

**E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE ASSETS UNDER SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, R/W RULE 8 (6)
OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002. (RULE 8 & 9)**

Date: 01/10/2026

To

- 1. FERROJ SALAR PATEL**
C/O SALAR PATEL, F S PATEL RESIDENCY, NEAR MINAR
URDU SCHOOL, PATEL NAGAR, LATUR, MAHARASHTRA -
413512
- 2. FERROJ SALAR PATEL**
ALSO AT: PATEL NAGAR, NEAR KANHERI CHOWK, LATUR,
MAHARASHTRA 413512
- 3. TABASSOM FERROZ PATEL**
W/O FERROJ PATEL, KANHERI CHOWK, NEAR MINAR
SCHOOL, PATEL NAGAR, LATUR, MAHARASHTRA-413512
- 4. F S PATEL TRADERS**
PATEL NAGAR, NEAR KANHERI CHOWK, LATUR,
MAHARASHTRA - 413512

Sir / Madam,

Sub :: Sale of Secured Asset by M/s Cholamandalam Investment and Finance Company Limited under SARFAESI Act, 2002.

Ref :: Loan Account No(s) HE01LTU00000073490 - FERROJ SALAR PATEL SALAR PATEL and Others

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property mortgaged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Cholamandalam Investment and Finance Company Limited, the same shall be referred herein after as Cholamandalam Investment and Finance Company Limited. The Secured Assets will be sold on "AS IS WHERE IS" "AS IS WHAT IS, and "WHATEVER THERE IS" basis through E-Auction.

It is hereby informed to General public that we are going to conduct public E-Auction through website www.auctionfocus.in/chola-lap

The secured asset will be sold to one of the intending purchasers who offer the highest bid/purchase price, which shall not be less than the Reserve Price.

RESERVE PRICE	Rs. 3,31,00,000 /-
EMD	Rs. 33,10,000 /-
E-AUCTION DATE AND TIME	13/11/2026, 11:00 am to 1:00 PM
LAST DATE OF SUBMISSION OF EMD	12/11/2026, (Up to 5.30 P.M.), (Up to 5.30 P.M.)
BID INCREMENT AMOUNT	Rs. 1,00,000 /-
DATE OF INSPECTION OF PROPERTY	29/10/2026

DESCRIPTION OF THE IMMOVABLE PROPERTY [Secured Asset]

ALL THAT PIECE AND PARCEL OF THE BUILDING/HOUSE CONSTRUCTED OVER PLOT NO.3 BEARING MC NO.R-9/275/3-OLD AND B-7/3688 -NEW TOTAL ADMEASURING AREA 842 SQ.MTRS. OUT OF SURVEY NO.1/2, GROUND + 1 RCC CONSTRUCTION I.E. 70 SQ.MTRS. BUILT-UP AREA, SITUATED AT KANHERI, TQ. & DIST.LATUR AND WHICH IS WITHIN LOCAL LIMITS OF MUNICIPAL CORPORATION, WHICH IS BOUNDED AS BELOW : EAST - 20 FEET WIDE ROAD, WEST-PLOT NO.2 OUT OF SAID SURVEY NO.1/2, NORTH -LAND BELONGS TO FIROJ PATEL, SOUTH-40 FEET WIDE ROAD.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within 30 days from the date of service/publication of this notice, the entire outstanding loan amount aggregating to Rs. 20483795/- [Rupees Two Crores Four Lakhs Eighty Three Thousand Seven Hundred Ninety Five Only] as on 29/09/2026 together with further interest, penal interest, costs and charges thereon till the date of payment, as per agreed the terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of 30 days, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

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 all are jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

FOR CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

AUTHORISED OFFICER

Terms & Conditions of E- Auction Sale:-

1. The e-Auction/sale is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS", and under provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002.
2. The auction sale will be 'Online E-Auction' Bidding and All bidders shall be required to participate in Auction only through "online electronic mode" through the website of the Service Provider i.e., www.auctionfocus.in/chola-lap **on the dates as mentioned in the above table with further extension of 3 Minutes.** The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. The Company / Service Provider shall not be held responsible for any loss of internet connectivity, network problems, system crash down, power failure etc.
3. Online auction sale will start automatically on and at the time as mentioned above. During the Online Inter-se Bidding, Bidder can increase their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 3 minutes (each time till the closure of e-Auction process), otherwise, the same will be automatically closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after due verification.
4. Eligible bidders may contact **Mr. Muhammed Rahees at 8124000030 / 6374845616** or via email at CholaAuctionLAP@chola.murugappa.com for any property-related queries, assistance, or inspection of the property. For creation of Login ID and Password and training on the e-auction bidding process, bidders may contact M/s. Auction Focus (Contact Person: Mr. Prachi Trivedi, Mobile No: +91 9016641848) during office hours on working days
5. The Intending bidders shall hold a valid e-mail address and should register their name/account by login to the website of the aforesaid service provider. The Service provider will provide the user ID and password by the aforesaid service provider which should be used in the e-auction proceedings. For further details, please contact the service provider at the above-mentioned address/phone no./mail etc.,
6. The Bid must be accompanied with Earnest Money Deposit (EMD) (Equivalent to 10% of the Reserve Price fixed or above) by way of Demand Draft/ Pay order in favour of **"Cholamandalam Investment and Finance Company Limited" payable at Chennai.**
7. The interested Bidders shall submit their Bid for purchase of the secured Assets on or before the last date of submission of the EMD(s) as mentioned in the sale notice and also submit a hardcopy thereof at the Branch mentioned hereinbelow. The Bid Form shall be accompanied by demand drafts/pay orders drawn in favour of "CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LTD." payable at Chennai and KYC Documents in the form and manner acceptable to the Company. The

Bid Forms that are not duly filled or not accompanied by the (i) Demand Draft; (ii) KYC Documents or Bid Form received after the last date of submission as prescribed herein will not be considered/ treated as valid Bid, and shall accordingly be rejected. The highest bid shall be subject to approval of CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LTD. The Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. The decision of Authorized Officer and Secured Creditor shall be final & binding on all Bidders.

