

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 **physical 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 **25.11.2021** 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. 35,32,236/- (Rupees Thirty Five Lakh Thirty Two Thousand Two Hundred Thirty Six only)** towards Loan Account No. **HHLAGR00393212**, by way of outstanding principal, arrears (including accrued late charges) and interest till **13.10.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **14.10.2021** along with legal expenses and other charges due to the Secured Creditor from **SANJAY SHARMA and RAJNI SHARMA**.

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-I IHFL**, vide Assignment Agreement dated **30.06.2020**.

The Reserve Price of the immovable Property will be **Rs. 23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,35,000/- (Rupees Two Lakh Thirty Five 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)

H. NO. 45, HAVING A TOTAL AREA OF 112 SQ. YARDS EQUIVALENT TO 93.64 SQ. MTR. MEASURING EAST TO WEST 12.57 MTR. AND NORTH TO SOUTH 7.45 MTR. ,LAND BEARING KHASRA NO. 2158 IN "JAISWAL KUNJ", OPP. VIJAY KUNJ COLONY GATE, NEAR CHANDRA NAGAR, MAUZA NARAICH, TEHSIL ETMADPUR, AGRA- 282006, UTTAR PRADESH.

H. NO. 45 IS BOUNDED AS UNDER:

NORTH : ROAD 9 MTR.

SOUTH: PART OF PLOT NO. 44 & 45/HOUSE NO. 46

EAST: PLOT NO. 44

WEST: ROAD 25 FEET

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 : 18.10.2021

Place : AGRA

Sd/

Authorized Officer

CFM ASSET RECONSTRUCTION PRIVATE LTD.

TRUSTEE CFMARC TRUST-1 IHFL