

THROUGH COURIER/E-MAIL

Ref. No.: CFMARC-12352/ HLAPRPR00317699

April 20, 2023

To,

1. **RAFIQUE UMRANI**
PLOT NO.-26, ARJUN NAGAR, SAMTA COLONY
MIRADATAR ROAD, RAIPUR - 492001
CHATTISGARH

ALSO AT:

RAFIQUE UMRANI
PROPRIETOR
MODERN ELECTRONICS
WARD NO.-15, OPP. RAJKUMAR COLLEGE
G.E. ROAD, RAIPUR-492001, CHATTISGARH

ALSO AT:

RAFIQUE UMRANI
MUNICIPAL HOUSE NO. 15/616, PLOT NO. 27
KHASRA NO. 696/6(PART), P.H. NO. 106(B)
SAMTA COLONY, SWAMI ATMANAND WARD NO. 15
VILLAGE- RAIPUR KHAS, RAIPUR - 492001
CHATTISGARH

2. **PARVEEN UMRANI**
PLOT NO.-26, ARJUN NAGAR, SAMTA COLONY
MIRADATAR ROAD, RAIPUR - 492001
CHATTISGARH

ALSO AT:

PARVEEN UMRANI
MUNICIPAL HOUSE NO. 15/616, PLOT NO. 27
KHASRA NO. 696/6(PART), P.H. NO. 106(B)
SAMTA COLONY, SWAMI ATMANAND WARD NO. 15
VILLAGE- RAIPUR KHAS, RAIPUR - 492001
CHATTISGARH

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**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND
PROVISO THERETO OF THE SECURITY INTEREST
(ENFORCEMENT) RULES, 2002**

**IN RELATION TO THE PROPERTY BEING MUNICIPAL HOUSE NO.
15/616, PLOT NO. 27, PART OF KHASRA NO. 696/6, P.H. NO.
106(B), SAMTA COLONY, SWAMI ATMANAND WARD NO. 15,
VILLAGE-RAIPUR KHAS, RAIPUR - 492001, CHATTISGARH
(“Mortgaged Property more particularly described in Schedule
'A' attached herewith”).**

Re.: Loan Account No. HLAPRPR00317699

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 (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.1,45,45,430/- (Rupees One Crore Forty Five Lakh Forty Five Thousand Four Hundred Thirty only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **05.04.2023** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **06.04.2023** along with



legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.1,50,00,000/- (Rupees One Crore Fifty Lakh 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 Mortgaged 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
