

Date: 6th July 2023

To,

- M/s Classic Automobiles (Borrower)**
61/3B-1, Manimoortheeswaram Village,
Tirunelveli – 627007.
- Mr. Sudhakar Pushparaj (Co-Borrower)**
Partner of M/s Classic Automobiles,
46/18, Raja Rajeshwari Nagar (North)
NGO B Colony, Palayamkottai,
Tirunelveli – 627007
- Mrs Chandra (Co- Borrower)**
Partner of M/s Classic Automobiles,
46/18, Raja Rajeshwari Nagar (North)
NGO B Colony, Palayamkottai,
Tirunelveli – 627007
- Mr Sudhakar Pushparaj (Mortgagor)**
S.Nos. 461/1A, 462/1, 463/1,
Plot No 769, 770, 753, 794, “Central City”
VSR Nagar, Tharuvai Village, Playmkottai
Taluk, Palayamkottai District – 627356
- Mr Sudhakar Pushparaj (Mortgagor)**
S.No 6/1, Plot No 75 & 76,
Sangeetha Vinayagar Colony,
Koganthanparai Tirunelveli - 627356

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]

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 (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 to the Secured Creditor, the physical possession of which has been taken on **21st of March, 2022** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **11th August 2023** for recovery of **Rs. 21,95,035.41 (Rupees Twenty One Lakhs Ninety Five Thousand Thirty Five Forty One paise only)** as on **8th December 2021** due to the Secured Creditor (“Mahindra and Mahindra Financial Services Limited”) from **M/s Classic Automobiles (Borrower), Mr Sudhakar Pushparaj (Co borrower and Mortgagor) and Mrs. Chandra,(Co-Borrower)**.



1	Name of the Borrower & Mortgagor	M/s Classic Automobiles [Borrower], Mr Sudhakar Pushparaj (Co- Borrower And Mortgagor, Mrs. Chandra [Co Borrower]	
2	Name of the Secured Creditor/ Lender	Mahindra & Mahindra Financial Services Ltd	
3	Date & Time of Auction	11 th of August 2023 at 11:00 AM Venue: Door No 10- F/5, Dhanapal Motor Building, 2nd Floor, Trivandrum Road, Palayamkottai, Tirunelveli – 627002	
4	Earnest Money Deposit (“EMD”)	LOTS	EMD
		Lot – I (a) ,(b),(C) & (D)	90,000.00
		Lot - II	2,10,000.00
		Total	3,00,000.00
5	Reserve Price	LOTS	RESERVE PRICE
		Lot – I (a) ,(b),(C) & (D)	9,00,000.00
		Lot - II	21,00,000.00
		Total	30,00,000.00
6	Bid Incremental Amount	Rs. 25,000/- (Rupees Twenty Five Thousands Only)	
7	Date & Time of inspection of property for intending purchaser	14 th to 16 th of July 2023 Between 10:00 AM to 5:00 PM	
8	Contact Person Name, Number& Email-Id	<p>Mrs. Sushmita Garima : +91 9619098774 garima.sushmita@mahindra.com;</p> <p>Mr. V.S Sai Ganesh Velamuri:+91-8712299319 VELAMURI.SAI@mahindra.com</p> <p>Mr. Pabak Das: +91-9032864960 das.pabak@mahindra.com</p>	

DESCRIPTION OF THE PROPERTY

LOT-I

a) All that piece and parcel of the property in Tirunelveli District, Palayamkottai Registration District Melapalayam Sub Registration Office, Palayamkottai Taluk, Tharuvai Village, Total Acres 45 Cents 51 culled out into House site plots name and style of CENTRL CITY Approved by Local Town Planning Members/ Secretary, Dated 07.02.2018 Na.Ka.No.1226/2017, TLTP as per number Ma.Va/TLTP (Approved Lay out) No.19/2018 permitted plots Vacant sites Palayamkottai Block Development Officer (Village Panchayat) dated 04.04.2018 Na.Ka.No. A3/817/2018 approved lay out in Survey No.461/1A,covered by Plot No.769 Vacant site measuring East West Northern side and Southern side 9.14 Meter north south western side 10.89



meter Eastern side 10.21 meter total 96.427 Sq.Meter Cents 2.38 Plot No.769 .and belonging to **Mr. Sudhakar Pushparaj** within following boundaries:

On or towards East -: Plot No.770;
On or towards West -: Plot No.768
On or towards South-: PlotNo.776;
On or towards North-:9.00 Meter width East West Plots subdivision Road.

b) All that piece and parcel of the property in Tirunelveli District,Palayamkottai Registration District Melapalayam Sub Registration Office, Palayamkottai Taluk, Tharuvai Village, Survey No.451/1A, covered by Plot No.770 Vacant Site East West Northern side and Southern side 9.14 Meter, North South Western side 10.21 Meter, Eastern side 9.52-meter total 90.17 Sq. Meter, Cents 2.23, Covered by Plot No.770 belonging to **Mr. Sudhakar Pushparaj** therein and bounded by:

