shall be resold. The defaulting bidder shall not have any recourse/claim against the TCL/ Authorised Officer or on the secured asset. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
19. The defaulting purchaser/bidder shall forfeit all claims to the Secured Asset or to any part of the sum for which it may be subsequently sold.
20. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the Secured Asset.
21. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
22. The Secured Asset is sold in "as is where is basis", "as is what is basis", and "whatever there is" in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the Secured Asset, of any authority, besides TCL's charges and TCL's disclosure on the known encumbrances/liabilities as mentioned above and should satisfy themselves about the title, extent, quality and quantity of the Secured Asset before submitting their bid. For any discrepancy in the description of the Secured Asset or otherwise the participating bidder is solely responsible for all future recourses from the date of submission of bid.
23. The successful bidder shall be responsible for payment or settlement of known and unknown liabilities/expenses/encumbrances apart from the known liabilities/expenses/encumbrances duly disclosed by the Authorised Officer of TCL over and above the payment of the successful bid amount as sale consideration.
24. No claim of whatsoever nature regarding the Secured Asset put for sale, charges/encumbrances over the Secured Asset or on any other matter etc. will be entertained after submission of the bid/confirmation of sale.
25. The Authorized Officer/TCL will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc. or any other dues to the Government, local authority or anybody, in respect of the Secured Asset under sale.
26. Prospective bidders are advised to peruse the copies of title deed, if any, available with TCL and also carry out their own inquiries to satisfy themselves regarding title to the Secured Asset, marketability, right, interest, encumbrances, dues if any, over the Secured Asset.
27. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc. and without assigning any reason.

28. The e-Auction sale is subject to the confirmation by the Secured Creditor/TCL. If the borrower/guarantor pays the amount due to TCL in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of TCL/ Authorised Officer.
29. The intending purchasers can inspect the Secured Asset with prior appointment at his/her expenses on the time and date mentioned above. The intending purchaser may contact the Authorised Officer.
30. The particulars specified in the Description of Secured Asset have been stated to the best of information of TCL and TCL will not be responsible for any error, mis statement or omission.
31. For any further details, queries and clarifications contact Mr. V. Anil Kumar, Mob: 8897933314.

Date: 10/10/2025

Place: Mumbai

Sd/-
Authorized Officer
Tata Capital Limited