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 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(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 **03.03.2021** 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.28,82,250/- (Rupees Twenty Eight Lakh Eighty Two Thousand Two Hundred Fifty only)** towards Loan Account No. **HHLDCP00351850** by way of outstanding principal, arrears (including accrued late charges) and interest till **20.01.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **21.01.2021** along with legal expenses and other charges due to the Secured Creditor from **MRS.BABITA, MR.ROHIT and MRS.NISHA**

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. 22,00,000/- (Rupees Twenty Two Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 2,20,000/- (Rupees Two Lakh Twenty 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 **Andhra Bank** (IFSC: **ANDB0000051**), 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-SF-1, HAVING TOTAL COVERED AREA 74.32 SQ. MTR. i.e. 800 SQ.FT. ON SECOND FLOOR, FRONT RIGHT HAND SIDE, HIG, ON PLOT M.M.-74, WITHOUT ROOF RIGHTS, DLF ANKUR VIHAR, VILLAGE SADULLABAD PARGANA-LONI, GHAZIABAD, UTTAR PRADESH-201102.

BOUNDARIES OF PLOT NO. M.M.-74 ARE AS UNDER:-

EAST:	**PLOT NO. M.M.-73**	**WEST:**	**PLOT NO. M.M.-75**
NORTH:	**18 MTR. WIDE ROAD**	**SOUTH:**	**PLOT NO.C-1/44**

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 : 27.01.2021
Place : GHAZIABAD

Sd/
Authorized Officer
CFM ASSET RECONSTRUCTION PRIVATE LTD.
TRUSTEE CFMARC TRUST-1 IHFL