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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - THIRUVANNAMALAI AREA - TN 2 HL - PARTHASARATHI M - 15 days - 05-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL05MLI000002932 - PARTHASARATHI M** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2416013/-** (**Rupees Twenty-Four Lakhs Sixteen Thousand and Thirteen Only)** due as on **03-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **23-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3560841/-(Rupees Thirty-Five Lakhs Sixty Thousand Eight Hundred and Forty-One Only)** |
| Earnest Money Deposit | : | **Rs.356084/- (Rupees Three Lakhs Fifty-Six Thousand and Eighty-Four Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **05-09-2024**  FE + Hindu Tamil |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **20-09-2024** **till 5 PM.** |
| Property Address | : | All that pieces and parcel of land with building, situated at Tiruvannamalai District & Registration District, Thanipadi Sub Register Office, Melmuthanur Village, Dry S.No: 59/2 - 1.99 cents, New S.No: 59/2A2 BOUNDARIES: East of Land of Harikrishnan, West of Land of Palanisamy, North of remaining part of Parthasarathi and South of Cement Road. In between 0.10 cents vacant site. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Samuel Samidurai  Mobile No. . **9500350890**  E-mail ID: - samuels@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - ONGOLE AREA - AP 2 HL - SULOCHANA KOMMU - 30 days - 30-08-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL05OOE000031382 - SULOCHANA KOMMU** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2150477/-** (**Rupees Twenty One Lakhs Fifty Thousand Four Hundred and Seventy Seven Only)** due as on **27-08-2024** |
| Time and Place of Public  Auction (Website Link) | : | **03-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2445000/-(Rupees Twenty Four Lakhs Forty Five Thousand Only)** |
| Earnest Money Deposit | : | **Rs.244500/- (Rupees Two Lakhs Forty Four Thousand Five Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **30-08-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **01-10-2024** **till 5 PM.** |
| Property Address | : | Prakasam District, Markapuram R.D., Addanki Sub District., Addanki Mandal, Kalavakuru Village Panchayat Area, Kalavakuru Village S.No.522/1 - near to Door No. 1-20, Plot Nos.23, 24 site is being bounded by:-  East: Site of Plot No. 22 to this side 40 Feet,  South: 15 Feet width Bazaar to this Side 62 Feet,  West: Site of Parchuri Dhana Lakshmi to this side 40 Feet,  North: Site of Plot No’s 9, 10 to this side 62 Feet.  With in above boundaries an extent of 275.54 Sq. yards of site with R.C.C building. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Rajolu Sai Kishore  Mobile No. . **9603972369**  E-mail ID: - rajolusai@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - GUNTUR AREA - AP 2 HL - MADHAVARAO GADIPUDI - 15 days - 30-08-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL05RAS000000220 - MADHAVARAO GADIPUDI** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3437381/-** (**Rupees Thirty Four Lakhs Thirty Seven Thousand Three Hundred Eighty One Only)** due as on **27-08-2024** |
| Time and Place of Public  Auction (Website Link) | : | **20-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2200000/-(Rupees Twenty Two Lakhs Only)** |
| Earnest Money Deposit | : | **Rs.220000/- (Rupees Two Lakhs Twenty Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **30-08-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **19-09-2024** **till 5 PM.** |
| Property Address | : | SCHEDULE OF THE PROPERTY  All that part and parcel of property situated at Guntur District, Potluri Grama Panchayath Area, Potluri Grama No.520-D, an extent of Ac. 0- 04½ Cts, = 217-8 Sq.yds, of vacant house site, now with R.C.C, G+ 1 building with all fixtures and fittings thereof bounded by:--  East: Property of Gadipud Pumachandrarao;  South: Property of Gadipudi Narendra,  West: Property of Gadipudi Govindarajulu,  North: Road |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Rajolu Sai Kishore  Mobile No. . **9603972369**  E-mail ID: - rajolusai@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - GUNTUR AREA - AP 2 HL - KUMBHA RAJASEKHR - 15 days - 30-08-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL05RAS000008981 - KUMBHA RAJASEKHR** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2707832/-** (**Rupees Twenty Seven Lakhs Seven Thousand Eight Hundred and Thirty Two Only)** due as on **27-08-2024** |
| Time and Place of Public  Auction (Website Link) | : | **20-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2900000/-(Rupees Twenty Nine Lakhs Only)** |
| Earnest Money Deposit | : | **Rs.290000/- (Rupees Two Lakhs Ninety Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **30-08-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **19-09-2024** **till 5 PM.** |
| Property Address | : | All that part and parcel of Property situated at Guntru District, Narasarapet District registry, Chilakaluripet Sub – District, Kavuru Village Chilakaluripet Mandal, S.No. 225/B an extent of 160 Sq.yds, with 1100 Sq.feet Ground, 1100 Sq.feet First, 1100 Sq.feet Second floors R.C.C. building ( As per Plan) Bearing Door No. 10-96/1 With all fixtures and fitting thereof bounded by:  East: My own site, South: 8 Feet wide own Bazaar, West: Yesupogula Yesu Dasu etc site, North: Sandepaga Nagamma etc site. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Rajolu Sai Kishore  Mobile No. . **9603972369**  E-mail ID: - rajolusai@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - GUNTUR AREA - AP 2 HL - KUMBHA RAJA SEKHAR - 15 days - 30-08-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL11RAS000047267 - KUMBHA RAJA SEKHAR** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.0/-** (**do)** due as on **27-08-2024** |
| Time and Place of Public  Auction (Website Link) | : | **20-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.0/-(do)** |
| Earnest Money Deposit | : | **Rs.290000/- (Rupees Two Lakhs Ninety Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **30-08-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **19-09-2024** **till 5 PM.** |
