

CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED Corporate Office: No. 2, Dare House, 1st Floor, NSC Bose Road, Chennai-600001. Branch Office: 8th Floor, Velocity TGB Road, Opp. Wood Square, P P Savani Main Road, Nr. Baleshwar Park, Adajan, Surat-395009. Nitin Panchal-9825438897 / Tejas Mehta-9825356047

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

E-auction Sale Notice for Sale of Immovable Assets under the 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 / Co-Borrower / Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the PHYSICAL POSSESION of which has been taken by the Authorised Officer of Cholamandalam investment and Finance Company Limited the same shall be referred herein after as Cholamandalam investment and Finance Company Limited. The Secured Assets will be sold on "As is where is", "As is what is" and "Whatever there is" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website https://chola-lap.auctiontiger.net

Date & Amount as per Demand Notice u/s 13(2) Reserve Price, E-Auction Date and Time, EMD & Bid Inc. EMD Submission Last Amount (In Rs.) Date, Inspection Date A/C No. & Name of Borrower, Co-borrower, Mortgagors

Co-borrower, Mortgagors

In A/C. No. (1) X0HERHE0000815273
(OHERHE00001269669 & (3) X0HERHE00001895125
Dipakbhai Madhubhai Patel, Plot No-20-B 2nd Floor Sadhana Co Op Hou Soc, Nr Sadhana School Varachha Road, Surat-395006

Shantaben Madhubhai Mirolia, 117-118, Ishwar Krupa Soc., Trikam Nagar, L.H. Road, Surat-395006

Madhubhai Popatbhai Mirolia, 117-118, Ishwar Krupa Soc., Trikam Nagar, L.H. Road, Surat-395006

Madhubhai Popatbhai Mirolia, 117-118, Ishwar Krupa Soc., Trikam Nagar, L.H. Road, Surat-395006

Madhubhai Popatbhai Patel, Plot No-20-B 2nd Floor Sadhana Co Op Hou Soc Nr Sadhana School Varachha Road, Surat-395006

Madhubhai Popatbhai Patel, Plot No-20-B 2nd Floor Sadhana Co Op Hou Soc Nr Sadhana School Varachha Road, Surat-395006

Anmount (In Rs.)

Rs. 816,5000/Rs. 11,246,350.63/No. 117 adm. 57.98 sq. meters in shwarkrupa Co. Op. Ho. Soc.

Ltd.' situate at R.S. No 21 paiki hissa no 1 and 21 piaki hissa no 2 adm. hector 1-61 are 88 sq. meters, T.P.S. No. 3 (No. 117 adm. 57.98 sq. meters and hector 1-61 are 88 sq. meters and hector 1-61 are 88 sq. meters and hector 1-61 are 88 sq. meters and 1 and 21 piaki, hissa no 2 adm. hector 1-68 are 96 sq. meters and hector 1-61 are 88 sq. meters and 1 and 21 piaki, hissa no 2 adm. hector 1-68 are 96 sq. meters and hector 1-61 are 88 sq. meters and 1 and 21 piaki, hissa no 2 adm. hector 1-68 are 96 sq. meters and hector 1-61 are 88 sq. meters and 1 and 21 piaki, hissa no 3 adm. hector 1-68 are 96 sq. meters and 1 and 21 piaki, hissa no 3 adm. hector 1-68 are 96 sq. meters and hector 1-61 are 88 sq. meters and 1 and 21 piaki, hissa no 3 adm. hector 1-68 are 96 sq. meters and hector 1-61 are 88 sq. meters and hec Loan A/C. No. (1) X0HERHE00000815273 (2) X0HERHE00001269669 & (3) X0HERHE00001895125 (1) Dipakbhai Madhubhai Patel, Plot No-20-B 2nd Floor Sadhana Co Op Hou Soc, Nr Sadhana School Varachha Road, Surat-395006 14-06-2022 at 11:00 am to 1:00 PM (1a) Dipakbhai Madhubhai Patel, 117-118, Ishwar Krupa Soc., Trikam Nagar, L.H. Road, Surat-395006
(2) Shantaben Madhubhai Mirolia, Plot No-20-B, 2nd Floor, Sadhana Co Op Hou Soc, Nr Sadhana School Varachha Road, Surat-395006
(2a) Shantaben Madhubhai Mirolia, 117-118, Ishwar Krupa Soc., Trikam Nagar, L.H. Road, Surat-395006 (with unlimited extension of 5 min each), 10-06-2022 (up to 5.30.P.M) 08-06-2022 (11.00 A.M to 2.00. P.M)

Striat-33002.

