



CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED

Corporate Office: "CHOLA CREST", C54 & 55, Super B-4, Thiru.Vi.Ka Industrial Estate, Guindy, Chennai - 600 032.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for the Sale of Immovable Assets under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, r/w rule 8(6) of 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 **SI.No.1 : Physical Possession & SI.No.2 : 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://bankauctions.in/>

SI.No.1: Loan Account No. TL01NGP0000060713, Name of Borrower, Co-Borrower, Mortgagors:

1. M/s. Vidyasagar Coaching Classes, (Borrower), Near Lok Mahavidyala, Fattepuria Layout, Gond Plot, Wardha, Maharashtra - 442 001. 2. Mr. Surendra Laxman Nagrale, (Co Borrower), 3. Mrs. Manisha Surendra Nagrale, (Co Borrower), **No.2 & 3 are residing at:** Vidyasagar Coaching Classes, Near Lok Mahavidyala, Fattepuria Layout, Gond Plot, Wardha, Maharashtra - 442 001. **Outstanding Amount: Rs. 96,08,638.29/- as on 12.06.2026**

DESCRIPTION OF THE IMMOVABLE PROPERTY [Secured Asset]:

Item No. 1: All That Piece and Parcel of Northern Portion (Renumber as Kh. No. 655/1) of Non-Agricultural land being Survey No. 655, Adm. 1.00 HR., out of total Adm. 2.00 HR., of Mouza Salod. (Hi), Tah. and Dist. Wardha 442001 within the limits of Grampanchayat Salod and the property is bounded as under:- On The East : Pandhan, On The West : Pandhan, On The North : Pandhan, On the South : Remaining Portion of Survey No. 655.

Reserve Price : Rs. 99,00,000/-, EMD : Rs. 9,90,000/-, Bid Increment Amount : Rs.1,00,000/-

SI.No.2: Loan Account No. TL01NGP00000038791, Name of Borrower, Co-Borrower, Mortgagors:

1. M/s. Creative Construction, (Borrower), 2. Mr. Khaja Gausuddin Sirajuddin Syed, (Co Borrower), 3. Mrs. Sameena Gausuddin Syed, (Co Borrower), **No. 1 to 3 are residing at:** Near Chopade Lawn, Plot No. 10, Haleema Manzil Gorle Layout, Awasthi Nagar, Katol Road, Nagpur - 440-013. **Outstanding Amount: Rs. 1,78,85,838/- as on 12.06.2026**

DESCRIPTION OF THE IMMOVABLE PROPERTY [Secured Asset]:

All that piece and parcel of plot no.10, having area 1800 sq. ft. (167.22 sq. Mtr.) as per regularization letter of N.I.T. 160.3600 (sq. Mtr.) along with constructed house thereon having area 1177.03 sq. ft. (109.390 sq. Mtr.) out of Khasra No.262, 263, 264, P.H. No.11, bearing City Survey No.1014 Sheet No.89, of Mouza: Zingabai Takli, corresponding to Municipal Corporation House No.1186/10, Ward No.61, in the Layout of Shivaji Nagar Sahakari Bhadekaru Maliki Griha Nirman Sanstha Ltd. Nagpur, Tehsil & District Nagpur, along with all the fixtures, fittings, Electric Meter, Water Meter, installed in the said premises. The said Plot No.10 is bounded as under: North : Plot No. 09, South : Land of Utkarsha Griha Nirman S.S.Ltd, East : Road of Layout, West : Plot No. 11 That as per the regularization letter issued by the N.I.T. the area regularized by the N.I.T is plot area 160.3600 (Sq. Mtrs) and construction area is 109.3900 (Sq. Mts). The said property is covered under Mouza: Zingabai Talki, having City Survey No. 1014, Sheet No. 89, covered under item no. 46.544/89, page no. 1242, as per the Government Recokoner.

Reserve Price : Rs. 1,68,48,000/-, EMD : Rs.16,84,800/-, Bid Increment Amount : Rs.1,00,000/-

E-Auction Date and Time : 11.08.2026 - 11 AM to 12 Noon (with unlimited extension of 3 min each)

Last Date of Submission of EMD : 10.08.2026, Date of Inspection of Property : As per the appointment

1. All Interested participants / bidders are requested to visit the website <https://bankauctions.in> & www.foreclosureindia.com. For details: help, procedure and online training on e-auction, prospective bidders may contact **M/s.4 Closure**, (Contact Person: Mr. Shailendra, Ph. No. 9515160061, Email: shailendra@bankauctions.in).
2. For further details on terms and conditions please visit:- <https://bankauctions.in> & <https://cholamandalam.com/news/auction-notices> to take part in e-auction or contact Mr. Nilesh Jaiprakash Mishra - Ph. 9819211193/ Mr. Abhijit Vijay Deshpande - Ph. 9867000553.

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) RULE 8 & 9 AND OF SECURITY INTEREST (ENFORCEMENT) RULES,2002

Date: 02.07.2026

Place: Nagpur

Authorized Officer

Cholamandalam investment and Finance Company Limited.