

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

Corporate Office: No.2, Dare House, 1st Floor, NSC Bose Road, Chennai 600 001.
 Branch Office: Shop No.M-8-10, Mezzanine Floor, Plot No.7, Scheme No.54, PU-4, Commercial Sterling Shagun Building -1, Above Apna Sweets Shops, Nr. Vijay Nagar Square, A.B. Road, Indore-452010.
 Branch Office: 1st Floor, Z-18, Zone-1, MP Nagar Bhopal -462011.
 Contact : Narendra Singh Chouhan - 9399457123 & Abhinav Shrivastav 9755744834

PUBLIC NOTICE FOR AUCTION CUM SALE

Pursuant to taking physical possession of the secured asset mentioned hereunder by the Authorized Officer of 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, on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'**, Particulars of which are given below:-

Sr. No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date/ Amount & Date of Possession	Description of the Immovable property	Reserve Price	Earnest Money Deposit	Total Loan Outstanding
1	Loan A/c No. X0HEIN00003158061 & HE02IN00000003399 1. Sohan Singh Sisodiya, Add : Siddh Hanuman Mandir Ke Piche, 498 CPT Deendayal Upadhyay Nagar, Sukhliya, Indore 452010, 2. M/s Sisodiya Trading Company Add. : 498/ C, Pandit Dindayal Upadhyay Nagar Sukhliya, Indore 452001 3. Divya Sisodiya, Add : Siddh Hanuman Mandir Ke Piche, 498 CPT Deendayal Upadhyay Nagar, Sukhliya, Indore 452010	15/12/2021 Rs. 48,60,952.11 Symbolic Possession date 20-04-2022	Plot No.498, PT. Dindayal Upadhyaya Nagar, Gram Sukhliya Indore 452010 M.P. Measuring 740 Sq.ft., Boundaries:- East : Plot No.499; West:- Plot No.497; North :- Road; South:- Plot	Rs. 59,20,000/- [Rupees Fifty Nine Lakh Twenty Thousand Only]	Rs. 5,92,000/- [Rupees Five Lakh Ninety Two Thousand Only]	Rs. 52,45,317 /- [Rupees Fifty Two Lakh Forty Five Thousand Three Hundred Seventeen only], as on 13.06.2022 together with 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.
2	Loan A/c No. X0HEIN00003397477 & HE02IN00000004410 1. Mahesh Pal, 2. Sangeeta Pal Both Add.: 67/1, Ramganj Jinsi, Indore Army Head Quarter, Indore-452006 3. M/s Pal Shree Beg Centre Add.: 354, Rukmani Nagar, Bangarda Road, Indore-452001	01/10/2021 Rs. 29,07,732.45 Symbolic Possession date 11-01-2022	All that piece and parcel of the Plot No.354, Rukmani Nagar, Village Chhota Bangarda-Indore, Measuring 1200 Sq. Ft. Boundaries: East: House of Munna Thakur, West: Other House, North: Road, South: Other Plot.	Rs. 31,50,000/- [Rupees Thirty One Lakh Fifty Thousand Only]	Rs. 3,15,000/- [Rupees Three Lakh Fifteen Thousand Only]	Rs. 30,92,677/- [Rupees Thirty Lakh Ninety Two Thousand Six Hundred Seventy Seven only], as on 13.06.2022 together with 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.
3	Loan A/c No. X0HEIN00003066574 & HE02IN00000001771 1. Rajesh Verma, 2. M/s Appu Road Lines, 3. Vandana W/o Rajesh, 4. Lalit Verma & 5. Amita Verma All Add : 482, Panchvati Colony Talawali Chanda Indore - 452010	28/01/2022 Rs. 88,26,839.86 Symbolic Possession date 20-04-2022	Plot No.482, Panchwati Colony, Village Talawali Chanda, Indore. Measuring 182.40 Sq.mtr., Boundaries; East:- Road; West:- Colony Boundaries; North:- Plot No.483; South:- Plot No.481	Rs. 90,50,000/- [Rupees Ninety Lakh Fifty Thousand Only]	Rs. 9,05,000/- [Rupees Nine Lakh Five Thousand Only]	Rs. 89,84,717/- [Rupees Eighty Nine Lakh Eighty Four Thousand Seven Hundred Seventeen only], as on 13.06.2022 together with 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.
4	Loan A/c No. X0HEUJ00003033764 & HE02UJ000000007576 1. Rohit Mittal 2. M/s Mittal Canvasers 3. Shilpa Gupta Sr. No.1 & 3 Add.: 16 Ramratan Sharma Marg Gola Mandi, Ujjain-456006 Sr. No.2 Add.: 17/2 Murai Mohalla Chhawani, Indore-452001	01/10/2021 Rs. 1,30,62,078.43/- & Rs.24,21,781/- Totally Rs. 1,54,83,859.4 Symbolic Possession date 12-01-2022	All that piece and parcel of the property bearing Mu. PA. No.3 (Old No.79 & 83), Rajabhau Marg Gali No.8 Ujjain Measuring 185.55 Sq. Mtr. Boundaries : East House & Bada of Rajmal Mahajan, West: House of Ghanshyam Das Sindhi, North; Common Gali & House of Shridhar Vishvath Kulkarni, South : common Road.	Rs. 1,52,00,000/- [Rupees One Crore Fifty Two Lakh Only]	Rs. 15,20,000/- [Rupees Fifteen Lakh Twenty Thousand Only]	Rs. 1,62,93,231.66/- [Rupees One Crore Sixty Two Lakh Ninety Three Thousand Two Hundred Thirty One & Sixty Six Paise only], as on 13.06.2022 together with 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.
5	Loan A/c No. X0HEIN00003293238 and HE02IN00000004537 1. Mahesh Kale, 2. Pratibha Kale, All Add : 4, Chouhan Nagar, Pipliyahana Near Ring Road, Indore - 452001 M/s Surbhi Collection, Add : 31-G, Appolo Tower, 2 MG Road Indore - 452001	08/12/2021 Rs. 93,29,256.04 Symbolic Possession Date 14-03-2022	Property 01. Flat No.G-30, (Ground Floor), Plot No.2/1 & 2/2, Apollo Tower, Mahatma Gandhi Marg, Tukoganj, Indore, Measuring 93 Sq.ft. (Super Build Up Area), Boundaries :- East :- Unit No.26, A.B. Sales; West:- Unit No.31 Surbhi Collection; North :- Stair & Lift; South:-common Passage Property 02. Flat No.G-31, (Ground Floor), Plot No.2/1 & 2/2, Apollo Tower, Mahatma Gandhi Marg, Tukoganj, Indore, Measuring 137 Sq.ft. (Super Build Up Area), Boundaries:- East:- Flat No. G-30; West:- Passage; North:- Passage Than Mahatma Gandhi Road; South:-other Flat Fashion Shop.	Rs. 42,00,000/- [Rupees Forty Two Lakh Only]	Rs. 4,20,000/- [Rs. Four Lakh Twenty Thousand Only]	Rs. 97,99,281/- [Rupees Ninety Seven Lakh Ninety Nine Thousand Two Hundred Eighty One only], as on 13.06.2022 together with 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.