| Property Address | : | All that part and parcel of Property situated at Guntru District, Narasarapet District registry, Chilakaluripet Sub – District, Kavuru Village Chilakaluripet Mandal, S.No. 225/B an extent of 160 Sq.yds, with 1100 Sq.feet Ground, 1100 Sq.feet First, 1100 Sq.feet Second floors R.C.C. building ( As per Plan) Bearing Door No. 10-96/1 With all fixtures and fitting thereof bounded by:  East: My own site, South: 8 Feet wide own Bazaar, West: Yesupogula Yesu Dasu etc site, North: Sandepaga Nagamma etc site. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Rajolu Sai Kishore  Mobile No. . **9603972369**  E-mail ID: - rajolusai@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - COCHIN AREA - KERALA HL - RAMANATH UMMERKUTTY SHIHABUDHEEN - 15 days - 04-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL04THR000034883 - RAMANATH UMMERKUTTY SHIHABUDHEEN** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3039033/-** (**Rupees Thirty Lakhs Thirty-Nine Thousand Thirty-Three Only)** due as on **02-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **23-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2490000/-(Rupees Twenty-Four Lakhs Ninety Thousand Only)** |
| Earnest Money Deposit | : | **Rs.249000/- (Rupees Two Lakhs Forty-Nine Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **04-09-2024**  IE + Metro Vartha |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **20-09-2024** **till 5 PM.** |
| Property Address | : | The subject residential property comprises an extent of 2.03 Ares in Sy no 104/7-5 and 0.19 Ares in Sy No 104/7-4, total extent of 2.22 Ares with building number IV/630-1 in Iringapram Village, Chulpram Desom, Chavakkad Taluk, Guruvayoor Municipality,Kottapady Sub District, Thrissur District and described in the schedule of Sale deed no 110/1/2022 and in the name of Shihabudheen R V Boundaries : NORTH : Property of Sreenivasan and 3.05 meter width private way SOUTH : Property of Baby EAST : Properties of Vesamparambath Gopi and Kulangara Premen WEST : Properties of Akbar and Arumugan. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Arun K  Mobile No. . **9995804425**  E-mail ID: - arunkb@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - COCHIN AREA - KERALA HL - SAJEEVAN KANIYAMPARAMBIL SURENDRAN - 30 days - 04-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL04THR000036298 - SAJEEVAN KANIYAMPARAMBIL SURENDRAN** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3788027/-** (**Rupees Thirty-Seven Lakhs Eighty-Eight Thousand Twenty-Seven Only)** due as on **02-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **07-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.4789000/-(Rupees Forty Seven Lakhs Eighty Nine Thousand Only)** |
| Earnest Money Deposit | : | **Rs.479000/- (Rupees Four Lakhs Seventy-Nine Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **04-09-2024**  IE + Metro Vartha |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **06-10-2024** **till 5 PM.** |
| Property Address | : | The subject residential property comprises of an extent of 3.34 Ares in Re Sy No 241/13-1 Re Sy Block No 29 (Old Sy No 370/3) in Perumbillisheri desom, Chevvoor Village, Cherpu Panchayath, Thrissur Taluk, Oorakam Farka, Cherpu Sub district, Thrissur District as described in the schedule to sale deed number 367/I/2022 Boundaries of the property as per sale deed NORTH : Property of Nandakumar SOUTH : Property of George and others EAST : Property of George and others WEST : Panchayath road. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Arun K  Mobile No. . **9995804425**  E-mail ID: - arunkb@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - KOLHAPUR AREA - MH 2 HL - SUNIL KASHIM WAGHOLE - 30 days - 04-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL11SAG000031667 - SUNIL KASHIM WAGHOLE** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3217002/-** (**Rupees Thirty-Two Lakhs Seventeen Thousand Two Only)** due as on **02-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **10-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3044855/-(Rupees Thirty Lakhs Forty-Four Thousand Eight Hundred and Fifty-Five Only)** |
| Earnest Money Deposit | : | **Rs.304485/- (Rupees Three Lakhs Four Thousand Four Hundred Eighty-Five Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **04-09-2024** |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **09-10-2024** **till 5 PM.** |
| Property Address | : | All that piece and parcel of the property bearing Plot No.29 admeasuring about 180.05 Sq.Mtrs. out of S.No.416/2, it's New S.No.113/2 alon with R.C.C. construction thereon area admeasuring 68.62 Sq.Mtrs., Situated at Miraj & Kupwad, Tal- Miraj, District -Sangli, which is within local limits of Miraj & Kupwad City Corporation in City Sangli and within the limits of Sub-Registrar Miraj & Kupwad, Tal-Miraj, District-Sangli. The said is bounded as under : EAST : Plot No.28 (Shaikh). WEST : Plot No.30 (Bedgakar). NORTH : Road. SOUTH : Survey No.416/3. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Jaydeep Vanjari  Mobile No. . **9822004399**  E-mail ID: - jaydeepsv@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - KOLHAPUR AREA - MH 2 HL - SUNIL KASHIM WAGHOLE - 30 days - do**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL04SAG000015191 - SUNIL KASHIM WAGHOLE** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.0/-** (**do)** due as on **do** |
| Time and Place of Public  Auction (Website Link) | : | **do from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.0/-(do)** |
| Earnest Money Deposit | : | **Rs.0/- (do)** |
| Date of Publication of Sale notice and Newspaper names |  | **do** |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **09-10-2024** **till 5 PM.** |
| Property Address | : | All that piece and parcel of the property bearing Plot No.29 admeasuring about 180.05 Sq.Mtrs. out of S.No.416/2, it's New S.No.113/2 alon with R.C.C. construction thereon area admeasuring 68.62 Sq.Mtrs., Situated at Miraj & Kupwad, Tal- Miraj, District -Sangli, which is within local limits of Miraj & Kupwad City Corporation in City Sangli and within the limits of Sub-Registrar Miraj & Kupwad, Tal-Miraj, District-Sangli. The said is bounded as under : EAST : Plot No.28 (Shaikh). WEST : Plot No.30 (Bedgakar). NORTH : Road. SOUTH : Survey No.416/3. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Jaydeep Vanjari  Mobile No. . **9822004399**  E-mail ID: - jaydeepsv@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - RAJKOT AREA - GUJARAT 1 HL - JIMIT RAJESHKUMAR GHORECHA - 30 days - 05-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. X0HLAJR00002238259 - JIMIT RAJESHKUMAR GHORECHA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3463844/-** (**Rupees Thirty-Four Lakhs Sixty-Three Thousand Eight Hundred and Forty-Four Only)** due as on **03-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **10-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2011000/-(Rupees Twenty Lakhs Eleven Thousand Only)** |
| Earnest Money Deposit | : | **Rs.201100/- (Rupees Two Lakhs One Thousand One Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **05-09-2024**  FE + FE (Gujarathi) |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **09-10-2024** **till 5 PM.** |