8. The Earnest Money Deposit shall not bear any interest. The Demand Draft/Pay order submitted towards Earnest Money Deposit (EMD) by un-successful bidders shall be returned in due course after conclusion of E-Auction. The EMD of the successful bidder shall be retained towards part sale consideration. The successful bidder shall immediately, i.e., on the same day or any day not later than next working day from the date of auction, as the case may be, pay 25% of the amount of the sale price inclusive of EMD already paid by Demand Draft/Pay Order in favour of " CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LTD" payable at Chennai or through electronic means like RTGS/NEFT/Swift Transfer as per SARFAESI rules. The balance amount of sale price i.e., 75% of the sale price shall be paid by the purchaser to the Authorized officer on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing between purchaser and the secured creditor, in any case not exceeding three months. In case of any default in payment at any stage by the successful bidder/auction purchaser within stipulated time, the sale will be cancelled and the amount already deposited will be forfeited as per rule 9(5) of the SARFAESI rules and the property shall be resold and the defaulting purchaser/bidder as well as borrower shall have no claim/right in respect of property/ amount.
9. On compliance of terms of Sale, the Authorized officer shall issue the "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration charges, conveyance, TDS etc. has to be borne by the Auction purchaser.
10. The Company does not take any responsibility to procure permission/ NOC from any authority or under any law which is time being in force in respect of the property offered or any other dues i.e., outstanding water/electricity dues, property tax or other charges, if any. The successful bidder shall bear all expenses including pending dues of any Development Authority, if any/ taxes/ utility bills etc. to the Municipal Corporation or any other authority/ agency and fees payable for stamp duty /registration fees etc. for registration of the Sale Certificate.
11. The Authorized Officer reserves the absolute right and discretion to accept or reject any or all the offers/bids or adjourn/cancel the sale without assigning any reason or modify any terms of sale without any prior notice. The immovable property shall be sold to the highest bidder. However, the Authorized Officer reserves the absolute discretion to allow inter-se bidding, if deemed necessary.
12. To the best of its knowledge and information, the Company was not aware of any of the encumbrances on the property to be sold except of the Company. However, the interested bidders should make their own assessment of the property to their satisfaction and best of his knowledge, belief and understanding. The Company does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid property. For any other information, the Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the aforesaid property.
13. Further interest will be charged as applicable, as per the loan documents on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its actual realization.
14. The notice is hereby given to the Borrower(s) / Mortgagor(s) to remain present personally at the time of sale and they can bring the intending buyer/purchasers for purchasing the immoveable property as described hereinabove, as per the particulars of the Terms and conditions of sale.
15. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. The Bidders are hereby advised to go through the website www.auctionfocus.in/chola-lap or detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. The Online bidding will take place in the Company's website as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender document. The Tender Document and detailed Terms and Conditions for the Auction may be downloaded from the website www.auctionfocus.in/chola-lap or the same may also be collected from the concerned Branch office of Cholamandalam Investment and Finance Company Limited. A copy of the Bid form along with the enclosure submitted online shall be handed over to **Mr. Sandeep Mali - 9823746058; at Cholamandalam Investment and Finance Company Limited, ADDRESS: 3rd Floor, Shrinivas Archd, Shrinivas Nagar, Above Yokohama Tyre, Ring Road, Latur-413512, on or before date and time as mentioned above. (Please refer to the details mentioned in table above).**
16. The property shall be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" AND "AS IS WHATEVER THERE IS BASIS" condition and the intending bidder should make discreet enquiries as regards encumbrance, charge and statutory outstanding on the property of any authority besides the Company's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges and encumbrances over the property or any other matter etc. will be entertained after submission of the online bid and at any stage thereafter. The Company shall not be responsible for anything whatsoever including damages or eviction proceeding, etc. The intending bidder shall indemnify the tenants as well as the Company in this regard. The purchaser shall

take necessary action for eviction of tenant / settlement of tenant only in accordance with the Law. The Company presses into service the principle of caveat emptor.

17. This publication is also a '30 (Thirty) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8 (6) and Rule 9 of Security Interest (Enforcement) Rules 2002, to discharge the liability in full and pay the dues as mentioned above along with up-to-date interest and expenses within 30 days from the date of this notice failing which the Secured asset will be sold as per the terms and conditions mentioned above. In case there is any discrepancy between the publications of Sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. If the borrower/mortgagors pays the amount due to the Company, in full before the date of sale, auction is liable to be stopped.

For further details and queries, contact Authorized Officer, Cholamandalam Investment and Finance Limited, Mr. Sandeep Mali - 9823746058.

18. The Conditional Bid may be treated as invalid and Contingent Bid shall be treated as invalid. Bidders shall not be entitled to withdraw or cancel Bid once submitted.
19. Movable articles lying in the above mentioned secured asset does not form part of this sale. Before handing over the possession of secured asset to the Auction purchaser a reasonable time will be given to borrower/owner/mortgagor to remove said movable articles lying in the secured asset.
20. 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 2002 amended vide GSR 1046 (E) dt.03-11-2016, w.e.f 04.11.2016.
21. Neither the Cholamandalam Investment and Finance Company Limited nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occur while submitting the online bids/participating in the auction sale.

PLACE: Latur
Date: 01/10/2026

Authorized Officer
Cholamandalam Investment and Finance Company Limited