

APPENDIX IV A

[See proviso to Rule 8(6)]

Sale Notice for sale of immovable property(ies)

E-Auction Sale Notice for sale of immovable asset(s) 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(ies) mortgaged/ charged to **CFM Asset Reconstruction Private Ltd. [CIN: U67100GJ2015PTC083994]** ("Secured Creditor"), the **Constructive possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis on **30.09.2021** from **02.00 P.M. to 04.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document), for recovery of **Rs.3,60,61,235/- (Rupees Three Crore Sixty Lakh Sixty One Thousand Two Hundred Thirty Five only)** towards Loan Account No. **HHLLPM00412387** by way of outstanding principal, arrears (including accrued late charges) and interest till **25.08.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.08.2021** along with legal expenses and other charges due to the Secured Creditor from **RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE and SARIKA SADI-GALE @ SARIKA RAMCHANDRA SADIGALE (THROUGH POA HOLDER RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE)**. The Said Loan Account along with its underlying security(ies), including the immovable property(ies), had been assigned to and in favour of the Secured Creditor, acting in its capacity as **Trustee of CFMARC Trust-1 IHFL**, vide Assignment Agreement dated **30.06.2020**

The Reserve Price of the immovable Property will be **Rs. 3,15,00,000/- (Rupees Three Crore Fifteen Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 31,50,000/- (Rupees Thirty One Lakh Fifty Thousand only)** i.e. equivalent to 10% of the Reserve Price. The EMD shall be paid by DD/ RTGS/ NEFT or through any other proper banking channels in favour of and to the credit **CFMARC TRUST-1 IHFL**, Account No. **005111100013302** with **UNION BANK OF INDIA (IFSC: UBIN0800511)**, having its branch at Fort Mumbai, (Maharashtra) before submitting the tender in order to participate in the online public auction. The successful bidder shall pay 25% amount of the sale price (less 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day and the remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale.

DESCRIPTION OF THE IMMOVABLE PROPERTY(IES)

FLAT NO. 4502 HAVING CARPET AREA OF 1026 SQUARE FEET ON 45TH FLOOR, WING – C IN THE BUILDING KNOWN AS "ROMA" OF THE PROJECT KNOWN AS "LODHA FIORENZA" CONSTRUCTED UPON LAND BEARING SURVEY NO. 587 (PART) AND 586 (PART) AT PAHADI VILLAGE AND 258 (PART) OF GOREGAON VILLAGE, OFF. WESTERN EXPRESS HIGHWAY, GOREGAON (EAST), MUMBAI – 400063, MAHARASHTRA TOGETHER WITH 2 CAR PARKING SPACE.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.cfmarc.in and www.auctionfocus.in.

Date : **25.08.2021**

Place : **MUMBAI**

Sd/

Authorized Officer

CFM ASSET RECONSTRUCTION PRIVATE LTD.

TRUSTEE CFMARC TRUST-1 IHFL