| Property Address | : | Residential Property of Land admeasuring 116-09 Sq.Mts.with Building thereon Of City Survey No.3499 Paiki Of City Survey Ward No.1 Of Morbi . Boundaries Of Property: North :- Public Street South :- Other's Property East :- Other's Property West :- Other's Property. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Girirajsinh S Chudasama  Mobile No. . **95742 02220**  E-mail ID: - girirajsinhsc@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - KOLHAPUR AREA - MH 2 HL - VISHAL VASANT MANE - 30 days - 06-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. LAP1SAG000086527 - VISHAL VASANT MANE** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2656579/-** (**Rupees Twenty-Six Lakhs Fifty-Six Thousand Five Hundred and Seventy-Nine Only)** due as on **03-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **10-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3722000/-(Rupees Thirty-Seven Lakhs Twenty-Two Thousand Only)** |
| Earnest Money Deposit | : | **Rs.372200/- (Rupees Three Lakhs Seventy-Two Thousand Two Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **06-09-2024**  FE + Loksatta |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **09-10-2024** **till 5 PM.** |
| Property Address | : | All that piece and parcel of the property bearing Gat No.442/A/B/2, Grampanchayat Milkat No.1677 area admeasuring about 2022 Sq.Mtrsfts along with R.C.C. construction thereon which is Situated at Saraswati Nagar, Wasumbe, Tal- Tasgaon, District -Sangli, which is within local limits of Wasumbe Grampanchayat, Tal-Tasgaon, Dist.-Sangli and within the limits of Sub-Registrar Tasgaon, Tal-Tasgaon, District-Sangli.  Bounded as  Towards East : Property of Mrs.Manish Nandu Korte.  Towards West: 4 Meter Road.  Towards North: Property of Mr. Dattatray Gaikwad.  Towards South: Property of Mr. Malchandra Mahadev Mhaske. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Jaydeep Vanjari  Mobile No. . **9822004399**  E-mail ID: - jaydeepsv@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - SURAT AREA - GUJARAT 2 HL - MANOJ SHARMA - 30 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL01STR000054860 - MANOJ SHARMA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2362288/-** (**Rupees Twenty Three Lakhs Sixty Two Thousand Two Hundred and Eighty Eight Only)** due as on **05-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **14-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3070000/-(Rupees Thirty Lakhs Seventy Thousand Only)** |
| Earnest Money Deposit | : | **Rs.307000/- (Rupees Three Lakhs Seven Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  FE + Gujarat Guardian |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **11-10-2024** **till 5 PM.** |
| Property Address | : | All the Piece of immovable property bearing FLAT NO.103, ADMEASURING 669.41 SQ.FTS., I.E. 62.19 SQ.MTS., BUILT UP AREA AND 614.41 SQ.FTS., I.E.57.08 SQ.MTS., CARPET AREA, ON THE 1ST FLOOR OF " BUILDING NO.G " OF " SHREE KRISHNA HERITAGE " ALONG WITH UNDIVIDED SHARE IN THE LAND UNDERNEATH THE SAID BUILDING SITUATED ON THE LAND BEARING SURVEY NO. 31 & 32, BLOCK NO.111, ADMEASURING HE 3 - 72 - 31 ARE.SQ.MTS., T.P. SCHEME NO.69 (GODADARA - DINDOLI), FINAL PLOT NO.99 ADMEASURING 24200 SQ.MTS., PAIKI (EASTER SIDE PORTION) SUB PLOT NO.2 ADMEASURING 12100 SQ.MTS., OF VILLAGE: DINDOLI, SUB DISTRICT & TALUKA :SURAT CITY AT PRESENT SUB - DISTRICT UDHNA, DISTRICT: SURAT OWNED BY |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Sambhaji Dhanraj Patil  Mobile No. . **9227982279**  E-mail ID: - sambhajidp@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - CALICUT AREA - KERALA HL - Suhasini S - 15 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL02CAL000000202 - Suhasini S** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.4212303/-** (**Rupees Forty-Two Lakhs Twelve Thousand Three Hundred and Three Only)** due as on **06-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **30-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.4269600/-(Rupees Forty-Two Lakhs Sixty-Nine Thousand Six Hundred Rupees Only)** |
| Earnest Money Deposit | : | **Rs.426960/- (Rupees Four Lakhs Twenty-Six Thousand Nine Hundred And Sixty Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  IE + Metro Vartha |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **27-09-2024** **till 5 PM.** |
| Property Address | : | The subject residential property comprises of an extent of 2.82 Ares of land in Old Survey no 48/ 26, in Valayanad Village, Kozhikode Taluk, Chalappuram Sub District, Kozhikode District and described in the schedule to Jenmom deed in favour of Suhasini S. BOUNDARIES OF THE PROPERTY AS PER JENMOM DEED North : Others Property SOUTH : Others Property EAST : Others Property WEST : Corporation Road & Others property |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Renish  Mobile No. . **9946103599**  E-mail ID: - renishar@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - CALICUT AREA - KERALA HL - SREENIVASAN SUHASINI - 15 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL11CAL000021044 - SREENIVASAN SUHASINI** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.0/-** (**do)** due as on **00-01-1900** |
| Time and Place of Public  Auction (Website Link) | : | **00-01-1900 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs./-()** |
| Earnest Money Deposit | : | **Rs./- ()** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  IE + Metro Vartha |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **45562** **till 5 PM.** |
| Property Address | : | The subject residential property comprises of an extent of 2.82 Ares of land in Old Survey no 48/ 26, in Valayanad Village, Kozhikode Taluk, Chalappuram Sub District, Kozhikode District and described in the schedule to Jenmom deed in favour of Suhasini S. BOUNDARIES OF THE PROPERTY AS PER JENMOM DEED North : Others Property SOUTH : Others Property EAST : Others Property WEST : Corporation Road & Others property |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Renish  Mobile No. . **9946103599**  E-mail ID: - renishar@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - SURENDRANAGAR AREA - GUJARAT 1 HL - NADIM YUNISHBHAI MIRA - 15 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL02SUD000019552 - NADIM YUNISHBHAI MIRA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2727737/-** (**Rupees Twenty-Seven Lakhs Twenty-Seven Thousand Seven Hundred and Thirty -Seven Only)** due as on **06-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **27-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.1242000/-(Rupees Twelve Lakhs Forty-Two Thousand Only)** |