6	Loan A/c No. X0HEIN00002500999 1. Hemant Kumar Tawar, 2. Prem Tanwar, 3. Pushpa Tanwar And 4. Sanjana Tanwar All Add: 46 Bhakt Prahlad Nagar, Indore-452002 5. M/s Nakoda Sales Corporation, Add. 79 Mt Cloth Market, Ware House, Antim Chouraha, Indore - 452002	16/09/2021 Rs. 27,81,321.28 Symbolic Possession Date 20-04-2022	All That Right, Title And Interest of Plot No. 464 L.I.G-2-A, IDA Scheme No. 71, Sector-B, Indore, Measuring 55.75 Sq.mtr. Boundaries East : Plot No.463, Sch. No.71 Sec-B, West : Plot No.465, Sch. No.71 Sec-B North : Plot No.469, Sch. No.71 Sec-B, South: Road	Rs. 31,20,000/- [Rs. Thirty One Lakh Twenty Thousand Only]	Rs. 3,12,000/- [Rupees Three Lakh Twelve Thousand Only]	Rs. 25,62,167.29/- [Rupees Twenty Five Lakh Sixty Thousand One Hundred Sixty Seven & Twenty Nine Paise only], as on 13.06.2022 together with 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.
7	Loan A/c No. X0HEIN00002951440 & HE02IN00000002215 1. Sunil Sachdeva, Add : Annapurna Road 78 Bank Colony, Indore GPO, Indore, (M.P.) 452001 2. Anju Sachdeva, Add : 317 Usha Nagar Extension Narendra, Tiwari Marg Indore, (M.P.) 452009 3. M/s Nandani Auto Parts, Add : Annapurna Road 78 Bank Colony, Indore GPO, Indore, (M.P.) 452001	28/01/2022 Rs.70,42,452.72 & Rs.13,46,763.00 Totally Rs.83,89,215.72 Symbolic Possession Date 20-04-2022	Northern Part of Plot No.78 (old Plot No.68), Bank Colony, Annapurna Road, Indore, Measuring 1200 Sq.ft. Boundaries : East : Kua, West : Main Road, North : House of Shri Chandrakant Ji, South : Rest Part of Said Plot.	Rs. 90,00,000/- [Rupees Ninety Lakh Only]	Rs. 9,00,000/- [Rupees Nine Lakh Only]	Rs. 84,52,419/- [Rupees Eighty Four Lakh Fifty Two Thousand Four Hundred Nineteen only], as on 13.06.2022 together with 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.
8	Loan A/c No. X0HEBHE00001661891 1. Amir Khan, 2. Rukhsana Rafeequ, 3. Abdul Qadir Khan All Add: H.No. 01 Nagar Nigam, Colony, Berasia Rd., Bhopal 462001 4. RK Industries, Add : 64-A, 1st Floor, Yamaha Complex Near Kilol Park, Shyamla Hills, Bhopal 462001	10/06/2021 Rs. 1,44,21,472.33 Symbolic Possession date 05-10-2021	One Free Hold Plot No. Regal 2 Together with a Residential House Constructed Thereon Comprising of Plot Area 1650 sq.ft., which is a part of land of Revenue Survey No. 37/4, Situated at Nayapura, Lalghati, (The Hamilton Court) Near Indraprastha Colony, Ward No. 01, Tehsil Huzur, District Bhopal. Boundaries: East Regal No. 03, West : Regal No. 01, North : Nehru Smriti Van, South: Road.	Rs. 1,35,00,000/- [Rupees One Crore Thirty Five Lakhs Only]	Rs. 13,50,000/- [Rupees Thirteen Lakh Fifty Thousand Only]	Rs. 1,56,95,697.73/- [Rs. One Crore Fifty Six Lakh Ninety Five Thousand Six Hundred Ninety Seven and paise Seventy Three only], as on 13.06.2022 together with 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
9	(Loan A/c No. X0HEBHE00001847455) 1. Rahul Singh Chouhan 2. Anjula Chouhan 3. M/s Shri Radhe Radhe Saree Ghar Add. H. No. 44, B Sagar Avenue Gram-Narela Shankari, Ward No. 63, Tehsil Hujur, Bhopal 462003	28/08/2020 Rs. 1,08,22,064.38/- Physical Possession date 11-11-2021	All That Property i.e. One Residential House No. 44 Comprising Of Plot Area 369.56 Sq., Mtr., Which Is Situated At "Sagar Avenue" At Land Of Revenue Surveys Nos. 347/91/2/1, 347/91/2/2 & 91/2/2 Total Area 2.33 Acres At Village Nerla Shankari Municipal Ward No.63, Tehsil Huzur District Bhopal. Which Is Bounded As Under:- East:- Road; West:-house No. 30 & 31; North:-Open; South:- House No.43.	Rs. 94,00,000/- [Rupees Ninety Four Lakhs Only]	Rs. 9,40,000/- [Rupees Nine Lakh Forty Thousand Only]	Rs. 1,17,35,754.03/- [Rupees One Crore Seventeen Lakh Thirty Five Thousand Seven Hundred Fifty Four and paise Zero Three only], as on 13.06.2022 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.
10	Loan A/c No. X0HEBHE00003123188 1. All Legal Heirs Of Late Shri Jagdish Maheshwari, 2. Vishal Maheshwari, 3. Pushpa Maheshwari 4. M/s Sanwariya Traders, 5. Palash Maheshwari All Add: H. No.825, Ward No. 05, Main Road Near Mandi Gate, Narsingharh, Kurawar-465667.	14/07/2021 Rs. 1,31,38,159.92 Symbolic Possession date 12-11-2021	Item No.01: All That Property Being Plot No.30, situated At Ward No.05, Vill Kurawar, Teh. Narsingharh, Dist. Rajgarh, Admeasuring 900 Sq. Ft. & Bounded on The: East: House of Lalji Chamar, West: House of Karigar, North : Road of Marketing Federation Godowan, South: Mandi Prangan. Item No.02: All That Property Being Plot No.825, Situated At Ward No.05, Vill Kurawar, Teh. Narsingharh, Dist. Rajgarh, Admeasuring 1320 Sq. Ft. & Bounded on The: East: Road, West: Land of Mandi Committee, North : House of ShivPrasad, South: Govt. Land.	Rs. 25,00,000/- [Rupees Twenty Five Lakhs Only]	Rs. 2,50,000/- [Rs. Two Lakh Fifty Thousand Only]	Rs. 1,42,68,540.24/- [Rupees One Crore Forty Two Lakh Sixty Eight Thousand Five Hundred Forty and paise Twenty Four only], as on 13.06.2022 together with 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.

