

**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 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 **30.07.2022** 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. 24,64,852/- (Rupees Twenty Four Lakh Sixty Four Thousand Eight Hundred Fifty Two only)** pending towards Loan Account No. **HLLAJ00452949**, by way of outstanding principal, arrears (including accrued late charges) and interest till **12.07.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **13.07.2022** along with legal expenses and other charges due to the Secured Creditor from **MUAZ HASAN KHAN and SHAMIM**.

The said Loan Accounts 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-1 IHFL**, vide Assignment Agreement dated 30.06.2020

The Reserve Price of the immovable Property will be **Rs. 12,00,000/- (Rupees Twelve Lakh only)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price i.e. **Rs. 1,20,000/- (Rupees One Lakh Twenty 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)**

**ONE RESIDENTIAL FREE HOLD BUILT UP FLAT BEARING NO. GF-1, ON GROUND FLOOR UPTO CEILING LEVEL ONLY (WITHOUT ROOF RIGHTS), HAVING SUPER COVERED AREA OF 65.03 SQ. MTRS. OR 700 SQ. FEET APPROX., UNDER M.I.G CATEGORY, FRONT AND RIGHT HAND SIDE BEING PART OF FREE HOLD PROPERTY/PLOT NO. C-200 SITUATED AT SLF VED VIHAR, IN THE AREA OF VILLAGE SADULLABAD/LONI, TEHSIL AND DISTRICT, GHAZIABAD, UTTAR PRADESH. THE FLAT IS BOUNDED AS UNDER:**

**EAST : FLAT NO. GF-4****WEST: ROAD****NORTH : FLAT NO. GF-2****SOUTH: PLOT NO. C-199**

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 : 12.07.2022****Place : GHAZIABAD****Sd/****Authorized Officer****CFM ASSET RECONSTRUCTION PRIVATE LTD.****TRUSTEE CFMARC TRUST-1 IHFL**