All Interested participants/bidders are requested to visit the website https://chola-lap.auctiontiger.net & https://www.cholamandalam.com/auction-notices.

For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. e-Procurement Technologies Ltd.; Contact Mr. Ram Sharma, Contact number: 8000023297/079-35022182. email id: ramprasad@auctiontiger.net, support@auctiontiger.net

2. For further details on terms and conditions please visit https://chola-lap.auctiontiger.net & https://www.cholamandalam.com/auction-notices to take part in e-auction. This is also a Statutory 15 Days Sale Notice Under Rule 8(6) of Security Interest (Enforcement) Rules, 2002

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Date : 27.05.2022, Place : Surat

ચોલામંડલમ ઈન્વેસ્ટમેન્ટ એન્ડ ફાઈનાન્સ કંપની લિમીટેડ કોપોર્ટર ઓફિસ : નં. ર, "ડેર હાઉર", પહેલો માળ, એન.એસ.સી. બોઝ રોડ, ચેન્નાઇ-૬૦૦૦૦૧. શાખા ઓફિસ : ત્મો માળ, વેલોસીટી ટીજીબી રોડ, વુડ સ્ટર્નર સામે, પી પ્રસાણી મેઇન રોડ, બાર્લ પાર્ક પાસે અડાજણ,સુરત-૩૯૫૦૦૯ સંપર્ક નં.: ભિતીન પંચાલ : ૯૮૨૫૪૩૮૮૯૦, તેજસ મહેતા : ૯૮૨૫૪૩૮૮૯૦

વેચાણ માટે વેચાણ નોટીસ

સિક્ચોરીટી ઈન્ટરેસ્ટ (એન્ફોર્સમેન્ટ) નિયમે, ૨૦૦૨ના નિયમ ૮(૬) ની જોગાઈ સાથે વંચાતા સિક્ચોરીટાઈગ્રેશ એન્ડ રિકન્સ્ટ્રકશન ઓફ ફાઈનાન્સિયલ એસેટ્સ એન્ડ એન્ફોર્સમેન્ટ એન્ફ સ્થિપ્તેટ એન્ફોર્સમેન્ટ એન્ફોર્સમાન્સ કંપની લિમિટેડ જે અહીં હવે ચોલામંડલમ ઈન્વેસ્ટમેન્ટ એન્ફ ફાઈનાન્સ કંપની લિમિટેડ જે અહીં હવે ચોલામંડલમ ઈન્વેસ્ટમેન્ટ એન્ફ ફાઈનાન્સ કંપની લિમિટેડ તરીકે સંદર્ભીત છે તેના અધિકૃત અધિકારીએ લઈ લીધો છે. સુરક્ષિત મિલકતો જયાં છે ત્યાં, જે છે તે અને જેમ છે તેમના ધોરણ ઇન્ફેરાણ માફફોત વેચવામાં આવશે. આથી જાહેર જનતાને જણાવવામાં આવે છે કે અમે જાહેર ઇ-હરાજી વેબસાઈટ https://chola-lap.auctiontiger.net મારફતે કરી