| Earnest Money Deposit | : | **Rs.124200/- (Rupees One Lakh Twenty-Four Thousand Two Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  FE + FE (Gujarathi) |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | Property of residential plot in dhrangadhara revenue survey no.1504, paiki plot no.6 paiki eastern side sub plot no.6/b, land adm. 80.00 sq.mts., b/up area g.f.47.50 sq.mts., b/up area f.f. 21.80 sq.mts., pursuant thereto , lying and being at dhrangadhara , within municipality limit, taluka-dhrangadhara, dist- surendranagar mira banuben yunusbhai, mira nadimbhai yunusbhai and boundaries:- north- r.s. no.1504, south- mt.09.00 wide road, east- plot no.7, west- plot No.66/a. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Rajendrasinh Rathod  Mobile No. . **9033001277**  E-mail ID: - rajendrasinhvr@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - VIJAYAWADA AREA - AP 2 HL - GADIMI SURENDRA - 30 days - 12-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL04ELU000007991 - GADIMI SURENDRA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2121612/-** (**Rupees Twenty-One Lakhs Twenty-One Thousand Six Hundred Twelve Only)** due as on **10-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **16-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.1496000/-(Rupees Fourteen Lakhs Ninety-Six Thousand Only)** |
| Earnest Money Deposit | : | **Rs.149600/- (Rupees One Lakh Forty-Nine Thousand Six Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **12-09-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45580** **till 5 PM.** |
| Property Address | : | ITEM NO: 1 Property admeansuring 450 sq.yds.or 387 Sq.mts in which Lakshmi towers apartment in 2nd floor, Flat No:7 R.S. No:305, D.No: 18-2-73/8, New Door No. 17-15-542/7, Atluru Vari street, Jangareddy Gudem, Nagara Panchayati, Jangareddy Gudem Mandal SRO Jangareddy Gudem, West Godavari District, Andhra Pradesh. Boundaries of the Property, Item No.1 East : Site belongs to Padala uryanarayana Reddy 51.6ft South Site belongs to Godi Venkata Reddy 75.0 ft West : Panchayat Road56.6 ft North : Compound wall belongs to Katam George 75.0 ft Undivided share 32.1 Sq.Yds in total 450 Sq.Yds SCHEDULE OF THE PROPERTY: ITEM NO : 2 Above said item No.1, an Apartment was constructed by Name “Lakshmi Towers”( Ground +2 Upper floors), Flat no 7, Plinth Area 935.0 Sq.fts, Car parking, Jangareddy gudem Nagara panchayat, jangareddy gudem village, Jangareddy Gudem mandal, SRO Jangareddy Gudem, West godavari district, Andhra pradesh. Boundaries of the The Property, Item No.2 East:Corridor South : Open to Sky West :Open to Sky North : Open to sky with all easement rights. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Parimi Sridhar  Mobile No. . **7337482233**  E-mail ID: - Parimisv@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - VELLORE AREA - TN 2 HL - SURESH SAMBATH - 15 days - 12-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL04VLE000000201 - SURESH SAMBATH** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.4874345/-** (**Rupees Forty-Eight Lakhs Seventy-Four Thousand Three Hundred and Forty-Five Only)** due as on **10-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **27-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3777975/-(Rupees Thirty-Seven Lakhs Seventy-Seven Thousand Nine Hundred and Seventy-Five Only)** |
| Earnest Money Deposit | : | **Rs.377797/- (Rupees Three Lakhs Seventy-Seven Thousand Seven Hundred and Ninety-Seven Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **12-09-2024**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | All that piece and parcel of the Land with building in vellore distict, vellore Sub Reg. Dist katpadi Sub reg. District Katpadi taluk, Kangeyanellur village, Govt. S.NO: 309/1 Plot No: 5, Western side in this R.C.C. Roof Building measuring East to west(Northern side ) 28ft. Southern side 28 ft. North to south eastern side 32 ft. Western side 32 ft. Totally 896 Sq.ft…. With doors, Windows, Electrical fittings and water tap connection…. etc. For above property as per sub division Survey NO: 309/1A. North by: Plot No.4 South by: 23ft. General pathway East by: Plot NO: 5 Eastern side West by : 20 ft. General pathway . |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Samuel Samidurai  Mobile No. . **9500350890**  E-mail ID: - samuels@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - THIRUVANNAMALAI AREA - TN 2 HL - RAJAGOPAL VENKATESAN - 15 days - 11-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL04MLI000016000 - RAJAGOPAL VENKATESAN** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3034902/-** (**Rupees Thirty Lakhs Thirty-Four Thousand Nine Hundred and Two Only)** due as on **10-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **27-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3201282/-(Rupees Thirty-Two Lakhs One Thousand Two Hundred and Eighty-Two Only)** |
| Earnest Money Deposit | : | **Rs.320128/- (Rupees Three Lakhs Twenty Thousand One Hundred and Twenty -Eight Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **11-09-2024**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | All that pieces and parcel of land with building, situated at Tiruvannamalai District & Registration District Tiruvannamalai Sub Register office - II, Vengikkal Village, Natham S.No:260/10, Old S.No: 18/3, New S.No: 260/10B.BOUNDARIES:East of Site of S.No: 260/9, West of 132 3/4 square feet in lower side site of Elumalai, North of Road and South of Plots of Moogambigai Nagar.In between East to West 17 feet and North to South upper side 87 feet, Nower side 88 1/2 feet. Totally 1492 square feet vacant site and a RCC Roof House in 17x66 1122 square feet in Ground floor with all equipments. Door No: 1805D. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Samuel Samidurai  Mobile No. . **9500350890**  E-mail ID: - samuels@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - THIRUVANNAMALAI AREA - TN 2 HL - RAJAGOPAL VENKATESAN - 15 days - do**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL11MLI000039165 - RAJAGOPAL VENKATESAN** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.0/-** (**do)** due as on **do** |
| Time and Place of Public  Auction (Website Link) | : | **do from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.0/-(do)** |
| Earnest Money Deposit | : | **Rs.0/- (do)** |
