

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/ Mortgagee (s) that the below described immovable properties mortgaged to the Secured Creditor, the **Physical/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 <https://chola-lap.procure247.com>

S. No.	Account No. and Name of Borrower, Co-borrower, Mortgagees	Date & Amount as per Demand Notice U/s 13(2)	Descriptions of the property/ Properties	Reserve Price Earnest Money Deposit Bid Increment Amount	Notice Period Possession Type
1	LAN: X0HEMAI00002835642:- 1) Mangesh Naresh Patil, 2) Priyanka Mangesh Patil, Both are at: Flat No. 17, B-Wing, Ground Floor, Parvati Apartment, M.G. Patil Road, Near Siddheshwar Talao, Patilwadi, Thane West, 400601.	15/05/2024, Rs.45,41,503/- as on 09/05/2024	Flat No.17, On the Ground Floor, B Wing, Adm. 646 Sq.Ft Builtup Area, In The Building Known as "Shiv Parvati Co-Op. Hsg. Soc. Ltd." Situated at M.G. Patil Road, Patilwadi, Thane West 400601.	Rs.57,56,000/- Rs.5,75,600/- Rs.1,00,000/-	15 Days Physical Possession
2	LAN: HE02ROB0000001028 & X0HEROB00002837908:- 1) Preethi Shishu Shetty, 2) Shishu Kumar Shetty, Both are at: Flat No.1303, Vasudev Planet CHSL, Laxmi Park, Opp Commissioner Bungalow, Kankia Road, Mira Road East- 401107, 3) Western India Equipments, 71/510, Sahyog Society, Mhb Colony, Dindoshi, Opp. Oberoi Mall, Malad East, Mumbai, Maharashtra-400063, 4) Udupi Fast Food , Shop No.8, Building No.A/9, Shanti Vihar, Opp. Sector 2, Mira Road, East Thane, Maharashtra-401107. All are also at (1): Office No.301 On the 2nd Floor, B Wing, ORM Wing B Premises Co-Operative Soc. Ltd., Royal Palms, situated at Survey No.169, Aarey Milk Colony, Goregaon (E), Mumbai-400065. All are also at (2): Office No.302 on the 2nd Floor, B Wing, ORM Wing B Premises Co-Operative Soc. Ltd., Royal Palms, situated at Survey No.169, Aarey Milk Colony, Goregaon (E), Mumbai-400065. All are also at (3): Office No. 303, On the 2nd Floor, B Wing, ORM Wing B Premises Co-Operative Soc. Ltd., Royal Palms, situated at Survey No. 169, Aarey Milk Colony, Goregaon (E), Mumbai-400065.	14/05/2024, Rs.72,37,811/- as on 06/05/2024	Property 1:- Office No. 301 On the 2nd Floor, B Wing, Admeasuring 25.18 Sq. Mts. Carpet Area (Approx. 271 Sq.Ft.) Together With A Loft Admeasuring 12.59 Sq.Mts. Carpet Area (Approx. 135.5 Sq.Ft.) (Which Is Inclusive of Area of Balconies) In the Building known as "ORM Wing B Premises Co-Operative Soc. Ltd.", Royal Palms, Situated At Survey No. 169, Aarey Milk Colony, Goregaon (E), Mumbai-400065. Property 2:- Office No. 302 On The 2nd Floor, B Wing, Admeasuring 25.18 Sq. Mts. Carpet Area (Approx. 271 Sq.Ft.) Together With A Loft Admeasuring 12.59 Sq.Mts. Carpet Area (Approx. 135.5 Sq.Ft.) (Which Is Inclusive Of Area Of Balconies) in the Building Known as "ORM Wing B Premises Co-Operative Soc. Ltd.", Royal Palms, Situated at Survey No.169, Aarey Milk Colony, Goregaon (E), Mumbai-400065. Property 3:- Office No.303 On The 2nd Floor, B Wing, Admeasuring 25.18 Sq. Mts. Carpet Area (Approx. 271 Sq.Ft.) Together With A Loft Admeasuring 12.54 Sq.Mts. Carpet Area (Approx. 135 Sq.Ft.) (Which Is Inclusive Of Area Of Balconies) In The Building Known as "ORM Wing B Premises Co-Operative Soc. Ltd.", Royal Palms, situated at Survey No.169, Aarey Milk Colony, Goregaon (E), Mumbai-400065	Rs.25,00,000/- Rs.2,50,000/- Rs.50,000/- Rs.25,00,000/- Rs.2,50,000/- Rs.50,000/-	15 Days Symbolic Possession
