

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 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(ies) mortgaged/ charged to **CFM Asset Reconstruction Private Ltd. [CIN: U67100GJ2015PTC083994]** ("**Secured Creditor**"), the **constructive 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 **11.07.2022** 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. 2,10,95,910/- (Rupees Two Crore Ten Lakh Ninety Five Thousand Nine Hundred Ten only)** pending towards Loan Account No. **HHLHDE00345285**, by way of outstanding principal, arrears (including accrued late charges) and interest till **25.05.2022** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **26.05.2022** along with legal expenses and other charges due to the Secured Creditor from **NEERAJ KUMAR GUPTA, ANITA GUPTA, and ISHAN PRAKASH**

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-I IHFL**, vide Assignment Agreement dated **30.06.2020**

The Reserve Price of the immovable Property will be **Rs. 2,15,00,000/- (Rupees Two Crore Fifteen Lakh only)** and the Earnest Money Deposit ("**EMD**") will be 10% of the Reserve Price i.e. **Rs. 21,50,000/- (Rupees Twenty One Lakh Fifty 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 THAT FLATS/APARTMENTS/PENTHOUSES ON 7TH & 8TH FLOOR IN C-BLOCK BEARING NO.s C-703 & C-704 [WITH TWO COVERED CAR PARKING SPACES DULY EARMARKED IN THE BASEMENT NO.1] HAVING TOTAL SUPER AREA 4570 SQ.FT. OR 424.56 SQ.MTRS. ALONGWITH AND ADDITIONALLY ALL OF THE TERRACE AREA MEASURING 1776 SQ. FT. OR 164.99 SQ.MTRS. WITH COMPLETE AND EXCLUSIVE RIGHTS OF ROOF ABOVE THE 8TH FLOOR OF BOTH FLATS (PENTHOUSES) SITUATED AT PACIFIC HILLS COMPRISING IN KHASRA NO.18kha AND OTHERS, MUSSOORIE DIVERSION ROAD, MAUZA KISHANPUR, PARGANA PACHHWADOON, TEHSIL SADAR, DISTRICT DEHRADUN, FULLY DETAILED IN THE PLAN ALONG WITH UNDIVIDED AND IMPARTIBLE PROPORTIONATE SHARE IN THE LAND UNDERNEATH THE BLOCK AND THE PROPORTIONATE SHARE IN THE COMMON AREAS AND FACILITIES OF THE BLOCK ALONG WITH ALL RIGHTS AND EASEMENTS WHATSOEVER NECESSARY FOR THE ENJOYMENT OF THE SAID FLATS/ APARTMENTS/PENTHOUSES AND THE SAME IS BOUNDED AND BUTTED AS UNDER:

BY EAST : COMMON AREA LEADING TO LIFTS
BY WEST : PROPERTY OF OTHERS
BY NORTH : PROPERTY OF MAX HOSPITAL & NALA
BY SOUTH : COMMON CORRIDOR/PENT HOUSE NO. C-701 & C-702 BELONGING TO MR.ARUN DHAND & OTHERS

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 : 24.05.2022
Place : DEHRADUN

Sd/
Authorized Officer
CFM ASSET RECONSTRUCTION PRIVATE LTD.
TRUSTEE CFMARC TRUST-1 IHFL