| Date of Publication of Sale notice and Newspaper names |  | **do**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | All that pieces and parcel of land with building, situated at Tiruvannamalai District & Registration District Tiruvannamalai Sub Register office - II, Vengikkal Village, Natham S.No:260/10, Old S.No: 18/3, New S.No: 260/10B.BOUNDARIES:East of Site of S.No: 260/9, West of 132 3/4 square feet in lower side site of Elumalai, North of Road and South of Plots of Moogambigai Nagar.In between East to West 17 feet and North to South upper side 87 feet, Nower side 88 1/2 feet. Totally 1492 square feet vacant site and a RCC Roof House in 17x66 1122 square feet in Ground floor with all equipments. Door No: 1805D. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Samuel Samidurai  Mobile No. . **9500350890**  E-mail ID: - samuels@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - SURAT AREA - GUJARAT 2 HL - BABUBHAI GOVINDBHAI AAMBALIYA - 30 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL23STR000085593 - BABUBHAI GOVINDBHAI AAMBALIYA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2311515/-** (**Rupees Twenty Three Lakhs Eleven Thousand Five Hundred and Fifteen Only)** due as on **05-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **14-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2487500/-(Rupees Twenty-Four Lakhs Eighty-Seven Thousand Five Hundred Only)** |
| Earnest Money Deposit | : | **Rs.248750/- (Rupees Two Lakhs Forty-Eight Thousand Seven Hundred and Fifty Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  FE + Gujarat Guardian |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45576** **till 5 PM.** |
| Property Address | : | All the piece and parcel of immovable property bearing flat no.101 on the 1st floor admeasuring 995.00 sq.fts. i.e.92.4355 smuts., super built up area 59.976 sq.mts built up area along with undivided share in the land of road & cop in jay bhavani compalex counstructed on plot no. 4 & 5 of ranchhod nagar co.op. housing society situated at R.S. NO.505/2-1, T.P. SCHEME NO.18 ,F.P NO.90 paikee of moje village: katargam sub- dist. surat city, dist .surat owe(1)HETALBEN BABUBHAI AMBALIYA &(2)BABUBHAI GOVINDBHAI AMBALIYA. FOUR BOUNDRIES :EAST - F.NO.102 , WEST -ADJ.PASSAGE , NORTH - ADJ. BUILDING, SOUTH -PASSAGE. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Sambhaji Dhanraj Patil  Mobile No. . **9227982279**  E-mail ID: - sambhajidp@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - THIRUVANNAMALAI AREA - TN 2 HL - RAMASUBBU S - 30 days - 12-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. LAP3VPM000069601 - RAMASUBBU S** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.4179563/-** (**Rupees Forty-One Lakhs Seventy-Nine Thousand Five Hundred and Sixty-Three Only)** due as on **11-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **14-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.5720000/-(Rupees Fifty-Seven Lakhs Twenty Thousand Only)** |
| Earnest Money Deposit | : | **Rs.572000/- (Rupees Five Lakhs Seventy Two Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **12-09-2024**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45576** **till 5 PM.** |
| Property Address | : | In Villupuram Registration District, Villupuram No.1 Joint Sub Registry, Villupuram Municipality., Villupuram T.K., Villupuram Kannappan Layout @ S.P.Pattarai Street, 446.5 Sq.ft (41.48 Sq.mtr). It comprised in S.No.474/-Ac.1.84 cents, T.S.No.22/1, Ward A, Block 20 Boundaries North by Mohamed Yusuf and Shakila Banu property West by compound wall & Common pathway East by Mohamed Yusuf and Shakila Banu property South by Bakkiyalakshmi Ammal Plot house. 1st Measurements: East to West 19' South to North 9' Total 171 Sq.ft |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Samuel Samidurai  Mobile No. . **9500350890**  E-mail ID: - samuels@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - CHENNAI AREA 2 - TN 1 HL - GEETHA M - 30 days - 12-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. LAP4PLL000076830 - GEETHA M** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2634884/-** (**Rupees Twenty-Six Lakhs Thirty-Four Thousand Eight Hundred and Eighty-Four Only)** due as on **10-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **14-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.4214000/-(Rupees Forty-Two Lakhs Fourteen Thousand Only)** |
| Earnest Money Deposit | : | **Rs.421400/- (Rupees Four Lakhs Twenty-One Thousand Four Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **12-09-2024**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45576** **till 5 PM.** |
| Property Address | : | All that piece and parcel of S.No.438/2, S.No.438/20 Total land Extent & building area or building The security property vacant house site to be constructed thereon on the said land ad measuring 608 sq.ft., in plot no.4,Location like name of the place, village, city, registration, sub-district etc.Situated at Puzhal village, Madhavaram Taluk, Chennai District within the registration District of North Chennai and Sub registration District of Red hills bounded Boundaries for land and building ad measuring 608 sq.ft., of land together with building thereon. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Murali  Mobile No. . **8939998886**  E-mail ID: - muralimr@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - BARODA AREA - GUJARAT 2 HL - MUNNABHAI RUPABHAI BHARVAD - 15 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. X0HLBCH00002113528 - MUNNABHAI RUPABHAI BHARVAD** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2109469/-** (**Rupees Twenty One Lakhs Nine Thousand Four Hundred and Sixty Nine Only)** due as on **05-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **27-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.825600/-(Rupees Eight Lakhs Twenty-Five Thousand Six Hundred Only)** |
| Earnest Money Deposit | : | **Rs.82560/- (Rupees Eighty-Two Thousand Five Hundred and Sixty Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  FE + FE (Gujarathi) |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | All the piece and parcel of immovable property bearing Mouje Karavel, Ta. Ank;leshwar 7 Dist. Bharuch, Re. Su. No.85 Paiki Sub Plot No. 3, Savan Green City, Plot No.A -20, ADM Area 760 Sq.Fts with Construction on it |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Samuel Samidurai  Mobile No. . **9500350890**  E-mail ID: - samuels@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - ERODE AREA - TN 4 HL - Boopathi Raja S - 15 days - 12-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. X0HLERO00002195425 - Boopathi Raja S** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.5197163/-** (**Rupees Fifty-One Lakhs Ninety-Seven Thousand One Hundred and Sixty-Three Only)** due as on **10-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **27-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2632500/-(Rupees Twenty-Six Lakhs Thirty-Two Thousand Five Hundred Only)** |