	ખાતા નં. અને દેવાદાર સહ-દેવાદાર,ગીરવેદારના નામ	૧૩ (૨) પ્રમાણ માંગણા નોટીસની તારીખ અને રકમ	મિલકતની વિગત	રીઝવ કિમત અને ઈએમડી અને બીડ વૃદ્ધિની રકમ (રૂા. માં)	હરાજીની તારીખ અને સમય, ઈએમડી જમા કરાવવાની છેલ્લી તારીખ નિરીક્ષણની તારીખ	
	લોન ખાતા નં. (1) X0HERHE00000815273 (2) X0HERHE00001269669 અને (3) X0HERHE00001895125 (૧) <b>દિપકભાઇ મધુભાઇ પટેલ</b> , પ્લેટન નં. ૨૦-બી, બીજો માળ, સંઘાના કો.ઓ.હા.સો., સંઘાના સ્કુલ પાસે, વરાછા રોડ, સુરત-૩૯૫૦૦ફ . <b>(૧એ.) દિપકભાઇ મધુભાઇ પટેલ,</b>		(૧) મોજે કારુંજ, લક્ષ્મી નગર પાસે, એલ.એચ. રોડ, સુરત શહેરના હેક્ટર ૧- ૬૮ આરે ૯૬ ચો.મીટર્સ અને હેક્ટર ૧-૬૧ આરે ૮૮ ચો.મીટર્સ માપના રેવેલ્યુ સર્વે નં. ૨૧ પૈકી હિસ્સા નં. ૧ અને ૨૧ પૈકી હિ	<b>રૂા. 8,16,500/-,</b> <b>રૂા. 10,000/-</b> સ્સા ਰਂ. ૨, ਟਾઉન	૧૪-૦૬-૨૦૨૨ના રોજ - સવારે ૧૧.૦૦ થી બપોરે ૧૦૦ સદી (૫ વિનિસ્તા	
	વલક-વવડ, ઈશ્વર ફૂપા સો., ગ્રીકમ નગર, એલ.એચ.રોડ, ; શાંતાબેન મધુભાઈ મિરોલીચા, પ્લોટ નં. ૨૦-બી, ૦ કો.ઓ.ક્ષાસો., સધાના સ્કુલ પાસે, વરાછા રોડ, સુર શાંતાબેન મધુભાઈ મિરોલીચા, ૧૧૭-૧૧૮, ઈશ્વર ફૂપા એલ.એચ.રોડ, સુરત-૩૯૫૦૦૬. (૩) મધુભાઈ પોપરભા વપડ, ઈશ્વર ફૂપા સો., ગ્રીકમ નગર, એલ.એચ.રોડ, ર્ કિરણબેન દિપકભાઈ પટેલ, પ્લોટ નં. ૨૦-બી, બેં કો.ઓ.હા.સો., સધાના સ્કુલ પાસે, વરાછા રોડ, સુરત-૩૯પ પોપરભાઈ પટેલ, પાસે છે. ૧૦-બી, બીજો માળ, સંઘાના કો સ્કુલ પાસે, વરાછા રોડ, સુરત-૩૯૫૦૦૬. (૬) અનમોલ ડિ જાપાન દેસાટાઈલ માર્કેટ,લેનિચર બસ સ્ટેન્ડની સામે, સુરત-	કો.ઓ.હા.સો.લિ. માં પ૭.૯૮ ચો.મી.માપના પ્લોટ નં. ૧૧૭ ઘરાવતી સ્થાવર મિલકતના તમામ પીસ અને પાર્સલ. (૨) મોજે કારંજ, લક્ષ્મી નગર પાસે, એલ.એચ. રોડ, સુરત શહેરના હેક્ટર ૧-૬૧ આરે ૯૬ ચો.મીટર્સ અને હેક્ટર ૧-૬૧ આરે ૯૬ ચો.મીટર્સ અને હેક્ટર ૧-૬૧ આરે ૯૮ ચો.મીટર્સ માપના રેવેન્યુ સર્વે નં. ૨૧ પૈકી હિસ્સા નં. ૧ અને ૨૧ પૈકી હિસ્સા નં. ૨, ટાઉન પ્લાનીંગ સ્ક્રીમ નં. ૩ (કાર્સ્યુ), ઓરિજિનલ પ્લોટ નં. ૧૫, ફાઇનલ પ્લોટ નં. ૧૯, ૪૭ અને ૫૩ પાતે સ્થિત ઇશ્વરન્ડ્રમાં કો.એ.હા.સો.લિ. માં ૩૬ ૨૪ ચો.મી. જમીનના અવિભાજીત હિસ્સા સહિત પ૭.૯૮ ચો.મી.માપના પ્લોટ નં.૧૧૮ ઘરાવતી સ્થાવર મિલકતના તમામ પીસ અને પાર્સલ.		અમચારિત વધારા સાથે)		
9	a. તમામ સહભાગીઓ/બીડર્સને વેબસાઈટ <b>https://chola-lap.auctiontiger.net</b> અને https:// <b>www.cholamandalam.com/auction-notices</b> ની મુલાકાત લેવાની વિનંતી કરવામાં આવે છે. પ્રસ્તાવિત બીડરો ઇ-હરાજીની વિગતો, મદદ, પ્રક્રિયા અને ઓનલાઈન તાલીમ માટે મે. ઇ-પ્રોક્યોરમેન્ટ ટેકનોલોજીસ લિ. નો સંપર્ક કરી શકે છે. <b>સંપર્ક શ્રી રામ શર્મા સંપર્ક નંબસ</b> ઃ					

