

**APPENDIX IV A**

[See proviso to Rule 8(6)]

**Sale Notice for sale of immovable property**

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 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 **30.08.2022** 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. 1,29,98,477/- (Rupees One Crore Twenty Nine Lakh Ninety Eight Thousand Four Hundred Seventy Seven only)** pending towards Loan Account No. **HLAPRPR00317699**, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **22.07.2022** along with legal expenses and other charges due to the Secured Creditor from **Rafique Umrani and Parveen Umrani**.

The said Loan Account along with its underlying security(ies), including the Immovable Property, had been assigned by Indiabulls Housing Finance Limited ("**IHFL**") to and in favour of the Secured Creditor, acting as Trustee of **CFMARC Trust-I IHFL**, vide Assignment Agreement dated **30.06.2020**.

The Reserve Price of the Immovable Property will be **Rs. 1,61,25,000/- (Rupees One Crore Sixty One Lakh Twenty Five Thousand only)** and the Earnest Money Deposit ("EMD") will be 10% of the Reserve Price i.e. **Rs. 16,12,500/- (Rupees Sixteen Lakh Twelve Thousand Five Hundred 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**

**The Premises Bearing Municipal House No. 15/616 constructed on Plot No. 27 total area of the Plot being 4000 Sq. Ft. constructed area of the House measuring Ground Floor measuring 1320 Sq. Ft. and First Floor measuring 1348 Sq. Ft. Property bearing part of Khasra No. 696/6, P.h. No. 106(B) under Chattisgarh Sahkari Samiti Act, 1960 Samta Colony, Swami Atmanand Aard No. 15, Village- Raipur Khas Raipur – 492001, Chattisgarh and is bounded as under:**

**East : House of Hanuman Prasad West :House of Abdul Gaffar Umrani**  
**North : Road South :House of Biharilal Jain**

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](http://www.cfmarc.in) and [www.auctionfocus.in](http://www.auctionfocus.in).

**Date : 25.07.2022****Place : RAIPUR****Sd/****Authorized Officer****CFM ASSET RECONSTRUCTION PRIVATE LTD.****TRUSTEE CFMARC TRUST-1 IHFL**