

**M/s CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

**Corporate Office:- No.2, Dare House, 1<sup>st</sup> Floor, NSC Bose Road, Chennai – 600 001.**

**Branch Office: - M/s Cholamandalam Investment and Finance company limited ASV Adarsh Complex, 719, Pathari Road, off Mount road, Near Thousands Light Metro station, (Behind Raj Video Vision), Anna Salai, Chennai 600002.**

**Contact No: Aravind 95000 05143**

**PUBLIC NOTICE FOR AUCTION CUM SALE**

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of M/s Cholamandalam Investment and Finance Company Limited under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on '**AS IS WHERE IS BASIS**', '**AS IS WHAT IS BASIS**' and '**WHATEVER IS THERE IS BASIS**', Particulars of which are given below:-

<b>Borrower(s) / Co-Borrower(s)/ Guarantor(s)</b>	<b>Demand Notice Date and Amount 25.04.2019</b>	<b>Description of the Immovable property</b>	<b>Reserve Price</b>	<b>Earnest Money Deposit</b>	<b>Total Loan Outstanding as on 31.07.2020</b>	<b>Date &amp; place of Auction</b>
(X0HECHE00002471833) <b>1.NAVEEN TAJ A</b> <b>2.NAJUMUNISSA</b> <b>3.NAVEEN'S</b> <b>4.NUSRATHBANU N</b>  NEW DOOR NO.2, OLD DOOR NO.7, PLOT NO.17, 1 <sup>ST</sup> LINK STREET, BLOCK NO.20, KARPAGAM GARDEN, ADYAR CHENNAI – 600 020.  NO.2, BAZAAR STREET, ROYAPURAM CHENNAI – 600013.	Rs. 3,67,70,525.52/- (Rupees Three Crores Sixty Seven Lakhs Seventy Thousand Five Hundred Twenty Five and paise Fifty Two Only) as on : 22/04/2019	All that piece and parcel of House Ground and Premises bearing New Door No.2 Old Door No.7 Plot No.17 Karpagam Garden 1 <sup>st</sup> Link Street Adyar Chennai 600 020. Comprised in Survey No.56/1 (part) and Present T.S.No.2/147 Block No.20 of URUR Village Mylapore Triplicane Taluk Chennai District Admeasuring a Total Extent of 1.190 Grounds i.e.2856 sq.ft. or thereabouts and as per patta 265.5 sq.mts. and bounded on North- Plot Nos.17A and 18A TS.Nos.2/1, 2/88 and 2/130, South- Property belonging to Theosophical Society TS No.2/1, East- 24 Feet Wide Road – Now Called Karpagam Garden 1 <sup>st</sup> Link Street, West- Plot No.18 TS Nos.2/1 and 2/88 situated within Registration Sub District of Adyar and Registration District of Chennai South.	<b>Rs.4,50,00,000/-</b> (Rupees Four Crores Fifty Lakhs Only)	<b>Rs.45,00,000/-</b>  (Rupees Forty Five Lakhs Only)	<b>Rs.3,90,06,585.90/-</b>  [Rupees Three Crores Ninety Lakhs Six Thousand Five Hundred Eighty Five & Paise Ninety Only]  Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.	Date : 09.09.2020  <b>Branch office at :</b> M/s Cholamandalam Investment and Finance company limited ,ASV Adarsh Complex, 719, Pathari Road, off Mount road, Near Thousands Light Metro station, Behind Raj video vision, Anna Salai, Chennai 600002.

### **IMPORTANT INFORMATION REGARDING AUCTION PROCESS**

1	<b>Date of Auction</b>	09.09.2020
2	<b>Place of Submission of Bids and Place of Auction</b>	M/s Cholamandalam Investment and Finance company limited, ASV Adarsh Complex, 719, Pathari Road, off Mount road, Near Thousands Light Metro station, Behind Raj video vision, Anna Salai, Chennai 600002.
3	<b>Date of Inspection of Property</b>	04.09.2020
4	<b>Last date for Submission of Bids</b>	07.09.2020

\* A bidder may, on his own choice, avail the facility in the auction by making application in prescribed format which is available along with the offer/tender document on the given office address mentioned hereunder. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document. This notice is also to be treated as a 30 days' notice under Rule 8(5)(c) and 9(1) of the Security Interest Enforcement Rules, 2002, "

### **TERMS AND CONDITIONS OF AUCTION**

- 1) The property is sold on 'As is where is basis' 'As Is What Is Basis' and 'Whatever Is There Is Basis'.
- 2) The Bidder is obliged to exercise full due diligence in all respects, including to inspect each of the details of the property mentioned above on the scheduled date & time.
- 3) Submission of bids to M/s Cholamandalam Investment and Finance Company Limited would be construed a deemed acceptance by the bidder that (i) he/she/it has exercised due diligence in all respects; (ii) Is satisfied with all details/measurements of property; (iii) Acknowledges full knowledge of terms and conditions that govern the auction and (iv) Waives all his/her/its rights to make any contrary claims against company at any future date.
- 4) The sale is subject to confirmation by the Authorised officer if the borrower/guarantor pays the entire outstanding amount in full before sale, no sale will be conducted.
- 5) The Bidder shall remit Earnest Money Deposit (EMD) by Banker's Cheque / DD drawn in favour of M/s Cholamandalam Investment and Finance Company Limited for the respective Loan A/c, along with the bid form in a Sealed Cover addressed to The Authorized Officer, M/s Cholamandalam Investment and Finance Company Limited up to 5.00 P.M on 04.09.2020. Please note that, in reference to successful bidder(s), EMD is adjustable against the sale consideration receivable by M/s Cholamandalam Investment and Finance Company Limited. Also, EMD is refundable to the unsuccessful bidder(s).
- 6) The successful bidder shall deposit 25% of the bid amount immediately on the sale being knocked down in his/her/its favour and the balance within 15 days

by Banker's Cheque / DD drawn in favour of M/s Cholamandalam Investment and Finance Company Limited for the respective Loan A/c Number.

7) In case the successful bidder fails to deposit 25% of the bid amount immediately on sale being knocked down in his/her/its favour and/or the balance amount, within 15 days the deposit made by the bidder shall be forfeited without any prior intimation.

8) The charges / fees payable for conveyance such as stamp duty, registration fee, maintenance charges electricity charges etc., shall be borne by the successful bidder. The Authorized Officer will not be held responsible for any charge, lien, property tax or any other dues to the Government or local body or any other authority in respect of the property under sale.

9) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice or assigning any reason therefore.

10) The Sale will only be in favour of successful bidder and not his/her nominee.

11) This Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general. The borrower has absolute right for the redemption of property till the confirmation of the sale Process.

For further details, contact the Authorised Officer, at the abovementioned Office address.

**Sd/-**

Place: Chennai

**Date:-** 05.08.2020

**AUTHORISED OFFICER  
M/s CHOLAMANDALAM INVESTMENT and FINANCE COMPANY LIMITED**