

# CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

**Corporate Office:** 1st Floor, 'Dare House', No.2, N.S.C. Bose Road, Chennai-600 001.  
**Branch Office:** Plot No.5, Padam Plaza, H-1 & 2, 3rd Floor, Sector 16 B, Avs Vikas Colony, Sikandra, Yojna, Uttar Pradesh 282007

## DEMAND NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002

You, the under mentioned Borrower / Mortgagee is hereby informed that the company has initiated proceedings against you under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and that the Notice under 13 (2) of the Act sent to you by Registered Post A/C. Hence, you are hereby called upon to take notice and pay the outstanding loan amount mentioned against the said account with interest accruing there from within 60 days from the date of this publication, failing which the company will proceed against you by exercising its right under Sub-Sec (4) of Section 13 of the Act by enforcing the below mentioned security to realize its dues with interests and costs. It is needless to mention that this notice is addressed to you without prejudice to any other remedy available to the company.

| Name and Address of the Borrower/s  | Loan Amount                                       | Date of Demand Notice & Amount Outstanding   | Description of the property/ Secured Asset  |
|---|---|--|---|
| <b>Loan Account No. - XH0EA00002272375</b><br><b>Borrower &amp; Co-Borrowers:-</b><br><b>1. ASHISH AGARWAL</b><br><b>2. NITIN AGARWAL</b><br><b>3. M/S SHRI GIRRAJI TRADERS</b><br><b>1 to 3 At:</b> 137/105 Shahganj Darwaja Kachhi Sadak Mathura, Mathura, Uttar Pradesh-281001<br><b>4. SWETA AGARWAL</b><br><b>At:</b> 127/105 Shahganj Darwaja Kachhi Sadak Mathura, Mathura, Uttar Pradesh-281001<br><b>5. HARI SHANKER AGARWAL</b><br><b>At:</b> 137/105 Shahganj Darwaja, Kachhi Sadak, Mathura, Uttar Pradesh-281001 | <b>Rs.1900000/-</b><br>[Rupees Nineteen Lac Only] | <b>18-10-2022</b><br><b>Rs.2051761/-</b><br>[Rupees Twenty Lac Fifty One Thousand Seven Hundred Sixty One Only] as on 10-10-2022 | Residential House Municipal no. 137/105 situated at Shahganj Darwaja, Tashil & Dist - Mathura (measuring area 114.52 Sq.mtrs) Boundaries - East: Land of Smt Laxmi Devi, West: House of Maya Devi, North: Street of Government, South: Gallery 6' & Road Private 5' wide. |

Date : 02/11/2022 Place MATHURA Authorised Officer : Cholamandalam Investment And Finance Company Limited

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**Corporate Office:** 1st Floor, 'Dare House', No.2, N.S.C. Bose Road, Chennai-600 001.  
**Branch Office:** 1st & 2nd Floor, Plot No.6, Main Pusa Road, Karol Bagh, New Delhi - 110 005.

## POSSESSION NOTICE Under Rule 8 (1)

WHEREAS the undersigned being the Authorised Officer of M/s. Cholamandalam Investment And Finance Company Limited, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 hereinafter called the Act and in exercise of powers conferred under Section 13(12) read with Rule 9 of the Security Interest [Enforcement] Rules, 2002 issued demand notices calling upon the borrowers, whose names have been indicated in Column [B] below on dates specified in Column [C] to repay the outstanding amount indicated in Column [D] below with interest thereon within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers in particular and the Public in general that the undersigned has taken possession of the properties mortgaged with the Company described in Column [E] herein below on the respective dates mentioned in Column [F] in exercise of the powers conferred on him under Section 13(4) of the Act read with Rule 9 of the Rules made there under.

The borrowers in particular and the Public in general are hereby cautioned not to deal with the properties mentioned in Column [E] below and any such dealings will be subject to the charge of M/s. Cholamandalam Investment And Finance Company Limited for an amount mentioned in Column [D] along with interest and other charges.

Under section 13 (8) of the Securitisation Act, the borrowers can redeem the secured asset by payment of the entire outstanding including all costs, charges and expenses before notification of sale.

