

Chola
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CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED
Corporate Office: 'chola crest' C-54 & 55, Super-B-4, Thiru vi da Industrial estate, guindy, chennai – 600 032.
Branch Office: 809-812, 8th Floor, Velocity TGB Road, Surat, West- Gujarat, P. Savani Main Road, R. Baleshwar Park, Adajan, Surat, Gujarat-395009. Mtn Pin/Call- 9825438987 & Tejas Media-9825360407 / Amol Charan-933118930

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 8 & 9 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 **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of Cholamandalam Investment and Finance Company Limited, the **PHYSICAL POSSESSION** of which should be referred herein after as Cholamandalam Investment and Finance Company Limited. The Secured Assets will be sold of **"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 <https://www.auctionfocus.in/chola-1p>.


A/C No. & Name of Borrower, Co-borrower, Mortgagors	Date & Amount as per Demand Notice us 13(2)	Descriptions of the property/Properties	Reserve Price, EMD & Bid Inc. Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Inspection date
(Loan Account No. 1.) X0HERHE00001697346 (2) X0HERHE00003010427 (3) X02RHE000000002447	17/01/2023 Rs. 3,08,56,81.63 / as on 05-01-2023 Total Outstanding as on 09/09/2023 Rs. 3,23,16,392.-	Property No. 1 : All the piece & parcel of immovable property bearing northern side Plot No.3 measuring 73.05 sq. mtrs, situated at revenue survey no. 360/1, town planning scheme no.14 (Rander – Adajan), final plot	Rs. 2,80,00,000.- Rs. 28,00,000.- Rs. 1,00,000.-	19-10-2023 11:00 am to 1:00 pm (with unlimited extension of 5 min each) 16-10-2023 (up to 5.30 pm) 16-10-2023 (11.00am to 2.00pm)
1.) Arvindbhai Chunilal Thesia (2) Amishbhai Arvindbhai Thesia (2) 3.) Bhaveshkumar Lakshidhobi Patel, 4.) Nileshekumar Keshavhal Thesia, 5.) Olympic Electronics, (6) Skyline Impex, (7) Akhandkumar Haribhai Patel D-3-4.5, Marutinandan Society, Opp. Prime Arcade, Anand Mahel Road, Surat, Gujarat-395009, A-901 Vasupujya Residency, L.P. Savani Road Adajan, Surat, Gujarat-395009, 1, 2 Agam Raw House Shopping Center, Tadvadi, Surat, Gujarat-395009, 1001 Satyam Apartment Thakordwar Complex, Opp Navguy College Tadvadi Ra, Surat, Gujarat-395009, Shop No 06 Agam Raw House B'h, Gal Tawar Tadvadi Adajan, Surat, Gujarat-395009	16-03-2023 Rs. 16,83,167.00 as on 04-03-2023 Total Outstanding as on 09/09/2023 Rs.2,01,32,565.-	Property No. 1: All that piece and parcel of immovable property bearing Office No. 618 on 6th floor measuring 1131 sq. ft. carpet area, along with 47.80 sq. mtrs. undivided share in the land of "Raghuvir Textile Mill", situate at revenue survey no.58 hissa no.1 paiki, block no.108 as per 71/12 measuring 89.55 sq. mtrs., & revenue survey no.58 hissa no.1 paiki block no.109, as per 71/12 measuring 20234 sq. mtrs. & block no.108 measuring 28429 sq. mtrs., preliminary TP Scheme no.34 (Mogob-Dumbhal), original plot no.19 measuring 28429 sq. mtrs., final plot	Rs.1,75,00,000.- Rs.17,50,000.- Rs.1,00,000.-	19-10-2023 11:00 am to 1:00 pm (with unlimited extension of 5 min each) 16-10-2023 (up to 5.30 pm) 16-10-2023 (11.00am to 2.00pm)

Loan A/c No. HE01RHE0000011403 1.) Ishwar Vasudev Premjani (2) Sanjeev Premjani, (3) Manju Ishwar Premjani, (4) Mohini Fashion. All are having add: B 802 Dream World Residency, Canal Road, Nr GD Goenka School, Vasu, Surat, Gujarat – 395007. Also at: 6th Fr Shop No - 618/619 Raghuvir Textiles Mall, B'h D. World Mall, Puna Road Mogob, Surat, Gujarat – 395003	16-03-2023 Rs. 16,83,167.00 as on 04-03-2023 Total Outstanding as on 09/09/2023 Rs.2,01,32,565.-	Property No. 1: All that piece and parcel of immovable property bearing Office No. 618 on 6th floor measuring 1131 sq. ft. carpet area, along with 47.80 sq. mtrs. undivided share in the land of "Raghuvir Textile Mill", situate at revenue survey no.58 hissa no.1 paiki, block no.108 as per 71/12 measuring 89.55 sq. mtrs., & revenue survey no.58 hissa no.1 paiki block no.109, as per 71/12 measuring 20234 sq. mtrs. & block no.108 measuring 28429 sq. mtrs., preliminary TP Scheme no.34 (Mogob-Dumbhal), original plot no.19 measuring 28429 sq. mtrs., final plot	Rs.1,75,00,000.- Rs.17,50,000.- Rs.1,00,000.-	19-10-2023 11:00 am to 1:00 pm (with unlimited extension of 5 min each) 16-10-2023 (up to 5.30 pm) 16-10-2023 (11.00am to 2.00pm)
no.31 & 32 measuring 19300 sq.mtrs., & 1505 sq.mtrs., respectively paiki final plot no.32 measuring 1505 sq.mtrs., of moje village Magob & revenue survey no.66/2, block no.115 as per 71/12 measuring 10016 sq.mtrs., preliminary TP scheme no.34 (Mogob-Dumbhal), original plot no.25 measuring 10016 sq.mtrs., & final plot no.11 measuring 7150 sq.mtrs., totally 8655 sq.mtrs., (final plot no.32 measuring 1505 sq.mtrs., + final plot no.41 measuring 7150 sq.mtrs.), of moje village Magob, city of Surat, own by, Ishwar Vasudev Premjani.				
Property 2: All that piece and parcel of immovable property bearing Office No. 619 on 6th floor measuring 1248 sq. ft. carpet area, along with 52.75 sq. mtrs. undivided share in the land of "Raghuvir Textile Mill", situate at revenue survey no.58 hissa no.1 paiki, block no.108 as per 71/12 measuring 8195 sq. mtrs., & revenue survey no.58 hissa no.1 paiki block no.109, as per 71/12 measuring 20234 sq. mtrs. & block no.108 measuring 28429 sq. mtrs., preliminary TP Scheme no.34 (Mogob-Dumbhal), original plot no.19 measuring 28429 sq. mtrs., final plot no.31 & 32 measuring 19300 sq.mtrs., & 1505 sq.mtrs., respectively paiki final plot no.32 measuring 1505 sq. mtrs., of moje village Magob & revenue survey no.66/2, block no.115 as per 71/12 measuring 10016 sq.mtrs., preliminary TP Scheme no.34 (Mogob-Dumbhal), original plot no.25 measuring 10016 sq.mtrs., & final plot no.11 measuring 7150 sq.mtrs., totally 8655 sq.mtrs., (final plot no.32 measuring 1505 sq.mtrs., + final plot no.41 measuring 7150 sq.mtrs.), of moje village Magob, city of Surat, own by, Ishwar Vasudev Premjani.				