| Earnest Money Deposit | : | **Rs.263250/- (Rupees Two Lakhs Sixty-Three Thousand Two Hundred and Fifty Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **12-09-2024**  IE + Dinamani |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | Namakkal Registration District, Thiruchengode Sub Registration District, Tiruchengode Taluk, Komarapalayam Village R.S.No. 23/5 and total extent of 2400 sq.ft. Item – 1 All piece of parcel land with building Bounded Boundaries : To the East of : Site No.60, To the West of : Site No.58, To the North of : 30’ width East West road, To the South of : Site No.42. In this ad-measuring East West on both sides : 30’ North South on both sides : 40’ In total 1200 sq.ft of land in site No.59 Item – 2 All piece of parcel land with building Bound Boundaries :- To the East of : Site No.61, To the West of : Site No.59, To the North of : 30’ width East West road, To the South of : Site No.41. In this ad-measuring East West on both sides : 30’ North south on both sides : 40’ In total 1200 sq.ft of land in site No. 60. In the above said two item in total 2400 sq.ft of land in site No.59 with buildup area 879 ¾ sq.ft of R.C.C Thars building as ground floor and first floor of door Nos. 73.1 & 73.2 with all other superstructures with rooms, electric service connections together with right of access to all roads and pathway and to use all other easmentary rights is situated in R.S.No. 22/2E, 23/4,23/5 in that the property lies in R.S.No.23/5A of 67, Goundampalayam @ Komarapalayam Vilage, Tirchengode Taluk. As per schedule of property mentioned in registered sale deeds Doc.No. 482/2018 of SRO Thiruchengode. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Selvamani  Mobile No. . **9842030555**  E-mail ID: - selvamanik@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - KARAIKUDI AREA - TN 5 HL - SOUNDARAM P - 15 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. X0HLKKU00002392437 - SOUNDARAM P** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2687436/-** (**Rupees Twenty-Six Lakhs Eighty-Seven Thousand Four Hundred and Thirty-Six Only)** due as on **09-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **26-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2394000/-(Rupees Twenty-Three Lakhs Ninety-Four Thousand Only)** |
| Earnest Money Deposit | : | **Rs.239400/- (Rupees Two Lakhs Thirty-Nine Thousand Four Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45560** **till 5 PM.** |
| Property Address | : | Karaikudi Registration District, Karaikudi 2nd Sub Registrar, Karaikudi Taluk, Sakkotttai union, Ariyakudi Panchayat, Ariyakudi Group, Ariyakudi Village, Patta No.1417, S.No.8/5, 30 cents and Patta No.906 S.No.8/2A1A, Southern side 1Acre 50 cents Totally 1Acre 80 cents in divided into several house Plots in the name of Agaram Garden, Govt order No.255, Rural Development Department (C2) Dated on 18.08.97 Approved by Ariyakudi Panchayat President No.2/2008-2009, Plot No.11 Sub divition Patta No.1851, New S.No.8/5A1, Patta No.906, S.No.8/2A1A, Plot No.11, Southern side 1003.125 Sq.ft out of 2006.25 of land and building bounded by Boundaries East : 20 feet wide South North Common Pathway West : S.No.8/1 Land North : remaning land Plot No.11 in owned by Cholan South : Plot No.10 Measurement East west on the Northern side 39.25 feet and southern side 41 feet, South North on the western side 50 feet and Eastern side 50 feet in Southern side 1003.125 Sq.ft out of 2006.25 sq.ft |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Saravanan  Mobile No. . **9786686701**  E-mail ID: - saravananmm@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - COIMBATORE AREA - TN 4 HL - SUKUMAR C N - 15 days - 10-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. X0HLURA00002471349 - SUKUMAR C N** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.4397926/-** (**Rupees Forty-Three Lakhs Ninety-Seven Thousand Nine Hundred and Twenty-Six Only)** due as on **06-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **27-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3699000/-(Rupees Thirty-Six Lakhs Ninety-Nine Thousand Only)** |
| Earnest Money Deposit | : | **Rs.369900/- (Rupees Three Lakhs Sixty-Nine Thousand Nine Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **10-09-2024**  FE + Dinakaran |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45561** **till 5 PM.** |
| Property Address | : | In Tirupur Registration District, DharapuramSub- Registration Dharapuram Town Ward 5 sidco in Devendra street new T.S.No 1134/1D4 old T.S.No. 1134/1 Block No 9 door No 4/13 and in this shed – 11 situated within the following boundaries and measurements. North of : Shed No.14 South of : 15’ East West Road East of : Shed No.12 West of : Shed No.10 In this middle, East-West on the both sides : 44 feet North-South on the both sides : 44 ½ feet Admeasuring an extent of 1958 sq.ft vacant land with 950 sq.ft R.C.C House with EB & Water connection fitting fixtures and its deposits and all other appurtenances attached thereto and easementary rights S.C 339. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Ritesh Shukla  Mobile No. . **9510011589**  E-mail ID: - riteshss@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - VIZAG AREA - AP 1 HL - SURYANARAYANA KARRI - 15 days - 13-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| A/c Number and  Borrower | : | **1. HL01JUW000041356 - SURYANARAYANA KARRI** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3441486/-** (**Rupees Thirty-Four Lakhs Forty-One Thousand Four Hundred and Eighty-Six Only)** due as on **11-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **30-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.2385000/-(Rupees Twenty-Three Lakhs Eighty-Five Thousand Only)** |
| Earnest Money Deposit | : | **Rs.238500/- (Rupees Two Lakhs Thirty-Eight Thousand Five Hundred Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **13-09-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **45562** **till 5 PM.** |
| Property Address | : | All that piece of site measuring an extent of 266.66 Sq.yards or 222.927 Sq.mts, in Plot No.64 of VUDA L.P. No.17/93, covered by SURVEY NO. 10/3 ofMadhurawada Village, within the limits of Greater Visakhapatnam Municipal Corporation and Madhurawada Sub-Registrar's Office and the total site is an Bounded by: TOTAL SITE BOUNDED BY : East : 33 feet wide Road West : Plot No.57 North : Plot No.65 South : Plot No.63 MEASUREMENTS: East to West : 60 feet or 18.28 mts North to South: 40 feet or 12.19 mts SCHEDULE - "B" Out of which an undivided and unspeci-fied extent of 34.34 Sq.yds or 27.708 Sq.mts., out of 266.66 sq yards together with FLAT NO.TF-2 in THIRD FLOOR measuring 850 Sft., (including common areas) along with Carparking measuring 80 Sft., (including drive ways) in Stilt Floor in the " SAI PRANAY PARADISE " bearing Door No.9-64/14/TF-2, Assessmemt No. 1086542600, Electrical Service No.116583M 025 009980, Bounded By: East : Open Space West : Flat No.TF-1 and Staircase and Common Corridor North : Open Space South : Open Space. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.P.Sambha murthy  Mobile No. . **9866937365**  E-mail ID: - sambhasiva@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - RAJAHMUNDRY AREA - AP 1 HL - VENKATESWARA RAO ADAPAKA - 15 days - 13-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL05ADE000038759 - VENKATESWARA RAO ADAPAKA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.3270960/-** (**Rupees Thirty-Two Lakhs Seventy Thousand Nine Hundred and Sixty Only)** due as on **12-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **30-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.3050000/-(Rupees Thirty Lakhs Fifty Thousand Only)** |