cooocર૩૨૯૯/૦૯૯-૩૫૦૨૨૧૮૨. **દમેઇલ આઇડી:** ramprasad@auctiontiger.net ,support@auctiontiger.net ઇ-હરાજુમાં ભાગ લેવા માટે નિચમો અને શરતોની વધુ વિગતો માટે કૃપા કરી https://chola-lap.auctiontiger.net અને https://www.cholamandalam.com/auction-notices આ સિક્ચોરીટી ઈન્ટરેસ્ટ (એન્ફોર્સેમેન્ટ) નિયમો, ૨૦૦૨ ના નિયમ ૮(૬) હેઠળની ૧૫ દિવસીય વૈદ્યાનિક વેચાણ નોટીસ પણ છે રીખ : ૨७.૦૫.૨૦૨૨, સ્થળ : સુરત (નોંધ : વિવાદની સ્થિતીમાં આ નોટીસનો અંગ્રેજી અનુવાદ માન્ય ગણાશે.) સહી/- અધિકૃત અધિકારી, ચોલામંડલમ ઇન્વેસ્ટમેન્ટ કાચનાન્સ કંપની લિમિટેડ

## The auction sale will be 'Online E-Auction' Bidding through website https://sarfaesi.auctiontiger.net. on the

Terms & Conditions of E- Auction Sale: -DIPAKBHAI MADHUBHAI PATEL -SURAT

- dates as mentioned in the table above with further Extension of 5 Minutes. The interested bidders are required to register themselves with the portal and obtain login ID and Password
- well in advance, which is mandatory for e-bidding, from auction service provider M/s E-Procurement Technologies Ltd. (Auction Tiger) Ahmadabad (Contact Person: Mr. Ram Sharma Cell No. 8000023297, Email: ramprasad@auctiontiger.net, Email. Support@auctiontiger.net Please note that, Prospective bidders may avail online training on e-auction from their registered mobile number only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of Demand Draft/PAY ORDER drawn on any nationalized or scheduled Commercial Bank in favor of
- "Cholamandalam Investment and Finance Company Limited" payable at Chennai and register their name at https: //chola-lap.auctiontiger.net and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents submit {1. Copy of the DD copy/ Pay order; 2.Copy of PAN card and 3.Copy of proof of address (Passport, Driving License, Voter's I-Card or Aadhar Card, Ration Card, Electricity Bill, Telephone Bill, Registered Leave License Agreement)} by the last date of submission of the EMD(s) as mentioned in the sale notice and also submit hardcopy thereof at the Branch mentioned hereinabove. Bid must be accompanied with EMD (Equivalent to 10% of the Reserve Price) by way of Demand Draft/ Pay order in favour of "Cholamandalam Investment and Finance Company Limited" payable AT Surat.
- Bids that are not filled up or Bids received beyond last date will be considered as invalid Bid and shall be summarily rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, same cannot
- be withdrawn. However, EMD deposited by the unsuccessful bidder shall be refunded without interest. The bid price to be submitted shall be above the Reserve Price along with increment value of Rs.10,000/- and the bidder shall further improve their offer in multiple of Rs.10,000/-. The property shall not be sold below the
- Reserve Price set by the Authorized Officer. The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately but not later than next working day by Demand Draft drawn in favour of "Cholamandalam Investment and Finance Company Limited" payable AT Surat and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by the Company. The EMD as well as Sale Price paid
- by the interested bidders shall carry no interest. The deposit of EMD or 10% of sale price, whatever may be the case shall be forfeited by the Company, if the successful bidder fails to adhere to terms of sale or commits any default. On compliance of terms of Sale, Authorised officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration charges, conveyance, TDS etc. to be borne by the purchaser. Company does not take any responsibility to procure permission / NOC from any authority or under any other

law in force in respect of property offered or any other dues i.e., outstanding water/electricity dues, property