3	LAN: HE01MOL00000012251:- 1) Gulsher Ahmed Qureshi, 2) Nasreen Gulsher Qureshi, Both are at: Room No.901 AB, 9th Floor, Ram Laxman Tower, Sector 18, Near MAFCO Market, Vashi, Navi Mumbai, Thane, Maharashtra-400703. 3) AL Khairunnisa Exports, Office No.218, Big Splash, Sector 17, Vashi Navi Mumbai, Thane, Maharashtra-400705, Also at: Room No.901 AB, 9th Floor, Ram Laxman Tower, Sector 18, Near MAFCO Market, Vashi, Navi Mumbai, Thane, Maharashtra-400703.	16/03/2024, Rs.65,25,159/- as on 07/03/2024	Flat No.901 AB, 9th Floor, in the Building known as Ram Laxman Tower And Society known as Ram Laxman Tower Co-Op Hsg. Soc. Ltd., constructed on Land Bearing Plot No.5 & 6, situated at Sector 18, Village Vashi, Navi Mumbai, Taluka & Dist-Thane.	Rs.65,80,000/- Rs.6,58,000/- Rs.1,00,000/-	15 Days Symbolic Possession
4	LAN: HE01BLP00000014472 & HE01BLP00000035117:- 1) Jagdish Purshottam Varma, 2) Malati Jagdish Kumar Varma, 3) Girish Jagdish Varma, 4) Sagar Print and Process, All are at: Flat No.306, 3rd Floor, Building No.4-B, Oshiwara Blossom Co-Op. Hsg. Soc. Ltd. Village: Oshwara, Jogeshwari West Taluka Andheri & District: Mumbai Sub-Urban-400102.	07/08/2024, Rs.93,59,803/- as on 03/08/2024	Flat No.306, Adm. about 655 Sq.Ft. Built up Area, on the 3rd Floor, in the Building No. 4-B And The Society Known as Oshiwara Blossom Co-Op. Hsg. Soc. Ltd. Constructed On Land Bearing Plot No. 1(P) Of Village: Oshwara, Taluka Andheri & District: Mumbai Sub-Urban.	Rs.1,18,00,000/- Rs.11,80,000/- Rs.1,00,000/-	15 Days Symbolic Possession
5	LAN: HE01TNE00000025310:- 1) Chandrakant Vishnu Jadhav, 2) Pallavichandrakant Jadhav, 3) Santoshvishnu Jadhav, 4) Jai Malhar Bhaji Pala Shop, All are at: Flat No.G-5, Rajeshree Park Co-Op. Hsg. Soc. Ltd. situated at Village Mahagiri, Off Air Marshal Hemant Chitnis Marg, Kazi Kasam Road, Thane, Taluka and Dist. Thane-400601.	11/06/2024, Rs.37,13,221/- as on 06/06/2024	Flat No.G-5, On the Ground Floor, Adm 475 Sq.Ft., Carpet Area (Inclusive of Area of Balcony and Door and Window Seals) in Building known as Rajeshree Park and Society known as Rajeshree Park Co-Op. Hsg. Soc. Ltd. Constructed on Land Bearing CTS No. 222, situated at Village Mahagiri Thane, Taluka and Dist. Thane	Rs.55,00,000/- Rs.5,50,000/- Rs.1,00,000/-	15 Days Symbolic Possession
6	LAN: HE01CEU00000025505:- 1) Arvind Manji Patel, 2) Lotus Glass & 3) Rachna Arvind Patel, Address 1:- 403, Yashwant Building, Ram Ganesh Gadkari Marg, Behind Bharat Co-Op. Bank, Naupada, Thane West, Maharashtra-400602. Address 2:- Commercial Gala No.20, On 1st Floor, in Building No.R4 and known as Jaihind Co-Op. Hsg. Soc. Ltd., situated at Village Chendani, Taluka and Dist. Thane West-400601. 4) Lotus Glass, Shop No.3 Ground	14/05/2024, Rs.40,26,799/- as on 06/05/2024	Commercial Gala No. 20, On 1st Floor, Adm 27.88 Sq.Mtrs., In Building No.R4 and Society known as 'Jaihind Co-Op. Hsg. Soc. Ltd.' Constructed On Land Bearing CTS No. 13, 14(Pt), situated at Village Chendani, Taluka and Dist. Thane West-400601	Rs.38,70,000/- Rs.3,87,000/- Rs.50,000/-	15 Days Symbolic Possession