1. All Interested participants / bidders are requested to visit the website <https://www.auctionfocus.in/chola-1p> & <https://www.cholamandalam.com/news/auction-notices/>. For details, help, procedure and online trading on e-auction, prospective bidders may contact **Mis. Auction Focus Private Limited; Contact Prachi Trivedi** contact number: 9066461484, email: support@auctionfocus.in

2. For further details on terms and conditions please visit <https://www.auctionfocus.in/chola-1p> & <https://www.cholamandalam.com/news/auction-notices/>, to take part in e-auction

This is also a Statutory 15 Days Sale Notice Under Rule 8 & 9 of Security Interest (Enforcement) Rules, 2002
Date : 29.09.2023, Place : Surat
SD- Authorized Officer, Cholamandalam Investment and Finance Company Limited



OMKARA
ASSETS RECONSTRUCTION PVT. Ltd.

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED

CIN: U67100T22014PTC020363 Corporate Office: Kohinoor Square, 47th Floor, N.C. Kelkar Marg,
R.G.Gadkari Chowk, Dadar (West), Mumbai - 400028 Email: rajesh.jumani@omkaraarc.com/zuber.khan@omkaraarc.com
Tel.: 022-26544000 | Authorised Officer M no.: +91 86579 69233/ +91 86579 69231.

[Appendix - IV-A]
[See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act")
read with proviso to Rule 8 (6) r/w 9(1) 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, possession of which has been taken by the Authorised Officer of Omkara Assets Reconstruction Pvt. Ltd. Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 06/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 25.06.2021 from Indust Ind Bank (OARPL Bank) along with underlying security from assignor bank. Accordingly, OARPL has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorised Officer of OARPL Bank has taken over the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured properties for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act, on "As is where is", "As is what is" and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower(s)/ Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 05.06.2023 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (Rs. in Lacs)	Bid Increment Amount	EMD	Date & Time of Inspection
1.	M/s Maruti Creation (Borrower), Mr. Hareshbhai Bhagvanbhai Korat (Co-Borrower), Mr. Amitkumar B Patel (Co-Borrower), Mrs. Anitaben Amitkumar Patel (Co-Borrower), Mr. Balubhai Govindbhai Kathrotiya (Co-Borrower), Mrs. Vimalben B Katharotiya (Mortgagor), Mrs. Geetaben Hareshbhai Korat (Co-Borrower), Mr. Bhagvanjibhai Hirjibhai Patel (Co-Borrower)	All that piece and parcel of the property bearing Plot No.11 its City Survey Nondh No.8514 admeasuring 378.18 sq. mtrs at Shri Ratna Nagar Co-operative Housing Society Limited, situated on the land bearing Res.V.No.114/1 of the Village Fulpada, Sub-District City Surat, District Surat Built up: 921.88 Sq. ft. On the East:- Tejendra-park Society On the West:- Property bearing Plot No.10 On the North:- Road On the South:- Society Road	Mrs. Vimalben Balubhai Katharotiya alias Patel	Rs. 3,05,44,580.76	01.03.2022	08.01.2023 (Physical)	Rs. 3,24,00,000	Rs. 50,000	Rs. 32,40,000	09.10.2023 01.00 P.M. to 4:00 PM

Account No.: 344905001084, Name of the Beneficiary: Omkara PS 06/2021-22 Trust, Bank Name: ICICI Bank, Branch: Bandra (E) Mumbai, IFSC Code: ICIC0003449

Date of E-Auction & Time: 20.10.2023 12:00 to 2:00 pm	Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 18.10.2023 till 6:00 pm
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TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (OARPL) website i.e. <http://omkaraarc.com/auction.php> or website of service provider i.e. <http://www.bankauction.com>.

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above together with further interest from 06.06.2023 and all costs charges and expenses any time before the closure of the Sale. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 30.09.2023
Place: Surat

Sd/- Authorised Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 06/2021-22 Trust)