On or towards East -: Plot No.771; On or towards West -: Plot No.769
On or towards South-: Plot No.775; On or towards North-:9.00 Meter width East West Plots subdivision Road,

c) All that piece and parcel of the property in Tirunelveli District, Palayamkottai Registration District Melapalayam Sub Registration Office, Palayamkottai Taluk, Tharuvai Village, Survey No.462/1, covered by Plot No.753 vacant Site East West Northern side 13.10 Meter, Southern side 15.85 Meter, North South Western side 12.50 Meter, Eastern side 12.19 meter total 178.69 Sq. meter Cents 4.42 covered by Plot no.753 belonging to**Mr. Sudhakar Pushparaj** therein and bounded by:

On or towards East -: Plot No.754; On or towards West -: 9.00 Meter width North South subdivision Road
On or towards South-: Plot No.792, 793; On or towards North-: 9.00 Meter width East West Plots subdivision Road,

d) All that piece and parcel of the property in Tirunelveli District,Palayamkottai Registration District Melapalayam Sub Registration Office, Palayamkottai Taluk, Tharuval Village, Survey No.463/1 , Covered by Plot No.794 Vacant site East West Northern side 17.37 Meter, Southern side 14.78 meter, North South Western side 12.19 Meter, Eastern side 12.50 meter Total 198.45 sq.meter Cents 4.90, Covered by Plot No.794 belonging to **Mr. Sudhakar Pushparaj** therein and bounded by:

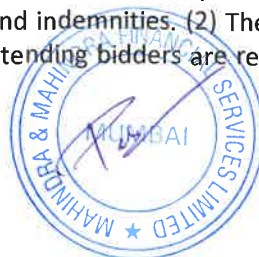
On or towards East -: 9.00 Meter Width North South Subdivision Road
On or towards West -: Plot No.795 with all usual rights
On or towards South-: 6.10 Meter Width East West Sub Division Road
On or towards North-: Plot Nos 751, 752

LOT-II

All that piece and parcel of the property in Tirunelveli District, Palayamkottai Registration District Melapalayam Sub Registration office Jurisdiction, Konganathanparal village in Ayan Paunja Survey No. 6/1, 6/2 the total extent of 23 acres 41 cents of lands which have been divided into housing plots and named as "Sangeetha Vinayagar Colony" and approved by Konganathanparai Panchyat Resolution No.5 dt.14.09.06 in which an extent of 3.76 cents + 3.50 cents of housing site in Plot Nos.75 & 76

On or towards East -: Plot No.77; On or towards West -: Lands In S.No.48/2 of Muneerpallam Village
On or towards South-: Plot Nos.93 &94; On or towards North-: 23 feet width East West Road

TERMS & CONDITIONS: (1) The properties is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities. (2) The aforesaid properties shall not be sold below the reserve price mentioned above. Intending bidders are required to deposit the EMD



as stated above by way of demand draft payable at Mumbai and favoring "Mahindra and Mahindra Financial Services Ltd" drawn on any nationalized or scheduled bank. (3) Bids are invited for the lots together with Bid Price clearly mentioned. (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest. (5) The bid shall be submitted along with the aforesaid EMD in a sealed cover superscribed "Offer for purchase of Property (Lot No LOT I & II.) (CONFIDENTIAL)" so as to reach Mrs. Sushmita Garima, Authorized Officer, MAHINDRA & MAHINDRA FINANCIAL SERVICES LTD. Door No 10-F/5, Dhanapal Motor Building, 2nd Floor, Trivandrum Road, Palayamkottai, Tirunelveli – 627002 and/or Mr. V.S. Sai Ganesh Velamuri, Authorized Officer, MAHINDRA & MAHINDRA FINANCIAL SERVICES LTD. Door No 10-F/5, Dhanapal Motor Building, 2nd Floor, Trivandrum Road, Palayamkottai, Tirunelveli – 627002 on or before 11th of August 2023 before 10.00 A.M. (6) Bids so received by the Authorized Officer shall be opened in presence of all the bidders. The Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser. (7) The successful Purchaser/s of the Lots, shall deposit 25% of the sale price, adjusting the EMD already paid, immediately or latest before closing hours of the next working day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited. (8) The balance sale price should be paid by the purchaser to the authorized officer on or before 15th day of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 3 months. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. (9) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. (10) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the property (11) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price. (12) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense. (13) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone. (14) The Authorized Officer is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the Bid without assigning the reason thereof. (15) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002:

The borrower(s)/guarantor(s), corporate guarantor(s) and mortgagor(s) are hereby notified to pay the sum as mentioned above along with up to dated interest, legal charges and ancillary expenses before the Bid cum Auction date, failing which the property will be sold/auctioned and balance dues, if any, will be recovered with interest, legal charges and other cost. The publication dated 11th July 2023 is also a 30 days' notice to all the above borrowers, Guarantors, and Mortgagor/s.

Yours faithfully,

For Mahindra and Mahindra Financial Services Limited

Mr. Pabak Das

Authorised Signatory

Designation: Manager -Legal

