

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 9(1) 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 **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/>

Sl.No.1: 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. 1,95,75,955/- as on 17.08.2026**

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. 1,51,64,000/-, EMD : Rs.15,16,400/-, Bid Increment Amount : Rs.1,00,000/-

E-Auction Date and Time : 11.09.2026 - 11 AM to 12 Noon (with unlimited extension of 3 min each)

Last Date of Submission of EMD : 10.09.2026, 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. Nithesh Pawar, Ph. No. 8142000725, Email: nithesh@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. Abhijit Deshpande - Ph. 9867000553 & Mr. Ruturaj Sudhir Surve - 9970097432.

**THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) RULE 8 & 9
AND OF SECURITY INTEREST (ENFORCEMENT) RULES,2002**

Date: 21.08.2026

Place: Nagpur

Authorized Officer

Cholamandalam investment and Finance Company Limited.