

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: 02.04.2026

To:

- 1. M/s. Murugan Wood Planing Works, (Borrower)**
No. 13-5-531, Tata Nagar, Tirupati, Andhra Pradesh – 517 501.
- 2. Mr. Perumal Muni, (Co Borrower) (Deceased)**
- 3. Mrs. Perumal Bujji, (Co Borrower)**
- 4. Mr. P M Litheesh Kumar, (Legal Heir of the Deceased)**
- 5. Ms. P Muni Kavya, (Legal Heir of the Deceased)**
No 3 to 5 are residing at,
No. 10-35, Amberkar Colony, Mangalam,
Tirupati Urban, Andhra Pradesh – 517 507.
- 6. M/s. Litish Wood Design & Plainers Works, (Co Borrower)**
Door No. 14-11-2001, Renigunta Road, T N Palem,
Tirupati, Andhra Pradesh – 517 507.

Sir / Madam,

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

Ref: Loan Account No. TL01NLR00000044748.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable properties 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. 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. 1,69,00,000/-
EMD	Rs. 16,90,000/-
E-AUCTION DATE AND TIME	12.05.2026 - 11 AM to 12 PM (with unlimited extension of 3 mins each)
LAST DATE OF SUBMISSION OF EMD	11.05.2026
BID INCREMENT AMOUNT (IN RS.)	Rs. 1,00,000/-
DATE OF INSPECTION OF PROPERTY	As per the appointment

DESCRIPTION OF THE IMMOVABLE PROPERTY [Secured Asset]

Item 1:

All that piece and parcel of the Property at, Tirupati District, Tirupati Sub-District, Tirupati Urban Mandal, No.9 Akkarampalle Village, Sy.No.11/2B/2, Sub-division Sy.No.11/2B/2A, at present Sub-divided Sy.No.11/2B/2A15, in it Ac. 0.87 ½ cents (Upadaya Nagar backside) of land was divided into Approved Lay-Out Plan Plots Vide L.P.No. 13/G1/2006 Plan Plots, in it Plot No. I Northern Side (Part) of site bounded by:

East : 40 ft., width Road
South : Land in Sy.No. 11/2B2 belongs to Nagamma & Others
West : Site in Plot No. 1 Part belongs to Dr. K. Raghava Reddy
North : Site in Plot No. A belongs to K. Vanaja and (2nd Item Site)

Within these boundaries measuring East-West both sides 73 ½ ft., 22.417 mts., North-South both sides 17 ft., or 5.185 mts., equal to 1249.50 sq.ft., or 138.83 sq.yards of vacant site.

Item 2:

All that piece and parcel of the Property at Tiruapti District, Tirupati Sub-District, Tirupati Urban Mandal, No.9 Akkarampalle Village, Sy.No.11/2B/2, Sub-division Sy.No. 11/2B/2A, at present Sub-divided Sy.No.11/2B/2A15, in it Ac 0.87 ½ cents (Upadaya Nagar backside) of land was divided into Approved Lay-Out Plan Plots Vide L.P.No. 13/G1/2006 Plan Plots, in it Plot No. A of site bounded by:

East : 40 ft., width Road
South : Land in Sy.No. 11/2B2 belongs to Nagamma & Others
West : Site in Plot No. I Part
North : T.T.D. Compound Wall

Within these boundaries measuring East-West both sides 73 ½ ft., 22.417 mts., North-South Eastern Side sides 4 ½ ft., or 1.372 mts., North-South Western Side sides 33 ¾ ft., or 10.293 mts., equal to 1405.68 sq. ft., or 156 18 sq.yards of vacant site.

Above two items totaling to 2655.18 sq.ft., or 295.01 sq.yards of vacant site and including with all easementary rights appurtenant thereto.

