

THROUGH COURIER/EMAIL/ RPAD

Ref.:S.N-2nd 16102023021

Loan a/c - X0HLAJR00002121203

Date: 30-05-2024

To,

**1.RAVI MUKESHBHAI DAVE
KRISHNAM,APARTMENT,FLATNO-402,B/H GOKUL MATHURA APARTMENT
RAJKOT GUJARAT-360007.**

**2.PARUL RAVIBHAI DAVE
KRISHNAM,APARTMENT,FLATNO-402,B/H GOKUL MATHURA APARTMENT
RAJKOT GUJARAT-360007**

**3. RAVI MUKESHBHAI DAVE
FLAT NO-203 SANIDHYA AAVAS-B PLOT NO-169 170+187+188, RS NO-28P2 AT-
GHANTESHWAR JAMNAGAR ROAD GUJARAT – 360007.**

**4. PARUL RAVIBHAI DAVE
FLAT NO-203 SANIDHYA AAVAS-B PLOT NO-169 170+187+188, RS NO-28P2 AT-
GHANTESHWAR JAMNAGAR ROAD GUJARAT – 360007**

Ref.:Loan Account No. - X0HLAJR00002121203

Dear Sir/ Madam,

The authorized officer of **Cholamandalam Investment and Finance Company Limited.** (“*secured creditor*”) hereby informs you that despite service of the demand notice dated 16/10/2023 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 **possession** of the secured asset mentioned in schedule - a had been taken by the authorized 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 **20-06-2024** 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.30,27,099/-**(**Rupees Thirty Lakh Twenty Seven Thousand Ninety Nine Only**) DUE AS ON **29-05-2024** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs21,71,520/-**(**Rupees Twenty One Lakh Seventy One Thousand Five Hundred Twenty 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 AUTHORIZED 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]

Constructed Residential Property Measuring 77.29 Sq.Mts.At Ghanteshwar Revenue Survey No.28p2p Plot No.169+170+187+188 Collectiwely P 'Sanidhya Awas'Building -B p Flat No-203 At Rajkot.

*** Boundaries Of Property**

North-Flat No:-204 , South:-Margin Then Other Property,East:-Flat No:-202, West:-Margin Then Road.

For Cholamandalam Investment and Finance Company Limited

Authorised Officer
Encl: Appendix IV-A

APPENDIX IV-A

[See proviso to Rule 8(6)]

E-Auction 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 **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 **20-06-2024** 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.30,27,099/- (Rupees Thirty Lakh Twenty Seven Thousand Ninety Nine Only) DUE AS ON 29-05-2024** against Loan Account No. **X0HLAJR00002121203** by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **RAVI MUKESHBHAI DAVE, PARUL RAVIBHAI DAVE**

The Reserve Price for the auction of the Property is **Rs21,71,520/- (Rupees Twenty One Lakh Seventy One Thousand Five Hundred Twenty Only)** and the Earnest Money Deposit is **Rs. 2,17,152/- (Rupees Two Lakh Seventeen Thousand One Hundred Fifty Two Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft** in favour 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]

Constructed Residential Property Measuring 77.29 Sq.Mts.At Ghanteshwar Revenue Survey No.28p2p Plot No.169+170+187+188 Collectiwely P ‘Sanidhya Awas’Building -B p Flat No-203 At Rajkot.

*** Boundaries Of Property**

North-Flat No:-204 , South:-Margin Then Other Property,East:-Flat No:-202, West:-Margin Then Road.

*** Last date of submission of Bid/ EMD/ Request letter for participation is 19-06-2024. Till 5 p.m**

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

***** Date of Inspection of Property :- 18.06.2024.**

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 www.auctionfocus.in.

The intending bidders can also contact Mr.Girirajsinh S Chudasama on his Mobile No. 95742 02220, E-mail ID : girirajsinhsc@chola.murugappa.com //Mr. Mohd Abdul Qawi on his Mobile No.7305990872.

Date: 30-05-2024

Place: Rajkot

AUTHORISED OFFICER

Cholamandalam Investment and Finance Company Limited