



IMPORTANT

Whist care is taken prior to acceptance of advertising copy, it is not possible to verify its contents. The Indian Express (P) Limited cannot be held responsible for such contents, nor for any loss or damage incurred as a result of transactions with companies, associations or individuals advertising in its newspapers or Publications. We therefore recommend that readers make necessary inquiries before sending any monies or entering into any agreements with advertisers or otherwise acting on an advertisement in any manner whatsoever.

OTHER CLASSIFIEDS

CHANGE OF NAME

S. Sindu is Widow Wife of No 4536813 Sepoy Babu Rao resident of Dasala Dist Buldhana have changed my Name From Sindu to Sindhu Baburao Pathane and Date of Birth From 14/04/1950 to 01/01/1956 vide Affidavit No 2550039841268200763546 dated 24/02/2026

0050285072-1

Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313 CIN: U67190MH2007PT168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

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 provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited - Assignor) will be sold on "AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website : www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction - 24-03-2026 11:00 AM to 02:00 PM (with unlimited extensions of 15 minute each)

Last date of EMD Deposit: 23-03-2026

Table with columns: Branch, Demand Notice Date and Amount, Description of the Immovable property, Reserve Price, EMD & Last Date of Submission of EMD. Contains multiple rows of auction details.

Table with columns: Branch, Demand Notice Date and Amount, Description of the Immovable property, Reserve Price, EMD & Last Date of Submission of EMD. Contains multiple rows of auction details.

TATA CAPITAL LIMITED

Tower A, 11th Floor, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai, Maharashtra-400013. Branch Address: 7th Floor, Rian 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) 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 provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

LOAN ACCOUNT NO. TCFLA027500001103758 And TCFLA0275000011803857 And TCFLB0275000011583413 And TCFLB0275000011574884. MODERN SERVICE STATION

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 ("TCL") as transferees 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 TCC (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 Ltd. (Secured Creditor), will be sold on 25th Day of March, 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. 1,39,22,822/- (Rupees One Crore Thirty Nine Lakh(s) Twenty Two Thousand Eight Hundred Twenty Two Only) i.e. (i) an amount Rs. 1,01,71,897/- is due and payable Loan Account No. TCFLA027500001103758; (ii) an amount Rs. 6,11,599/- is due and payable Loan Account No. TCFLA0275000011803857; (iii) an amount Rs. 17,69,040/- is due and payable Loan Account No. TCFLB0275000011583413; (iv) an amount Rs. 13,70,286/- is due and payable Loan Account No. TCFLB0275000011574884 as on 25-Feb-2026 from Borrowers/Co-Borrowers, i.e., (1) M/s. Modern Service Station Through its Partner Abdul S. Bari, Plot No.55/2, Modern Service Station, Nagpur Road, Chandrapur - 442406; (2) Mr. Abdul Subhanbhai Bari; (3) Durdana Ruby No. 2 to 3 Add: Plot No. 8, Nanaji Nagar, Wadgaon, Ward No. 54, Ramnagar, Chandrapur - 442401; Also add at: Apartment No. 302, Utkarsha Shikhar Apartment, Corp. House No. 105/7, Mouza Sitabuldi, Nagpur - 440012; (4) Muhammed Hasnain Abdul Bari, Plot No. 6, Nanaji Nagar, Wadgaon, Ward No. 54, Ramnagar, Chandrapur - 442401; (5) M/s. Modern Fuel Station, Through its Proprietor, Muhammed Hasnain Abdul Bari, Nagpur Road, Padoli, Chandrapur - 442406.

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 PM, on the said 25th Day of March, 2026 by TCL, having its branch office at 7th Floor, Rian 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 PM on the said 24th Day of March, 2026.

Table with columns: Description of Secured Assets, Type of Possession, Reserve Price (Rs.), Earnest Money/EMD (Rs.). Contains details of secured assets and their values.

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 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 25th Day of March, 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 13th Day of March, 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 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/tcls/02nd-E-Auction-NewsPaper-Publication-MODERN-SERVICE-STATION-TCFLA027500001103758-And-TCFLA0275000011803857.pdf

Place - Nagpur (Maharashtra) Date - 02-03-2026

Sd/-, Authorized Officer, Tata Capital Limited



The Indian Express. For the Indian Intelligent.

Advertisement for Indian Express featuring a woman and the text: "I get the inside information and get inside the information. Inform your opinion with investigative journalism." Includes the Indian Express logo and website information.