

THROUGH COURIER/E-MAIL

Ref. No.: CFMARC-12140/ HHLBHP00338960

May 29, 2024

To,

1. **SANJAY RANA**
c/o. CAPITAL MARKETING & SERVICES INC.
PLOT NO. 177, MP NAGAR, ZONE 2
BEHIND THE PIZZARIA, NEAR LUCAS TVS
BHOPAL-462011, MADHYA PRADESH

ALSO AT:

SANJAY RANA
LIG-139, SCETOR-G
AYODHYA NAGAR, HUZUR
BHOPAL- 462041, MADHYA PRADESH

ALSO AT:

SANJAY RANA
GALI NO. 4, GUPTAPURA
IN FRONT OF KRISHNA SEVA KENDRA, DABRA
GWALIOR- 474001, MADHYA PRADESH

2. **BHAVNA RANA**
LIG-139, SCETOR-G
AYODHYA NAGAR, HUZUR
BHOPAL- 462041, MADHYA PRADESH

EMAIL ID: sanjay.rana948@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. 62, MIG, 2ND FLOOR,
SECTOR-G, AYODHYA NAGAR, TEHSIL-HUZUR, BHOPAL- 462041,
MADHYA PRADESH ("Mortgaged Property more particularly described in
Schedule 'A' attached herewith").**

Re.: Loan Account No. HHLBHP00338960

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

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

Registered Office: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051

www.cfmarc.in | info@cfmarc.in | +91- 22 40055282 | CIN: U67100GJ2015PTC083994

(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 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.9,02,268/- (Rupees Nine Lakh Two Thousand Two Hundred Sixty Eight only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **29.05.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **30.05.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.5,10,000/- (Rupees Five Lakh Ten Thousand 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.
TRUSTEE OF CFMARC TRUST-1 IHFL**

SCHEDULE A

(Description of the Immovable Property)

FLAT NO. 62 (MIG) HAVING TOTAL AREA OF 454.18 SQ. FEET I.E. 42.21 SQ. MTR. ON 2ND FLOOR, SITUATED IN SECTOR-G, HOUSING BOARD COLONY, AYODHYA NAGAR, WARD NO. 68, TEHSIL-HUZUR, BHOPAL- 462041, MADHYA PRADESH. THE PROPERTY IS BOUNDED AS UNDER:

NORTH : ROAD
SOUTH : OPEN
EAST : OPEN
WEST : FLAT NO. -61

Yours truly,



AUTHORISED OFFICER
CFM ASSET RECONSTRUCTION PRIVATE LTD.
TRUSTEE OF CFMARC TRUST-1 IHFL