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 **Rs. 1,32,02,176/- [Rupees One Crore Thirty Two Lakhs Two Thousand One Hundred and Seventy Six Only]** as on 22.09.2025 together with further interest, penal charge, other charges and costs 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 auction sale will be 'Online E-Auction' Bidding through website <https://bankauctions.in> & www.foreclosureindia.com on the dates as mentioned in the table above with further Extension of 3 Minutes each.
2. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider M/s. 4 Closure, (Contact Person: Mr. Nithesh Pawar, Ph. No. 8142000725, Email: nithesh@bankauctions.in). Please note that, prospective bidders may avail online training on e-auction from their registered mobile number only.
3. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of Demand Draft / Pay Order drawn on any nationalized or scheduled Commercial Bank in favor of "**Cholamandalam Investment and Finance Company Limited**" payable at Chennai and register their name at <https://bankauctions.in> & www.foreclosureindia.com and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the web-site, the intending purchaser/bidder is required to get the copies of the following documents submit [1. Copy of the DD copy/ Pay order; 2. Copy of PAN card and 3. Copy of proof of address (Passport, Driving License, Voter's I-Card or Aadhar Card, Ration Card, Electricity Bill, Telephone Bill, Registered Leave License Agreement)] by the last date of submission of the EMD(s) as mentioned in the sale notice and also submit hardcopy thereof at the Branch mentioned hereunder.
4. Bid must be accompanied with EMD (Equivalent to 10% of the Reserve Price) by way of Demand Draft/ Pay order in favour of "**Cholamandalam Investment and Finance Company Limited**" payable at **Chennai**.
5. The bids that are not filled up or bids received beyond last date will be considered as invalid bid and shall be summarily rejected. No interest shall be paid on the EMD. Once the bid is submitted by the Bidder, same cannot be withdrawn. However, EMD deposited by the unsuccessful bidder shall be refunded without interest.
6. The bid price to be submitted shall be on or above the Reserve Price, with the incremental value of Rs.1,00,000/-. The properties shall not be sold below the Reserve Price set by the Authorized Officer.

7. The successful bidder is required to deposit 25% of the sale price (inclusive of EMD) immediately but not later than next working day by Demand Draft drawn in favour of **"Cholamandalam Investment and Finance Company Limited" payable at Chennai** and the balance amount of sale price shall be paid by the successful bidder within 15 days from the date of confirmation of sale by the Company. The EMD as well as Sale Price paid by the interested bidders shall carry no interest. The deposit of EMD or 10% of sale price, whatever may be the case shall be forfeited by the Company, if the successful bidder fails to adhere to terms of sale or commits any default.
8. On compliance of terms of Sale, Authorised officer shall issue "Sale Certificate" in favour of highest bidder. All the expenses related to stamp duty, registration charges, conveyance, TDS etc. to be borne by the purchaser.
9. As per Sec 194-I A of income Tax Act,1961, TDS @ 1% or 0.75% will be applicable on the sale proceeds where the sale consideration is Rs. 50 lakhs and above. Payment should be made through Form 29QB incorporating Bank's Pan Number, in eligible cases.
10. The Company does not take any responsibility to procure permission / NOC from any authority or under any other law in force in respect of property offered or any other dues i.e., outstanding water/electricity dues, property tax or other charges, if any.
11. 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.
12. The Authorised 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 Authorised Officer reserves the absolute discretion to allow inter-se bidding, if deemed necessary.
13. To the best of its knowledge and information, the Company is not aware of any encumbrances on the property to be sold except of the Company. However, interested bidders should make their own assessment of the property to their satisfaction. The Company does not in any way guarantee or makes any representation with regard to the fitness/title of the aforesaid property. For any other information, the Authorised Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the aforesaid property.
14. 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.
15. The notice is hereby given to the Borrower(s) / Co Borrower(s) / Guarantor(s) / Mortgagor(s) to remain present personally at the time of sale and they can bring the intending buyer/purchasers for purchasing the immovable property as described hereinabove, as per the particulars of the Terms and conditions of sale.
16. Online E-auction participation is mandatory in the auction process by making application in prescribed format which is available along-with the offer/tender document on the website. Bidders are advised to go through the website <https://bankauctions.in> & www.foreclosureindia.com or detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings. Online bidding will take place at web-site of organization as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender document. The tender document and detailed terms and conditions for the Auction may be downloaded from the website <https://bankauctions.in> & www.foreclosureindia.com 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.Ravi teja – Ph:9533326591 / Mr.Bhadrachalam – Ph:9000900516, Cholamandalam Investment and Finance Company Limited, No.26-2-1008/2,1st Floor,Reddy Towers, Beside More Super Market,Vedayapalem, Nellore-524 004. on or before the date and time as mentioned above. (Please refer to the details mentioned in table above).

- 17.** The property shall be sold on "As is Where is Basis", "As is What is Basis" and "As is Whatever there is" 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.
- 18.** This publication is also a '30 (Thirty) days' notice to the Borrower / Co Borrower(s) / Mortgagor(s) / Guarantor(s) of the above said loan account pursuant to rule 8(6) and Rule 8 and 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.Ravi teja – Ph:9533326591 / Mr.Bhadrachalam – Ph:9000900516**
- 19.** The intending Bidders can inspect the property prior appointment of Authorized Officer, for inspection of the property, please **Mr.Ravi teja – Ph:9533326591 / Mr.Bhadrachalam – Ph:9000900516.**
- 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 Authorised Officer of 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: Tiruapti
Date: 02.04.2026

Authorized Officer
**CHOLAMANDALAM INVESTMENT AND
FINANCE COMPANY LIMITED**