

THROUGH COURIER/E-MAIL

Ref. No.: CFMARC-14031/ HHLKOK00346370

April 11, 2024

To,

1. BENU CHATTERJEE
C/O MACRO MINDS GROUP
148, KALI TALA MAIN ROAD
WEST BENGAL-700 078
2. RAKHI CHATTERJEE
PROPRIETOR
MACRO MINDS GROUP
148, KALI TALA MAIN ROAD
WEST BENGAL-700 078

EMAIL ID: - benu.chatterjee2010@gmail.com

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERE TO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEING FLAT NO. 0902, 9th FLOOR,
TOWER-2, CASCADES, UNITECH UNIWORLD CITY, PLOT NO. AA-
III/BLK-2/2(PART), AA-III/BLK-2/1(PART), ACTION AREA III, NEW
TOWN, MOUZA-PATHARGHATA, P.S. RAJARHAT, 24 PARGANAS,
KOLKATA NORTH-700156, WEST BENGAL ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLKOK00346370

Dear Ma'am/ Sir,

The Authorised Officer of **CFM Asset Reconstruction Private Ltd.** ("**Secured Creditor**") hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this



Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai - 400 038

Registered Office: Block No. A/1003, West Gate, Near TMC Club, Sur No. 033/113, S. G. Highway, Maroludi, Mumbai - 400031
www.cfmarc.in | info@cfmarc.in | +91- 22 40055282 | CIN: U67100GJ2015PTC083994

Notice of Sale of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on “**as is where is**”, “**as is what is**” and “**whatever there is**” basis, for recovery of **Rs.1,87,20,843/- (Rupees One Crore Eighty Seven Lakh Twenty Thousand Eight Hundred Forty Three only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **20.03.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **21.03.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



AUTHORISED OFFICER

CFM ASSET RECONSTRUCTION PRIVATE LTD.

Acting in its capacity as a **TRUSTEE OF CFMARC TRUST-1 IHFL**

SCHEDULE A

(Description of the Immovable Property)

FLAT NO. 0902 ADMEASURING SUPER BUILT UP AREA 2215 SQ. FT. ON 9TH FLOOR AT TOWER-2, ALONGWITH ONE COVERED CAR PARKING SPACE NO. 924 IN THE BASEMENT, IN MUTISTORIED GROUP HOUSING COMPLEX KNOWN AS “UNIWORLD CITY CASCADES” IN UNIWORLD CITY COMPLEX CONSTRUCTED ON PLOT NO. AA-III/BLK -2/2 (PART) & AA-III/BLK -2/1 (PART) IN ACTION AREA III, NEW TOWN, MOUZA-PATHARGHATA, UNDER P.S. RAJARHAT, DISTRICT 24 PARGANAS WITHIN THE LIMITS OF RAJARHAT-GOPALPUR MUNICIPALITY, KOLKATA NORTH-700156, WEST BENGAL TOGETHER WITH THE PROPOTIONATE UNDIVIDED IMPARTIBLE SHARE IN THE LAND UNDERNEATH THE TOWER.
