

**CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

Corporate Office: "CHOLA CREST", C 54 & 55, Super B-4, Thiru Vi Ka Industrial Estate, Gundy, Chennai-600032.

Branch Office: Cholamandalam Investment and Finance Company Limited, ADDRESS: Plot No.12, 3rd Floor, L&T Building, Opposite to Wockhardt Hospital, Beside Karan Kothari Jwellers, Shankar Nagar, Nagpur-440010. Contact No.: Mr. Ajay Tiwari, Mob.No. 9765416141

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s) 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 www.auctionfocus.in/chola-lap.

S. No.	Account No. and Name of Borrower, Co-borrower, Mortgagors	Date & Amount as per Demand Notice U/s 13(2)	Descriptions of the Property/Properties	Reserve Price
				Earliest Money Deposit
				Bid Increment Amount
1	Loan Account No.: HE01CDP00000038650 & HE01CDP0000008330	11/11/2024, Rs. 27,83,822/- as on 11.11.2024	Flat No.408, admeasuring- 66.42 Sq.Mtrs., (Built Up area), at Forth floor in the Building known as "Tirupati Prime" Building No.02, Constructed on the Land, admeasuring- 1846.37 Sq. Mtrs., bearing City Survey No. 1693, Sheet No.19 (Old Sheet No.1, Block No.14 & 19, Plot No.1/1, 1/2, 1/3 & 1/2P) of Mouza- Jalpura-1, with rights to hold 33.86% undivided share and interest in the said Land, situated within the limits of Chandrapur Municipal Corporation, Chandrapur, Tah. & Dist. Chandrapur and the property bounded as: On the East: Municipal Corporation Road, On the West: Passage, On the North: Flat No.407, On the South: Building of Wing-B.	Rs.40,50,000/- Rs.4,05,000/- Rs.50,000/-
			ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN	

E-Auction Date and Time: 20-05-2025 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each);**EMD Submission Last Date: 19-05-2025 (Up to 5.30 P.M.); Inspection Date: 06-05-2025**

- All Interested participants/bidders are requested to visit the website www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices. For details and support, prospective bidders may contact - Mr. Muhammed Rahees - 8124000030 / 6374845616, Email id: CholaAuctionLAP@chola.murugappa.com. For eAuction training alone, contact M/s. Auction Focus; Prachi Trivedi - 9016641848.
- For further details on terms and conditions please visit www.auctionfocus.in/chola-lap & www.cholamandalam.com/news/auction-notices to take part in e-auction.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 30-04-2025, Place: Nagpur

Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited.

SHUBHAM HOUSING DEVELOPMENT FINANCE CO. LTD.

Corporate Office : 425, Udyog Vihar Phase IV, Gurgaon-122015 (Haryana)

Ph.: 0124-4212530/31/32, E-Mail : customercare@shubham.co Website : www.shubham.co**DEMAND NOTICE**

Notice U/s 13(2) of Securitisation & Reconstruction of Financial Assets and

Enforcement of Security Interest Act 2002 (hereinafter called "ACT")

It is to bring to your notice that your loan account has been declared as NPA by secured creditor Shubham Housing Development Finance Company Limited having its registered office at 608 - 609, 6th Floor, Block - C Ansai Imperial Tower, Community Center, Naraina Vihar, New Delhi - 110028 (hereinafter called "SHDFCL") and you are liable to pay total outstanding against your loan to SHDFCL. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc. Therefore, we hereby call upon you to discharge in full your liabilities to SHDFCL within 60 days from the date of this notice failing which SHDFCL will be empowered to exercise the power under Section 13(4) of the ACT. The details of borrowers and secured assets are as under:-

