

THROUGH COURIER/EMAIL/ RPAD

Ref.:S.N-3/3092021008/CC
Loan a/c - HL05CIO000004400

Date:29-03-2024

To,

1. **Muthulakshmi.P w/o late paramasivam.K**
L-210, Housing Unit Phase 2, Coimbatore North – 641029.
2. **Unknown Legal Heir of Paramasivam.K**
L-210, Housing Unit Phase 2, Coimbatore North – 641029.

Subject: **SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002.**

Ref.: **Loan Account No. -HL05CIO000004400**

Dear Sir/ Madam,

The authorised officer of **cholamandalam investment and finance company limited.** (“*secured creditor*”) hereby informs you that despite service of the demand notice dated 03-09-2021 under section 13(2) of the securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 (“*sarfaesi act*”), you the above named borrowers, co-borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the possession of the Secured Asset mentioned in schedule - A had been taken by the authorised officer of the secured creditor.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the Secured Asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within 15 days from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of 15 days, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

THE AUTHORISED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER 15 DAYS BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **17-04-2024** FROM **02.00 P.M.** TO **04.00 P.M** STRICTLY ON “**AS IS WHERE IS**”, “**AS IS WHAT IS**”, “**WHATEVER THERE IS**” AND “**WITHOUT ANY RECOURSE**” BASIS. FOR RECOVERY OF THE SECURED DEBT OF **RS. 5730723/- (RUPEES FIFTY SEVEN LAKH THIRTY THOUSAND SEVEN HUNDRED TWENTY THREE ONLY)** DUE AS ON **28-03-2024** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs 68,18,400/- (Rupees Sixty Eight Lakh Eighteen Thousand Four Hundred Only)** hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case the Sale proceeds of such sale of the secured asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HEREWITH FOR YOUR INFORMATION.

SCHEDULE-A

[Description of the Secured Asset]

In Coimbatore Registration District, Periyanaickenpalayam sub-registration in kurudampalayam village in S.F.No. 641 as per sub division 641/2 measuring as extent of 1.27 ½ acres out of 3.93 acres and in this lands formed layout known as “T.G.K Nagar” and in this site No.76 situated within the following boundaries and measurements.

South of site No. 75 - North of site No. 77

East of 23 north south layout road - West of S.F.No. 642

in this middle

East west on the North – 48.6 East west on the South – 46.6

North south on the both sides – 40°

admeasuring 1900 sq.ft vacant land and all other appurtenances attached thereto and easementary rights.

For Cholamandalam Investment and Finance Company Limited

Authorised Officer

Encl: Appendix IV-A

APPENDIX IV-A

[See proviso to Rule 8(6)]

Sale Notice for sale of Immovable Properties

E-Auction sale notice of 15days 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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Limited** [CIN:L65993TN1978PLC007576], the Secured Creditor, will be sold on “as is where is”, “as is what is”, “whatever there is” and “without any recourse” basis on **17-04-2024** from **02.00 P.M.** to **04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **RS. 5730723/- (RUPEES FIFTY SEVEN LAKH THIRTY THOUSAND SEVEN HUNDRED TWENTY THREE ONLY) DUE AS ON 28-03-2024** ALONG against Loan Account No. **HL05CIO000004400**, by way of outstanding principal, arrears (including accrued late charges) and interest till the along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **MUTHULAKSHMI, PARAMASIVAM.K**

The Reserve Price for the auction of the Property is **Rs 68,18,400/- (Rupees Sixty Eight Lakh Eighteen Thousand Four Hundred Only)** and the Earnest Money Deposit is be **Rs 6,81,840/- (Rupees Six Lakh Eighty One Thousand Eight Hundred Forty Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft** or through any other proper banking channels to the credit of “**Cholamandalam Investment and Finance Company Limited**”, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

SCHEDULE A
[DESCRIPTION OF THE PROPERTY]

THE PROPERTY IS BOUNDED AS UNDER:

In Coimbatore Registration District, Periyanaickenpalayam sub-registration in kurudampalayam village in S.F.No. 641 as per sub division 641/2 measuring as extent of 1.27 ½ acres out of 3.93 acres and in this lands formed layout known as “T.G.K Nagar” and in this site No.76 situated within the following boundaries and measurements.

South of site No. 75 - North of site No. 77

East of 23 north south layout road - West of S.F.No. 642
in this middle

East west on the North – 48.6 East west on the South – 46.6

North south on the both sides – 40°

admeasuring 1900 sq.ft vacant land and all other appurtenances attached thereto and easementary rights.

*** Last date of submission of Bid/ EMD/ Request letter for participation is 16.04.2024. 5p.m**

**** Bid Increment Amount is allowed in multiples of Rs.10,000/-.**

***** Date of Inspection of Property :- 15.04.2024.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.cholamandalam.com> and [https://](https://bankauctions.in...)

The intending bidders can also contact Mr.Balaguru on his Mobile No. 9944635357, E-mail ID : balagurub@chola.murugappa.com /Mr. Mohd Abdul Qawi on **7305990872**.

Date: 29-03-2024

Place: Coimabto

AUTHORISED OFFICER

Cholamandalam Investment and Finance Company Limited