1) Preethi Shishu Shetty, 2) Shishu Kumar Shetty, Both are at: Flat No.1303, Vasudev Planet CHSL, Laxmi Park, Opp Commissioner Bunglow, Kankia Road, Mira Road East- 401107, 3) Western India Equipments, 71/510, Sahyog Society, Mhb Colony, Dindoshi, Opp. Oberoi Mall, Malad East, Mumbai, Maharashtra-400063, 4) Udupi Fast Food, Shop No.8, Building No.A/9, Shanti Vihar, Opp. Sector 2, Mira Road, East Thane, Maharashtra-401107. All are also at (1): Office No.301 On the 2nd Floor, B Wing, ORM Wing B Premises Co-Operative Soc. Ltd., Royal Palms, situated at Survey No.169, Aarey Milk Colony, Goregaon (E), Mumbai-400065. All are also at (2): Office No.302 on the 2nd Floor, B Wing, ORM Wing B Premises Co-Operative Soc. Ltd., Royal Palms, situated at Survey No.169, Aarey Milk Colony, Goregaon (E), Mumbai-400065. All are also at (3): Office No. 303, On the 2nd Floor, B Wing, ORM Wing B Premises Co-Operative Soc. Ltd., Royal Palms, situated at Survey No. 169, Aarey Milk Colony, Goregaon (E), Mumbai-400065.		14/05/2024, Rs.72,37,811/- as on 06/05/2024	Property 1:- Office No. 301 On the 2nd Floor, B Wing, Admeasuring 25.18 Sq. Mts. Carpet Area (Approx. 271 Sq.Ft.) Together With A Loft Admeasuring 12.59 Sq.Mts. Carpet Area (Approx.135.5 Sq.Ft.) (Which Is Inclusive of Area of Balconies) in the Building known as "ORM Wing B Premises Co-Operative Soc. Ltd.", Royal Palms, Situated At Survey No. 169, Aarey Milk Colony, Goregaon (E), Mumbai- 400 065.	Rs.25,00,000/- Rs.2,50,000/- Rs.50,000/-	15 Days Symbolic Possession
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7) LAN: HE01BOS00000037171:- 1) Umesh Shivaji Naik, 2) Vidhya Vijay Manjarekar, 3) Cosmetic Dental Lab, All are at: Flat No.A-35, A Wing, Building No. R6, Akashdeep CHSL, Western Express Highway, Jogeshwari East, Mumbai-400060.		09/09/2024, Rs.30,25,420/- as on 03/09/2024	Flat No. 35 on Third Floor Area Admeasuring 225.00 Sq.Ft. Building No. 6A, In Akashdeep Chsl, constructed On Land Bearing Cts No. 50 (Pt), 51 (Pt), 52 (Pt), Lying Being And Situated At Village-Majas, Tal. And Dist Mumbai Suburban.	Rs.32,40,000/- Rs.3,24,000/- Rs.50,000/-	15 Days Symbolic Possession
ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN					
8) LAN: HE01ROB00000061648:- 1) Sanjay Paltu Kewat, 2) Sandeep Paltu Kewat, 3) Palak Electropalters, 4) Kiran Sanjay Kewat, All are at: Room No.D-1, Plot No.28, Akurli Kadambari Chsl, Mhada Colony, RSC-3, situated at Mhada Vasahat, Akurli Road, Kandivali (East), Village-Akurli, Tal-Borivali & Dist.-Mumbai-400101.		07/08/2024, Rs.53,90,623/- as on 03/08/2024	Room No. D-1, Adm. 40 Sq.Mtrs. (Built Up Area), in the Society known as Akurli Kadambarai CHSL, constructed on Land Bearing City S.No.171/48/13, Plot No. 28, RSC-3, situated at, Mhada Vasahat, Akurli Road, Kandivali (East), Village-Akurli, Tal- Borivali & Dist. Mumbai-400101.	Rs.62,00,000/- Rs.6,20,000/- Rs.1,00,000/-	15 Days Symbolic Possession
ENCUMBRANCES/LIABILITIES KNOWN TO CIFCL: NOT KNOWN					
E-Auction Date and Time: 10-04-2025 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each), EMD Submission Last Date: 09-04-2025 (Up to 5.30 P.M.); Inspection Date: As Per Appointment					
1. All Interested participants/bidders are requested to visit the website https://chola-lap.procure247.com & www.cholamandalam.com/news/auction-notice . 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. Procure247; Vasu Patel - 9510974587.					
2. For further details on terms and conditions please visit https://chola-lap.procure247.com & https://cholamandalam.com/news/auction-notice to take part in e-auction.					
THIS IS ALSO A STATUTORY 15 SALE NOTICE UNDER RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002					
Date: 22-03-2025, Place: MUMBAI					
Sd/- Authorized Officer, Cholamandalam Investment and Finance Company Limited.					