

# Cholamandalam Investment and Finance Company Limited

**Corporate Office :** No. 2, Dare House, 1<sup>st</sup> Floor, NSC Bose Road, Chennai – 600001.

**Branch Office :** Shop No. M-8-10, Mezzanine Floor, Plot No. 7, Scheme No. 54, PU-4, Commercial Sterling Shagun Building, -1, Above Apna Sweets Shops, Near Vijay Nagar Square, Ab Road, Indore - 452010. **Contact No :** Abhinav Shrivastav 9755744834.

## PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking **Physical Possession** of the secured asset mentioned hereunder by the Authorized Officer of **Cholamandalam Investment and Finance Company Limited** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, on '**As Is Where Is Basis**', '**As Is What Is Basis**' and '**Whatever Is There Is Basis**', Particulars of which are given below:-

| Borrower(s)/Co-Borrower(s)/Guarantor(s)   | Demand Notice Date and Amount   | Description of the Immovable Properties  | Reserve Price                                       | EMD   | Total Loan Outstanding  |
|---|---|--|---|---|---|
| <b>(Loan Account No. X0HEIN000001669902)</b><br><b>(1). Deepak Jaiswal,</b><br><b>(2). Preeti Jaiswal</b><br>House No. 1486, Sector - D, Sudama Nagar, Indore, Madhya Pradesh - 452001. | <b>15.10.2018</b><br><br><b>Rs. 99,96,961.50</b><br>[Rupees Ninety Nine Lakh(s) Ninety Six Thousand Nine Hundred Sixty One And Paise Fifty Only] as on 14.10.2018<br><b>Physical Possession: 20.02.2020</b> | Property admeasuring 1500 sq. ft. (139.40 sq.mtr.) Plot No. 1486, Sudama Nagar Indore. <b>Bounded by :- East :</b> House No. 1485, <b>West :</b> House No. 1487, <b>North :</b> Road, <b>South :</b> House No. 1515. | <b>Rs. 1,00,00,000/-</b><br>[Rupees One Crore Only] | <b>Rs. 10,00,000/-</b><br>[Rupees Ten Lakhs Only] | <b>Rs. 1,28,64,414.44</b><br>(Rupees: One Crore Twenty Eight Lakhs Sixty Four Thousand Four Hundred Fourteen and paise Forty Four only) as on 08.06.2020<br>Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization |

| Borrower(s) / Co-Borrower(s) / Guarantor(s)  | Demand Notice Date and Amount   | Description of the Immovable Properties  | Reserve Price  | EMD  | Total Loan Outstanding  |
|--|---|--|--|--|---|
| <b>(Loan Account No. X0HEIN000001322578)</b><br><b>(1). Mr. Mukesh Mangatram Paryani, (2). Mr. Mangatram Paryani, (3). Mr. Raj Paryani, (4). Mr. Kishore Paryani, (5). Mrs. Bharti Paryani, (6). Mohanlal Paryani, (7). Mrs. Ravina Paryani</b><br><b>All Are Having Address For Communication At :- H. No. 99, Gopal Bag, Near Shiv Mandir, Manik Bagh Road, Indore – 452001.</b> | <b>30.09.2016</b><br><br><b>Rs. 3,93,52,355.77</b><br>[Rupees Three Crore ninety Three Lakh(s) Fifty Two Thousand Three Hundred Fifty Five and Paise Seventy Seven Only] as on 29.09.2016<br><b>Physical Possession: 11.01.2019</b> | Plot No. 99 (Old No. 97) Ground and First Floor of with construction thereon at Gopal Bag Colony, Indore - 452001 with Land 2600 Sq. Ft., <b>Bounded by :- East :</b> Plot No. 98, <b>West :</b> Plot No. 100, <b>North :</b> Plot No. 104, <b>South :</b> Road. | <b>Rs. 2,28,00,000/-</b><br>[Rupees Two Crore Twenty Eight Lakhs Only] | <b>Rs. 22,80,000/-</b><br>[Rupees Twenty Two Lakhs Eighty Thousand only] | <b>Rs. 3,93,52,355.77</b> [Rupees Three Crore ninety Three Lakh(s) Fifty Two Thousand Three Hundred Fifty Five and Paise Seventy Seven Only] as on 29.09.2016<br>Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. |

