

THROUGH COURIER/EMAIL/ RPAD

Ref.:S.N-1st 28042023046/ A7R4
Loan a/c - HL05MTP000008088

Date:29-03-2024

To,

1. SELVARAJ.M
NO.78, BALAJI NAGAR PHASE II, NEAR BUS TOP, COIMBATORE
NORTH,TAMIL NADU – 641048.

2. SHANTHIS
NO.78, BALAJI NAGAR PHASE II, NEAR BUS TOP, COIMBATORE
NORTH,TAMIL NADU – 641048.

3. SELVARAJ.M
S.F.NO-296/2B,SITE NO-25WEST PART SRI BALAJI NAGAR,KALAPATTI NEAR
BUS STOP COIMBATORE NORTH 641035.

4. SHANTHIS
S.F.NO-296/2B,SITE NO-25WEST PART SRI BALAJI NAGAR,KALAPATTI NEAR
BUS STOP COIMBATORE NORTH 641035.

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. - HL05MTP000008088

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 **28-04-2023** 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 **Constructive 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 30days 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 30days, 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 30 DAYS BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **03-05-2024** 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.2410481/- (RUPEES TWENTY FOUR LAKH TEN THOUSAND FOUR HUNDRED EIGHTY ONE 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. 58,82,500/- (Rupees Fifty Eight lakhs Eighty two thousand Five Hundred Only)**. We 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]

Description of the property :-

Coimbatore registration District, Gandhipuram Sub-registration in kalapatti village an extent of 2.14 acres in S.F. No. 296/2B and in this lands formed layout approval No. 821/1993 in this western part of site No.25 situated within the following boundaries and measurements.

North of – S.F. No. 296/2B East of – S.F No. 315

South of – 40 East West layout road West of – Eastern part of site No.25

In this middle

East west on the North – 20 East West on the South – 31

North South on the East – 83 North South on the West – 88

Admeasuring an extent of 2180 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 30days 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 03-05-2024 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.2410481/- (RUPEES TWENTY FOUR LAKH TEN THOUSAND FOUR HUNDRED EIGHTY ONE ONLY)** against Loan Account No. **HL05MTP000008088**, 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 **SELVARAJ.M AND SHANTLS**

The Reserve Price for the auction of the Property is **Rs.58,82,500/- (Rupees Fifty Eight lakhs Eighty two thousand Five Hundred Only)** and the Earnest Money Deposit is be **Rs. 5,88,250/- (Rupees Five lakh Eighty Eight thousand Two Hundred and Fifty 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:

Coimbatore registration District, Gandhipuram Sub-registration in kalapatti village an extent of 2.14 acres in S.F. No. 296/2B and in this lands formed layout approval No. 821/1993 in this western part of site No.25 situated within the following boundaries and measurements.

North of – S.F. No. 296/2B East of – S.F No. 315

South of – 40 East West layout road West of – Eastern part of site No.25

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East west on the North – 20 East West on the South – 31

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Admeasuring an extent of 2180 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 02-05-2024 before 5 PM**

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

**** Date of Inspection of Property – 01-05-2024**

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://bankauctions.in...>

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

Date : 29-03-2024

Place : Coimbatore

AUTHORISED OFFICER

Cholamandalam Investment and Finance Company Limited