10. The successful bidder shall bear all expenses including pending dues of any Development Authority, if any/ taxes/ utility bills etc. to the Municipal Corporation or any other authority/ agency and fees payable for stamp duty /registration fees etc. for registration of the Sale Certificate.

11. The Authorised Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or

tax or other charges, if any.

adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice. The immovable property shall be sold to the highest bidder. However, the Authorised Officer reserves the absolute discretion to allow inter-se bidding, if deemed necessary. 12. To the best of its knowledge and information, the Company is not aware of any encumbrances on the property to be sold except of the Company. However, interested bidders should make their own assessment of the

property to their satisfaction. The Company does not in any way guarantee or makes any representation with

- regard to the fitness/title of the aforesaid property. For any other information, the Authorised Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the aforesaid property. 13. Further interest will be charged as applicable, as per the loan documents on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its actual realization. 14. The notice is hereby given to the Borrower(s) / Mortgagor(s) to remain present personally at the time of sale and they can bring the intending buyer/purchasers for purchasing the immoveable property as described
- hereinabove, as per the particulars of the Terms and conditions of sale. 15. Online E-auction participation is mandatory in the auction process by making application in prescribed format
- which is available along-with the offer/tender document on the website. Bidders are advised to go through the website https://chola-lap.auctiontiger.net for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. Online bidding will take place at web-site of organization

as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender document.

- The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website https://chola-lap.auctiontiger.net or the same may also be collected from the concerned Branch office of Cholamandalam Investment and Finance Company Limited. A copy of the Bid form along with the enclosure submitted online shall be handed over to Mr. Nitin Panchal, Mob. No.9825438897; Tejas Mehta -9825356047 at Cholamandalam Investment and Finance Company Limited, ADDRESS-: 8th Floor, Velocity TGB Road, Opp. Wood Square, P P Savani Main Road, Nr. Baleshwar
- the details mentioned in table above). 16. The property shall be sold on "As is Where is Basis", "As is What is Basis" and "As is Whatever there is Basis" condition and the intending bidder should make discreet enquiries as regards encumbrance, charge and statutory outstanding on the property of any authority besides the Company's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges and encumbrances over the property or any other matter etc. will be entertained after submission of the online bid and at any stage thereafter. The Company

Surat-395009, Date. 21-06-2022 on or before date and time mentioned above. (Please refer to

- shall not be responsible for anything whatsoever including damages or eviction proceeding, etc. The intending bidder shall indemnify the tenants as well as the Company in this regard. The purchaser shall take necessary action for eviction of tenant / settlement of tenant only in accordance with the Law. The Company presses into service the principle of caveat emptor. **17.** This publication is also a <mark>15</mark> days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) and Rule 9 of Security Interest (Enforcement) Rules 2002, to discharge the liability
- in full and pay the dues as mentioned above along with upto date interest and expenses within 30 days from the date of this notice failing which the Secured asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of Sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/mortgagors pays the amount due to

the Company, in full before the date of sale, auction is liable to be stopped.

Place: Surat

Date: 27-05-2022.

Finance Limited, Mr. Nitin Panchal, Mob. No.9825438897 Or Tejas Mehta -9825356047 The intending Bidders can inspect the property 08-06-2022 at 11.00 A.M to 2.00. P.M. For inspection of the properties, please contact: **9825438897**/ **9825356047 / 8734037678** 

18. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned

For further details and queries, contact Authorized Officer, Cholamandalam Investment and

- above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016. 19. Neither the Cholamandalam Investment and Finance Company Limited nor the service provider will be
- responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

**Authorized Officer** 

Cholamandalam Investment and Finance Company Limited

Park, Adajan,