S. No.	Loan No./ Borrower(s) Name	Applicant Address	Demand Notice Date & Amount	Secured Asset
1	Loan No. 0TNR221000005053089, Manohar Prabhakarrao Farkade, Prabhakar Sampatrao Pharkade	Adgaon Mohgaon Dhole Adegao Nagpur Hanuman Mandir Nagpur Maharashtra - 440023	22-04-2025 & ₹ 8,25,507/-	Grampanchayat Dhanoli House No.29, Mouza: Mohgaon, Dhole, Ward No.03, Tah. Hingna & Dist. Nagpur, Maharashtra-440023, Area: 1976 Sq.ft. Boundaries: East- House of Sukhdev Tumbade, West- Farm of Mr. Janeshwar Lande, North- Cement Road & Then House of Mr. Sunil Tumbade, South- House of Mr. Devraji Nehare
2	Loan No. 0NAG180200005011135, Sameer Guwantrao Sonare, Rama Guwantrao Sonare	Plot No.7, Ranjan Socity Umang College Road Nara Panjara Nagpur Maharashtra - 441111	22-04-2025 & ₹ 6,80,685/-	Plot No.68D & 69D, Mouza- Nara, PH. No.11, Kh.No 3,6,10, Tah. & Dist. Nagpur, Maharashtra-440012, Area: 2000 Sq.Ft. Boundaries: East- Road, West- Plot No. 44 & 45, North- Plot No.67, South- Plot No.70
3	Loan No. 0NGN211100005041296, Akshay Dnyaneshwar Kadu, Wanadongari Hingna Nagpur, Maharashtra - 441110	Vaibhav Nagar Plot No 10 Ward No 6 Mahajanwadi Wanadongari Hingna Nagpur, Maharashtra - 441110	22-04-2025 & ₹ 4,34,716/-	Gram Panchayat House No. 444, Gaonthan of Mouza: Rohna, Ward No. 1, Gram Panchayat Rohna Tah. Saoner & Dist. Nagpur, Maharashtra-441110, Area : 1500 Sq.Ft. Boundaries: East - Kundli Khandali House, West - Shantabai Bawankurli House, North - Ravindra Barve House, South - 20 F.R Road

