

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) and Rule 9(1) 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 **27.06.2022** 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. 82,91,488/- (Rupees Eighty Two Lakh Ninety One Thousand Four Hundred Eighty Eight only)** pending towards Loan Account No. **HLAPSUR00342991**, by way of outstanding principal, arrears (including accrued late charges) and interest till **30.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **31.05.2022** along with legal expenses and other charges due to the Secured Creditor from **MUKESH ARJANBHAI MANIYA (PROPRIETOR, GOLDMOOR HOSPITALITY), VANDANABEN B MANIA @ MANIYA VANDANABEN, SEEMA MUKESHKUMAR MANIYA @ MANIYA SEEMA MUKESHBHAI and BHARATBHAI ARJANBHAI MANIA @ MANIYA BHARAT @ BHARAT KUMAR MANIA.**

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. 39,00,000/- (Rupees Thirty Nine Lakh only)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price i.e. Rs. 3,90,000/- (Rupees Three Lakh Ninety 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)

ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY OF SHOP/OFFICE NO. 07 ON THE GROUND FLOOR OF THE BUILDING KNOWN AS "RISE ON PLAZA" SITUATED AT SARTHANA BEARING R.S. NO. 147, BLOCK NO. 144/B, T.P.SCHEME NO. 21(SARTHANA-SIMADA), F.P.NO. 58/1 ADMEASURING ABOUT 3027.00 SQUARE METER OF VILLAGE SARTHANA OF VILLAGE OF KAMREJ, TALUKA SURAT CITY, DISTRICT SURAT, TOTAL ADMEASURING ABOUT 646.67 SQUARE FEET (SUPER BUILT UP AREA) AND 465.60 SQUARE FEET I.E. 43.27 SQUARE METERS (BUILT UP AREA) AND 388.00 SQUARE FEET I.E 36.06 SQUARE FEET (CARPET AREA) ALONG WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND.

BOUNDARIES ARE AS UNDER:**EAST : LAND OF BLOCK NO. 145****WEST : LAND OF SUB PLOT NO. 1****NORTH : 60 METER ROAD****SOUTH : LAND OF SUB PLOT NO. 3**

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 : 30.05.2022**Place : SURAT****Sd/****Authorized Officer****CFM ASSET RECONSTRUCTION PRIVATE LTD.****TRUSTEE CFMARC TRUST-1 IHFL**