| SL NO | NAME AND ADDRESS OF BORROWER & LOAN ACCOUNT NUMBER  | DATE OF DEMAND NOTICE | OUTSTANDING AMOUNT | DETAILS OF PROPERTY POSSESSED   | DATE OF POSSESSION |
|-------|---|-----------------------|--------------------|---|--------------------|
| [A]   | [B]   | [C]                   | [D]                | [E]   | [F]                |
| 1.    | Loan A/c No. XH0E0T0002669289. )<br><b>1. SANDIP SINGH</b><br>At: D-45 Rajouri Garden New Delhi-110027<br><b>2. NOORPREET SINGH BHATIA</b><br>At: D-45 Rajouri Garden, Janta Market New Delhi - 110027<br><b>3. SANDIP SINGH</b><br>At: D-45 Rajouri Garden New Delhi-110027<br><b>4. BABBAL BHATIA</b><br>At: D-45 Rajouri Garden New Delhi-110027<br><b>5. JAPPREET SINGH BHATIA</b><br>At: D-45, D BLOCK MAVAPURI CHOWK, RAJOURI GARDEN, NEWDELHI-110027 | 10.06.2021            | Rs. 60000548.79    | All that piece and parcel of the property bearing Plot No.45, Block-D, area measuring 276.35 sq. yds out of land measuring 533.35 sq.yds part of plot land measuring 1600 sq.yds situated at Rajouri Garden, New Delhi and bounded on the North by Satinder Singh, Portion South by Road 50 feet wide. East by 210 feet wide Ring Road West by Jagmohan Singh Portion | 29-08-2022         |

Date : 02/11/2022 Place DELHI Authorised Officer : Cholamandalam Investment And Finance Company Limited

# TATA CAPITAL HOUSING FINANCE LTD.

**Registered Address:** 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.  
**Branch Address:** TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1st & 2nd Floor, Lajpat Nagar - Part 2, Above Hdfc Bank, New Delhi 110024.

## NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction 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 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below Borrower and/ Co- Borrower, or their legal heirs/ representatives (Borrowers) in particular that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 22-11-2022 on "As is where is" & "As is what is" and "Whatever there is" basis for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset/ property shall be sold by E-Auction at 2.00 P.M. on the said 22-11-2022. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 21-11-2022 till 5.0 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, B-36, 1st & 2nd Floor, Lajpat Nagar- Part 2, Above Hdfc Bank, New Delhi 110024.

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below :

| Sr. No. | Loan A/c No. | Name of Borrower(s) / Co-borrower(s)/ Legal Heir(s) / Guarantor(s)  | Amount as per Demand Notice  | Reserve Price                                 | Earnest Money  | Type of possession |
|---------|--------------|---|--|---|--|--------------------|
| 1.      | 9417 527     | MR. NEERAJ CHAUDHARY (BORROWER), MRS. MONIA CHAUDHARY (CO-BORROWER), SAPPHIRE DIGITAL PRINTERS (CO-BORROWER), | Rs.1,57,76,204/- (Rupees One Crore Fifty Seven Lakh Seventy Six Thousand Two Hundred Four Only) 25-09-2020 | Rs. 92,00,000/- (Rupees Ninety Two Lakh Only) | Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) | Symbolic           |

**Description of the Immovable Property:** All That Residential Property- UNIT NO. VS-7/BUNGLOW No. 1, FIRST FLOOR, TOWER-VS-7, RISE SKY BUNGLOWS-GH-02, SEC-41, FARIDABAD, 121010 HARYANA, MEASURING AREA: 2300 SQ. FL.

|    |          |   |   |   |  |          |
|----|----------|---|---|---|--|----------|
| 2. | 9417 050 | MR. NEERAJ CHAUDHARY (BORROWER), MRS. MONIA CHAUDHARY (CO-BORROWER), SAPPHIRE DIGITAL PRINTERS (CO-BORROWER), | Rs.1,56,86,995/- (Rupees One Crore Fifty Six Lakh Eighty Six Thousand Nine Hundred Ninety Five Only) 25-09-2020 | Rs. 92,00,000/- (Rupees Ninety Two Lakh Only) | Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) | Symbolic |
|----|----------|---|---|---|--|----------|

**Description of the Immovable Property:** Apartment No. VS-7/ Bungalow No. 2, Tower No. VS-7, 2nd Floor, RISE SKYBUNGLOWS, GH-02, SECTOR-41, FARIDABAD, HARYANA- 121010, ADMEASURING AREA: 2300 SQ. FL. Built up area of 2300 Sq. FL. (including of Balcony Area).

|    |          |   |   |   |  |          |
|----|----------|---|---|---|--|----------|
| 3. | 9417 027 | MR. NEERAJ CHAUDHARY (BORROWER), MRS. MONIA CHAUDHARY (CO-BORROWER), SAPPHIRE DIGITAL PRINTERS (CO-BORROWER), | Rs.1,23,74,776/- (Rupees One Crore Twenty Three Lakh Seventy Four Thousand Seven Hundred Seventy Six Only) 25-09-2020 | Rs. 92,00,000/- (Rupees Ninety Two Lakh Only) | Rs. 9,20,000/- (Rupees Nine Lakh Twenty Thousand Only) | Symbolic |
|----|----------|---|---|---|--|----------|