Place : Gurgaon

Date : 29.04.2025

Authorised Officer

Shubham Housing Development Finance Company Limited

**"Circle SASTRA CentrePNB House, Kingsway, Nagpur – 440001**
Ph: 0712- 6603753, 6630484, Email: cs6795@pnb.co.in**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of Branch Name of Account Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic/ physical/Constructive	A) Reserve Price (Rs. In Lacs)	B) EMD (Last Date of Deposit of EMD)	C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Bharat Nagar, Nagpur	"All that Piece and Parcel of land bearing Residential Plot No 01 admeasuring 692.18 sq mtrs, Plot No 02 admeasuring 753.10 sq mtrs & Plot No 03 admeasuring 785.22 sq mtrs, out of the land admeasuring about 4.05 acre i.e. 1.64 HR, situated in the sanctioned layout in Khasara No 18/1 admeasuring about 3.44 HR, occupancy right Bhumi Swami, i.e. Class-1, Situated at Mouza Khairi (Kalar), PH No 13, Tal Umred and Dist Nagpur. Boundaries of Plot No 01 - East- Khasara No 18/2, West- Plot No 02, North- 12.00 mtr wide road, South- Plot No 11. Boundaries of Plot No 02 - East- Plot No 01, West- Plot No 03, North- 12.00 mtrs wide road, South- Plot No 8 & 10. Boundaries of Plot No 03 - East- Plot No 02, West- 12.00 mtr wide road, North- 12.00 mtr wide road, South- Plot No 04,05 & 06. Owner- Mrs. Sunita Kamal Agrawal	A) 12-02-2025 B) Rs.1,08,35,662.86 as on 31/01/2025 + intt & other charges w.e.f. 01/02/2025 C) 21-04-2025 D) Symbolic Possession	A) 40,15,000.00 B) 4,01,500.00 C) 09-06-2025 D) 10000.00	A) 10/06/2025 B) 11.00 AM to 4.00 PM*	Not Known		
2.	MCB Civil Lines, Nagpur	"All that piece & parcel of RCC superstructure comprising of Apartment/Flat No 204, Wing - I, Second Floor, Covering builtup area of about 103.724 Sq Mtrs equivalent to Carpet area of 89.872 Sq Mtrs in the building name & styled as " Pioneer Shiv Krishna Vandan Apartment" constructed on land bearing Khasara No 61/3, 61/4, 61/5 of Mouza Bargaon P S No 8 bearing old City Survey No 554, Sheet No 131/45, City Survey No 555, Sheet No 142/20, New City Survey No 754,755 & 756 of Mouza Bargaon situated at Bargaon, Katol Road, Nagpur Municipal Corporation Nagpur & Nagpur Improvement Trust Nagpur Ward No 17 together with 1.863% undivided share & interest in said land in Tahsil & Dist Nagpur. Bounded as- East: Flat No 305, West: Open Space, North: Open Space, South: Flat No 303."	A) 04-02-2025 B) Rs.48,22,183.70 as on 31/01/2024 + further intt & other charges C) 16-04-2025 D) Symbolic Possession	A) 75,43,000.00 B) 7,54,300.00 C) 09-06-2025 D) 10000.00	A) 10/06/2025 B) 11.00 AM to 4.00 PM*	Not Known		
3.	Somalwada, Nagpur	"All that Piece and Parcel of land and building bearing Plot No 33, admeasuring about 93.75 sq mtrs, out of Kh No 76/33 of Mouza Turakmari, P.H No 71, in the sanctioned layout known as "Nirmal Shrishti-II" carved on all that Piece and Parcel of non agricultural land bearing KH No 76 admeasuring about 2.02 HR i.e. 2020.00 sq mtrs With occupant Class I BhumiSwami rights, situated within the limits of Tahsil Hingna District Nagpur. Owner- Mrs. Ashwini Amol Nakshane, Boundaries- East-Plot No 22, West- 9.00 mtr wide road, North- Plot No 34, South- Plot No 32.	A) 13-01-2025 B) Rs.10,19,141.00 as on 30/12/2019 + further intt & other charges C) 25-03-2025 D) Symbolic Possession	A) 19,40,000.00 B) 1,94,000.00 C) 09-06-2025 D) 10000.00	A) 10/06/2025 B) 11.00 AM to 4.00 PM*	Not Known		
4.	Hinganghat	Mouza- Shahlangdi, Survey No. 118/1 (Old Survey No. 76/1), Plot No. 01, Total area 625 Sq. Mtr. Out of total 6 Shop i.e Shop No. B1,B2, B3, B4, B5 & B6 Total area 52.80 Sq. mtr. House No. 178/5, 178/6, 178/7, 178/8, 178/9. Kamal mangal karyalay, Hinganghat For N.A use Vide order dt- 05.03.1979 in Rev. Case No. 1/NAP/34/1978-79 in Shalangadi Now included in St. Tukadoji Ward, Hinganghat at Hinghat Mouza- No. 188 P.C. No. 6 Tah. Hinganghat Dist- Wardha. Plot & shop bounded: East- parking & Open Plot, West- Highway No. 7, North- Plot No. 2 in layout, South- Road. Owner: Mr. Rajesh Gwadals Chandani.	A) 20-08-2022 B) Rs.44,07,540.32 as on 31/07/2022 + further intt & other charges C) 09-12-2022 D) Symbolic Possession	A) 27,98,000.00 B) 2,79,800.00 C) 09-06-2025 D) 10000.00	A) 10/06/2025 B) 11.00 AM to 4.00 PM*	Not Known		
5.	Hinganghat	"All that RCC Superstructure containing Two Shops/Block bearing M.C. House No. (178/G-3 & 178/G-4) on the Ground Floor in the building. By name Kamal Mangal Karyalaya Complex/Apartment adm. 116.251 Sq.Ft i.e (10.8 Sq. Mtr) & adm. 116.251 Sq. Ft i.e 10.8 Sq. mtrs each respectively constructed on the Plot No. 1 in the diverted filed survey no. 118/1 (old F.S. No. 76/1) diverted for N.A Vide order dated 5/3/1979 in rev. case St. Tukadoji Ward Hinganghat, Mouza No. 188, P.C. No. 6 Tah Hinganghat Dist. Wardha Two Blocks/Shops are bounded: East- Dying Hall in kamal Mangal Karyalaya, west- N.H. No. 7, North- Another Shop in the Complex, South- Stores. Owner: Mrs. Sapana Rajesh Chandani	A) 20/08/2022 B) Rs.20,64,203.66 as on 31/07/2022 + further intt & other charges C) 09/12/2022 D) Symbolic Possession	A) 9,28,000.00 B) 92,800.00 C) 09-06-2025 D) 10000.00	A) 10/06/2025 B) 11.00 AM to 4.00 PM*	Not Known		
6.	Khamia Road Nagpur	"All that piece and Parcel of Plot No. 03, admeasuring 135.00 Sq. Mtr (1453.14 Sq.Ft)standing in the Name of Rupesh Nikanthrao Bhanuse being a portion of entire						