Important Information regarding Auction Process

1	Date of Auction	04/07/2022 at 03.00 pm.
2	Place of Submission of Bids and Place of Auction	For Sr. No. 1 to 7 : M-8, M-9 & M10, Mezzanine floor, Plot No. 7, Scheme No.54, PU-4 Commercial, A.B. Road, Near Vijay Nagar Square, Indore-452010 For Sr. No. 8 to 10 : 1st Floor, Z-18, Zone 1 MP Nagar Bhopal -462011
3	Last date for Submission of Bids	before 05.00 pm on 30/06/2022.
4	Date of Inspection	24.06.2022, between 11 am to 2.00 pm

* 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 15 days' notice under Rule 8(5) 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 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 Authorized 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 Cholamandalam Investment & Finance Company Ltd, along with the bid form in a Sealed Cover addressed to The Authorized Officer, Cholamandalam Investment and Finance Company Limited up to 5.00 P.M. on or before **30.06.2022**. Please note that, in reference to successful bidder(s), EMD is adjustable against the sale consideration receivable by 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 or on end of the next working day of 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 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 or on end of the next working day of the 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. 12) For detailed terms and conditions of the sale, please refer to the link provided in www.cholamandalam.com/Auction-Notices.aspx

Place : Indore/Bhopal, Date : 15.06.2022

Sd/- Authorized Officer Cholamandalam Investment and Finance Company Limited