| Earnest Money Deposit | : | **Rs.305000/- (Rupees Three Lakhs Five Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **13-09-2024** |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **45562** **till 5 PM.** |
| Property Address | : | ITEM.NO.I.  West Godavari district, Sri Vegeswarapuram sub registar office, Gopalapuram Mandal, Gopalapuram panchayat, Gopalapuram Village area R.S No.215/1A Site an extent 311.5 Sq.yards in nearest door no. 7-21 bounded by: EAST : 31 feet Gopalapuram to Dondapudi Road SOUTH : 89 feet site of Kolli Kameswaramma and item no.2 WEST : 31 feet site of Thota KannaRao NORTH: 89 feet site of Adapaka Suryam With in the above boundaries site an extent of 311.5 Sq.yds ITEM.NO.2. Ditto Gopalapuram village R.S no.215/1A Site an extent of 21.125 Sq.yards nearest door no.7-21 bounded by EAST : 5.6 feet site of Kolli Kameswaramma SOUTH : 39 feet road WEST : 4.3 feet site of Thota Kannarao NORTH: 39 feet item no. 1 With in the above boundaries site an extent of 21.25 sq. yds. item no.1 & item no.2 with RCC building, total extent of 332.51sq.yds of site with all easement rights there on. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.P.Sambha murthy  Mobile No. . **9866937365**  E-mail ID: - sambhasiva@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - TIRUNELVELI AREA - TN 6 HL - PAUL NADAR DIVYA - 15 days - 13-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| --- | --- |
| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

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| --- | --- | --- |
| A/c Number and  Borrower | : | **1. HL04TNR000052646 - PAUL NADAR DIVYA** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.2576100/-** (**Rupees Twenty-Five Lakhs Seventy-Six Thousand One Hundred Only)** due as on **12-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **30-09-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.1450000/-(Rupees Fourteen Lakhs Fifty Thousand Only)** |
| Earnest Money Deposit | : | **Rs.145000/- (Rupees One Lakhs Forty-Five Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **13-09-2024** |
| Nature of Possession | : | **Possession** |
| Last date for submission of bid is | : | **45562** **till 5 PM.** |
| Property Address | : | In Tirunelveli District,Tirunelveli Registration District, Rathapuram Sub Registration District, Rathapuram Taluka koodangulam panchayath koodangulam Village,residing at udaiyadi samy koil street Old S.F.No.956/1 New Natham Survey No 1173 /14 ,.0.00.82 Hectare Land Measuring 881 Sq.ft (82 Sq.M ),Door No 5/89 is a house (EB NO 067002-80) Boundaries are North – House Belongs to Mr.Gobalakrishnan & Palpandi Nadar East – Street North South South – House Belongs to Mr. Vethamanickam Nadar West – House Belongs to Mr. Ramalinga Nadar. |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.Mariyappan  Mobile No. . **9171131312**  E-mail ID: - mariappanm@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |

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| **PHOTOS OF PROPERTY :-**    **\*\*Please refer to all the terms and conditions in details before participating in Auction.** |

**CHOLAMANDALAM E-AUCTION SALE NOTICE – HL - Terms and Conditions - KAKINADA AREA - AP 1 HL - VENKATA SIVA PRASAD YELURI - 30 days - 13-09-2024**

**DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 and 9 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 listed immovable properties (“Secured Assets”) mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of **Cholamandalam Investment and Finance Company Ltd.** (“Secured Creditor”), will be sold on “**as is where is**”, “**as is what is**”, “**whatever there is**” and “**without any recourse**” **basis** on the date and time mentioned in Auction Notice, for recovery of the dues, due to Secured Creditor from the Borrowers and Guarantor(s) as per Auction Notice on the terms and conditions mentioned hereunder:

1. E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted “Online”. The auction will be conducted through the Secured Creditor’s approved Sale & e-Auction Service Provider: M/s. Auction Focus Private Limited at the Web Portal ([https:// www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsarfaesi.auctiontiger.net%2F&data=04%7C01%7Cmohdabdul%40chola.murugappa.com%7C4b157e1f4ced474a260a08da096fa0e0%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637832672331236500%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=PUsiPB6xwXbBb7Sn3Wyh8lT02m%2F7UkY5Vy6pjq0XNOc%3D&reserved=0)). e-Auction Tender Document containing online e-Auction Bid Form, Declaration, General Terms and Conditions of online auction sale.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the SECURED CREDITOR. The property is being sold with all the existing and future encumbrances whether known or unknown to the SECURED CREDITOR. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT/ RTGS/DD in the by way of demand draft drawn in favour of **Cholamandalam Investment and Finance Company Ltd**, drawn on any Nationalized or Scheduled Bank.
4. Bidders shall hold a valid email ID {e-mail ID is necessary for the intending bidder as all the relevant information and creation/allotment of ID & Password is sent by the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider to email ids only.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E- auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc.,(ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid email ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of Cholamandalam Investment and Finance Company Ltd. Corporate office :- Chola Crest, Super B, C54 & C55, Thiru Vi Ka Industrial Estate, Guindy, Chennai – 600 032. Scanned copies of the original of these documents can also be Submitted to e-mail id of Authorized officer.
6. Names of the Eligible Bidders will be identified by the SECURED CREDITOR to participate in online e-Auction on the Web Portal (() of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited will provide User ID & Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Secured Asset may be inspected by taking prior appointment with Authorized Officers of the Secured Creditor.
