

Through Speed Post Ad.

Date: 28.10.2025

To:

1. M/s. EcoIndia Electromech Pvt Ltd., (Borrower)

Eco House, Plot No. 48, Shri Ram Kholak,
Udawada, Valsad, Gujarat – 369 325.

2. Mr. Manish Vijay Patil, (Co Borrower)

No. 702, Samudra Appartments, Sea Face Road,
Beside Brighton Hotel, Nani Daman, Daman – 396 210.

3. Mrs. Samta Manish Vijay, (Co Borrower)

No. 702, Samudra Appartments, Sea Face Road,
Beside Brighton Hotel, Nani Daman, Daman – 396 210.

Sub: Sale Notice (By Private Treaty) [Rule 8 (5) and (6) read with Rule 9(1) of Security Interest (Enforcement) Rules 2002] # [Rule 6 of Security Interest (Enforcement) Rules 2002]

For sale of immovable property being All the piece of immovable property bearing Eastern Side Plot No. 11/B admeasuring 2000 sq. feet i.e. 185.87 sq. mtrs. out of Plot No. 11 admeasuring 5000 sq. feet, situated at land bearing Revenue Survey No. 103/2 Paiki [After Promulgation New Block Nol. 1033] admeasuring Acre-2, Guntha-00 i.e. 8094 sq. mtrs., of Moje Village: Chharwada, Sub-District: Pardi, District: Valsad – 396 195.

Ref.: **Loan Account No. TL01SRT00000035845**

Dear Sir/ Madam,

The Authorized Officer of **Cholamandalam Investment and Finance Company Limited.** ("**secured creditor**") hereby informs you that despite service of the demand notice dated 12.06.2024 under section 13(2) of the Securitisation and reconstruction of financial assets and enforcement of security interest act, 2002 ("**SARFAESI ACT**"), you the above named borrowers, co- borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the possession of the secured asset mentioned in schedule had been taken by the authorized officer of the secured creditor.

The Auction(s) conducted in the past in respect of the schedule property(ies) were not successful for want of bidders / bids above reserve price. Thereafter, a person has shown interest in purchasing the Schedule Property for a price fixed by the Secured Creditor and on terms agreeable to the financial institution and the proposed purchaser. As the Schedule Property could not be sold through auction held earlier, **The Authorised Officer, Cholamandalam Investment and Finance Company Limited** has decided to sell the property to the proposed purchaser by executing necessary documents on 17.11.2025 by way of private treaty for recovery of the amount **Rs. 1,09,85,340/- (Rupees One Crore Nine Lakhs Eighty Five Thousand Three Hundred and Forty Only)** as on 27-10-2025 against Loan Account No. **TL01SRT00000035845**, by way of outstanding principal, arrears (including accrued late charges) and interest along with applicable future interest in terms of the loan agreement.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within 15 days from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of 15 days, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

The Authorised officer of the secured creditor hereby serves on you this notice of sale of the scheduled property which will be sold after 15 days by way of sale by way of private treaty on **17.11.2025** from **11.00 a.m.** to **12.00 p.m** strictly on "**As Is Where Is**", "**As Is What Is**", "**Whatever There Is**" and "**Without Any Recourse**" basis for recovery of the secured debt of **Rs. 1,09,85,340/- (Rupees One Crore Nine Lakhs Eighty Five Thousand Three Hundred and Forty Only)** as on 27.10.2025 against Loan Account No. **TL01PNP0000058992**, by way of outstanding principal, arrears (including accrued late charges) and interest along with applicable future interest in terms of the loan agreement.

The Reserve Price for the Property is **Rs. 85,00,000/- (Rupees Eighty Five Lakhs Only).**

We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Purchaser. You may note that in case the Sale proceeds of such sale of the secured asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

The Authorised Officer of the secured creditor hereby serves on you this notice of sale of the scheduled property which will be sold after 15 days by way of private treaty.

SCHEDULE OF IMMOVABLE PROPERTY

All the piece of immovable property bearing Eastern Side Plot No. 11/B admeasuring 2000 sq. feet i.e. 185.87 sq. mtrs. out of Plot No. 11 admeasuring 5000 sq. feet, Situated at land bearing Revenue Survey No. 103/2 Paiki [After Promulgation New Block Nol. 1033] admeasuring Acre-2, Guntha-00 i.e. 8094 sq. mtrs., of Moje Village: Chharwada, Sub-District: Pardi, District: Valsad – 396 195.

For Cholanandalam Investment and Finance Company Limited

Authorised Officer