

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 **29.09.2021** 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. 5,45,86,289/- (Rupees Five Crore Forty Five Lakh Eighty Six Thousand Two Hundred Eighty Nine only)** i.e. **Rs. 1,41,50,353/- (Rupees One Crore Forty One Lakh Fifty Thousand Three Hundred Fifty Three only)** towards Loan Account No. **HHLRAJ00404908**; **Rs. 1,31,68,942/- (Rupees One Crore Thirty One Lakh Sixty Eight Thousand Nine Hundred Forty Two only)** towards Loan Account No. **HERAJ00408058**; **Rs. 1,41,30,705/- (Rupees One Crore Forty One Lakh Thirty Thousand Seven Hundred Five only)** towards Loan Account No. **HHLRAJ00404907**; and **Rs. 1,31,36,289/- (Rupees One Crore Thirty One Lakh Thirty Six Thousand Two Hundred Eighty Nine only)** towards Loan Account No. **HERAJ00407966**, by way of outstanding principal, arrears (including accrued late charges) and interest till **20.08.2021** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **21.08.2021** along with legal expenses and other charges due to the Secured Creditor from **PADARIYA RASIKBHAI N @ PADARIYA RASIK KUMAR NARSHIBHAI, PADARIYA BHAVNABEN RASIKBHAI, BHAVNABEN PRAVINBHAI PADARIYA, NEW MARUTI DIAMOND (THROUGH ITS PARTNERS) and PADARIYA PRAVINBHAI N @ PRAVINBHAI NARSHIBHAI PADARIYA**

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. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakh only)** and the Earnest Money Deposit ("EMD") will be **Rs. 32,50,000/- (Rupees Thirty Two 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)**PROPERTY NO. 1**

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/ OR RIGHTS OF THE MORTGAGOR(S) THEREIN:

A RESIDENTIAL BUILDING WITH LAND ADMEASURING 236.25 SQUARE METERS OF SUB PLOT NO. 5/1, 6/1, 7/1, 8/1, AND 9/1 BEARING FINAL PLOT NO. 11/1 (P), T.P.S. NO. 24, REVENUE SURVEY NO. 145 PAIKI SITUATED IN TIRUMALA SOCIETY, OPPOSITE MASOOM SCHOOL, OFF KALAWAD ROAD, VILLAGE MOTAMAVA, TALUKA RAJKOT – 360005, GUJARAT AND WHICH IS BOUNDED AS FOLLOWS:

NORTH : PLOT NO. 4 SOUTH : SUB PLOT NO. 5, 6, 7, 8, 9/2
EAST : PLOT NO. 3 WEST : 7.50 METER WIDE ROAD.

PROPERTY NO. 2

ALL THAT PIECES OR PARCELS OF LAND AS UNDER TOGETHER WITH ALL THE STRUCTURES, BUILDINGS, FURNITURE, FIXTURES, FITTINGS, STANDING AND/OR PLANT AND MACHINERY INSTALLED/ TO BE INSTALLED AND/ OR CONSTRUCTED/ TO BE CONSTRUCTED THEREON AND ALL THE PRESENT AND FUTURE TITLE, INTERESTS AND/ OR RIGHTS OF THE MORTGAGOR(S) THEREIN:

A RESIDENTIAL BUILDING WITH LAND ADMEASURING 236.25 SQUARE METERS OF SUB PLOT NO. 5/2, 6/2, 7/2, 8/2, AND 9/2 BEARING FINAL PLOT NO. 11/1 (P), T.P.S. NO. 24, REVENUE SURVEY NO. 145 PAIKI SITUATED IN TIRUMALA SOCIETY, OPPOSITE MASOOM SCHOOL, OFF KALAWAD ROAD, VILLAGE MOTAMAVA, TALUKA RAJKOT – 360005, GUJARAT AND WHICH IS BOUNDED AS FOLLOWS:

NORTH : SUBPLOT NO. 5, 6, 7, 8, 9/1 SOUTH : PLOT NO. 10
EAST : PLOT NO. 1 WEST : 7.50 METER WIDE ROAD

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 : 23.08.2021
Place : RAJKOT

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