8. The e-Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
10. The prospective qualified bidders may avail online training on e-Auction from the Client Service Delivery (CSD) Department of our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited prior to the date of e-Auction details and email id is given in below table. *Neither the Authorised Officer/ SECURED CREDITOR nor our Sales & e-Auction Service Provider M/s. Auction Focus Private Limited- shall be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. To ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction Event.* Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.

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| AUTHORISED SERVICE PROVIDER NAME | Auction Focus Private Limited |
| AUTHORISED SERVICE PROVIDER ADDRESS | B/304, Shivallik Plaza, Opposite AMA, IIM Road, Ambawadi, Ahmedabad - 380059 |
| E-MAIL ID | [support@auctionfocus.in](mailto:support@auctionfocus.in) |
| TECH SUPPORT NO. | 9016641848 |
| WEBSITE | [www.auctionfocus.in](https://ind01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.auctionfocus.in%2F&data=05%7C01%7Cmohdabdul%40chola.murugappa.com%7C533cc61a454e4d204df908da448f7949%7C370ba3da1a7a440ea7a7b857f46e8f6e%7C0%7C0%7C637897680264878368%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=dnXswWJokFqmVhtfL0OWwiNlJlMslU7t2kiTfKq4Cb8%3D&reserved=0) |

1. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only), then the auction purchaser / successful bidder shall deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and The Secured Creditor shall not be held liable to procure any permission, license, NOC, etc., in respect of the Secured Asset(s). The Secured Creditor shall also not be liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, or any other dues of municipal corporation/ local authority/ C.H.S./ builder and/ or other dues, taxes, whatsoever, if any, in relation to the Secured Asset(s).
2. The Authorised Officer/SECURED CREDITOR is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
3. That the Secured Asset(s) put up for sale is/ are possessed by the Auctioneer under the SARFAESI Act and the Secured Creditor may withdraw any of the Secured Asset(s) thereof from being sold in the e-Auction or cancel the e-Auction at any time before the sale certificate is issued to the successful Bidder(s) without assigning any reason for such withdrawal.
4. If the dues of Secured Creditor together with interest, all costs, charges and expenses incurred by it, or part thereof as may be acceptable to Cholamandalam Investment and Finance Company Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before (the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offeror shall be entitled to get back the EMD amount, or any amounts paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Cholamandalam Investment and Finance Company Limited.
5. ***That the bidders shall not have any direct or indirect relationship with the employees of the Secured Creditor. If any such relationship is brought to the notice of the AUCTIONEER, then the amount paid by the Bidder(s) shall be forfeited without any notice.***
6. 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.
7. 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.
8. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002amended vide GSR 1046 (E) dt.03-11-2016, w.e.f: 04.11.2016.
9. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

For and on behalf of **AUTHORISED OFFICER**

**Cholamandalam Investment and Finance Company Limited**

1. **Auction ID :-**

|  |  |  |
| --- | --- | --- |
| A/c Number and  Borrower | : | **1. X0HLKAK00002643892 - VENKATA SIVA PRASAD YELURI** |
| Total Amount Due as per Demand Notice./ total dues as on date of Sale notice \_\_\_\_\_\_\_\_\_\_ | : | **Rs.4100987/-** (**Rupees Forty-One Lakhs Nine Hundred And Eighty Seven Only)** due as on **12-09-2024** |
| Time and Place of Public  Auction (Website Link) | : | **18-10-2024 from 02.00 P.m. To 04.00 P.m**  (https:// www.auctionfocus.in) |
| Reserved Price of Secured Asset Below which the  property may not be sold | : | **Rs.4500000/-(Rupees Forty-Five Lakhs Only)** |
| Earnest Money Deposit | : | **Rs.450000/- (Rupees Four Lakhs Fifty Thousand Only)** |
| Date of Publication of Sale notice and Newspaper names |  | **13-09-2024**  Hans India + Prajasakthi |
| Nature of Possession | : | **Constructive Possession** |
| Last date for submission of bid is | : | **45582** **till 5 PM.** |
| Property Address | : | Document No.1359/2016, All that piece and parcel of land along with site admeasuring Sq.yds.233.91 (total 2 items) bearing survey no.527/4, Block No.4, Near Door No.4-8 of Gollala Mamidada, Pedapudi Mandal, Biccavolu Sub-Registrar, Gollala Mamidada Gram panchayat, East Godavari District Bounded as follows, 1st Item: Sq.yds.221.25, East: Ft 93.00, sites of Rayudu Veeraju and Ayinaparthi Chandra Rao West: Ft 84.06, 3,4,5 items, North: Ft 19.06, 2nd Item South: Ft 26.00, site of Nallamilli china Satyalu. 2nd Item: Sq.yds.12.66 East: Ft 06.00, sites of Rayudu Veeraju and Ayinaparthi Chandra Rao West: Ft 06.00, 3rd item, North: Ft 19.06, wall of Tetali Srinivasa Reddy, South: Ft 19.00, 1st Item. Document No.1358/2016, All that piece and Parcel of land along with site admeasuring Sq.yds 61.16 (total 3 Items) bearing Survey no. 544/9, Block No.3, Near Door No. 3-75 of Gollala Mamidada, Pedpudi Mandal, Biccavolu Sub Registrar, Gollala Mamidada Gram Panchayat, East Godavari District Bounded as follows: 3rd Item: Sq.yds.28 East: Ft 48.00, 1, 2 items West: Ft 48.00, Site of Karri Satyanarayana Reddy, North: Ft 04.06, wall of Tetali Srinivass Reddy, South: Ft 06.00, 4th Item. 4th Item: Sq.yds.21.29 East: Ft 28.09; 1st Item West: Ft 28.09; Site of Karri Satyanarayana Reddy, North: Ft 06.00; 3rd Item South: Ft 07.04; 5th Item 5th Item: Sq.yds.11.87 East: Ft 13.03; 1st Item West: Ft 13.03; Site of Karri Raja Reddy, North: Ft 07.04; 4th Item, South: Ft 07.07; Site of Nallamilli Chakram Within the above total five items boundaries, Total extent of Sq.295.07 Yds with all common ways, water ways and all easementary rights |
| Indicative Description | : | Residential House |
| Contact Person / Contact  Details | : | Mr.P.Sambha murthy  Mobile No. . **9866937365**  E-mail ID: - sambhasiva@chola.murugappa.com  **Mohd Abdul Qawi - 7305990872** |