**Description of the Immovable Property:** All That Residential Property- UNIT NO. VS-8/BUNGLOW No. 2, SECOND FLOOR, TOWER-VS-8, SKY BUNGLOWS-GH-02, SEC-41, FARIDABAD, 121010 HARYANA, MEASURING AREA: 2060 SQ. FL. including Balcony Area

|    |                   |   |  |   |   |          |
|----|-------------------|---|--|---|---|----------|
| 4. | 946 088 041 026 0 | MR. SUMAN MONDAL S/O MR. R. TARASIS MONDAL (Borrower), MR. INDERNEEL MONDAL S/O MR. TARASIS MONDAL (Co-borrower), | Rs. 22,88,237/- (Rupees Twenty Two Lakh Eighty Eight Thousand Two Hundred Thirty Seven Only) is due and payable by you under Loan Account No. 9460888 and an amount of Rs. 22,89,347/- (Rupees Twenty Two Lakh Eighty Nine Thousand Three Hundred Forty Seven Only) is due and payable by you under Loan Account No. 9460210 i.e. totalling to Rs. 45,77,584/- (Rs. Forty Five Lakh Seventy Seven Thousand Five Hundred Eighty Four Only) 12-05-2022 | Rs. 54,00,000/- (Rupees Fifty Four Lakh Only) | Rs. 5,40,000/- (Rupees Five Lakh Forty Thousand Only) | Symbolic |
|----|-------------------|---|--|---|---|----------|

**Description of the Immovable Property:** 1) Flat No. 506, 05th Floor, Admeasuring 1150 Sq. Feet, Tower - Jubilant, Sikka Kaamna Greens, Plot No. GH-03B, Sector 143, Noida - 201301 (Uttar Pradesh). 2) Flat No. 606, 06th Floor, Admeasuring 1150 Sq. Feet, Situated at Tower - Jubilant, Sikka Kaamna Greens, Plot No. GH-03B, Sector 143, Noida - 201301 (Uttar Pradesh).

At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower (s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. 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 Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal <https://bankauctoins.in/> on 22-11-2022 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.

**Terms and Condition:** 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only). 4. 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 HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 14-11-2022 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable. 12. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: Nil. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, M/s. C4closure, Block No.605 A, 6th Floor, Mallivannam Commercial Complex, Amerpet, Hyderabad - 500038 through its coordinators Mr. U.Subbarao.Mob. No.8142000061, subbarao@bankauctoins.in or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No.858983696. Please send your query on WhatsApp Number - 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. 14. Please refer to the below link provided in secured creditor's website <https://bit.ly/3UgTQLB> for the above details.

**Please Note -** TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place: Delhi Date: 02-11-2022 Sd/- Authorized Officer, Tata Capital Housing Finance Ltd.

# Muthoot Homefin (India) Ltd

**Corporate Office:** 1201 & 1202, 12th Floor, 'A' Wing, Lotus Corporate Park, Off. Western Express Highway, Goregaon (East), Mumbai - 400 063.

## DEMAND NOTICE

Under Section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 read with Rule 3(1) of the Security Interest (Enforcement) Rules, 2002.

The undersigned is the Authorised Officer of Muthoot Homefin (India) Ltd. (MHIL) under Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (the said Act), in exercise of powers conferred under Section 13(2) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002. The Authorised Officer has issued Demand Notices under section 13(2) of the said Act, calling upon the following Borrowers (the "said Borrower"), to repay the amounts mentioned in the respective Demand Notice/ies issued to them that are also given below.

In connection with above, Notice is hereby given, once again, to the said Borrower to pay to MHIL, within 60 days from the publication of this Notice, the amounts indicated herein below, together with further interest at 2% p.m. as detailed in the said Demand Notices, from the dates mentioned below till the date of payment and/or realization, payable under the loan agreement read with other documents/writings, if any, executed by the said Borrowers. As security for due repayment of the loan, the following assets have been mortgaged to MHIL by the said Borrowers respectively.

If the said Borrowers shall fail to make payment to MHIL as aforesaid, MHIL shall proceed against the above secured assets under Section 13(4) of the Act and the applicable Rules, entirely at the risks of the said Borrowers as to the costs and consequences.

The said Borrowers are prohibited under the Act from transferring the aforesaid assets, whether by way of sale, lease or otherwise without the prior written consent of MHIL. Any person who contravenes or abets contravention of the provisions of the said Act or Rules made thereunder, shall be liable for imprisonment and/or penalty as provided under the Act.

Sd/- Authorised Officer For Muthoot Homefin (India) Ltd.

Date : 02.11.2022

Place : Jaipur

For CONTINENTAL SECURITIES LIMITED Sd/- Pravita Khandolwal (Company Secretary)

Date : 01.11.2022

Place : Jaipur

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