### IMPORTANT INFORMATION REGARDING AUCTION PROCESS

|  |   |           |                           |  |  |
|--|---|-----------|---------------------------|--|--|
| <b>1. Date &amp; Place of Auction</b>                      | <b>11.30 AM 16.07.2020</b>  |           |                           |  |  |
| <b>2. Place of Submission of Bids and Place of Auction</b> | Shop No. M-8-10, Mezzanine Floor, Plot No.7, Scheme No. 54, PU-4, Commercial Sterling Shagun Building -1, Above Apna Sweets Shops, Near Vijay Nagar Square, Ab Road, Indore - 452010. |           |                           |  |  |
| <b>3. Last date for Submission of Bids</b>                 | <b>16.07.2020 before 11.00 AM</b>   | <b>4.</b> | <b>Date of Inspection</b> | <b>03.07.2020 before 11.00 AM to 2.00 PM</b> |  |

\* A bidder may, on his own choice, avail the facility in the auction by making application in prescribed format which is available along with the offer/tender document on the given office address mentioned hereunder. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document. This notice is also to be treated as a 30 days' notice under Rule 8(5) and 9(1) of the Security Interest Enforcement Rules, 2002, as the previous 30 day's notice under Rule 8(5c) and 9(1) given for auction sale of the above properties failed.

**Terms and Conditions of Auction :-** (1). The property is sold on '**As is where is basis**' '**As Is What Is Basis**' and '**Whatever Is There Is Basis**', (2). The Bidder is obliged to exercise full due diligence in all respects, including to inspect each of the details of the property mentioned above on the scheduled date & time., (3). Submission of bids to **Cholamandalam Investment and Finance Company Limited** would be construed a deemed acceptance by the bidder that (i) he/she/it has exercised due diligence in all respects; (ii) is satisfied with all details/measurements of property; (iii) acknowledges full knowledge of terms and conditions that govern the auction and (iv) waives all his/her/its rights to make any contrary claims against company at any future date., (4). The sale is subject to confirmation by the Authorized officer if the borrower/guarantor pays the entire outstanding amount in full before sale, no sale will be conducted., (5). The Bidder shall remit Earnest Money Deposit (EMD) by Banker's Cheque / DD drawn in favour of **Cholamandalam Investment & Finance Company Ltd.** along with the bid form in a Sealed Cover addressed to **The Authorized Officer, Cholamandalam Investment and Finance Company Limited up to 11.00 a.m. on or before 16.07.2020** Please note that, in reference to successful bidder(s), EMD is adjustable against the sale consideration receivable by **Cholamandalam Investment and Finance Company Limited** Also, EMD is refundable to the unsuccessful bidder(s)., (6). The successful bidder shall deposit 25% of the bid amount immediately or on end of the next working day of the sale being knocked down in his/her/its favour and the balance within 15 days by Banker's Cheque / DD drawn in favour of **Cholamandalam Investment and Finance Company Limited** for the respective Loan A/c Number., (7). In case the successful bidder fails to deposit 25% of the bid amount immediately or on end of the next working day of the sale being knocked down in his/her/its favour and/or the balance amount, within 15 days the deposit made by the bidder shall be forfeited without any prior intimation., (8). The charges / fees payable for conveyance such as stamp duty, registration fee, maintenance charges electricity charges etc shall be borne by the successful bidder. The Authorized Officer will not be held responsible for any charge, lien, property tax or any other dues to the Government or local body or any other authority in respect of the property under sale., (9). The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice or assigning any reason therefore., (10). The Sale will only be in favour of successful bidder and not his/her nominee., (11). This Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general., (12). For detailed terms and conditions of the sale, please refer to the link provided in [www.cholamandalam.com/Auction-Notices.aspx](http://www.cholamandalam.com/Auction-Notices.aspx)

Date : 11.06.2020

Place : Indore

Sd/-  
Authorized Officer, Cholamandalam Investment and Finance Company Limited

