

## 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) 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 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" and "whatever there is" basis on **28.02.2023** from 02.00 P.M. to 04.00 P.M., for recovery of **Rs. 7,63,145/- (Rupees Seven Lakh Sixty Three Thousand One Hundred Forty Five only)** pending towards Loan Account No. **HHLBHP00338960**, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.02.2023** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.02.2023** along with legal expenses and other charges due to the Secured Creditor from **Sanjay Rana and Bhavna Rana**.

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. 4,25,000/- (Rupees Four Lakh Twenty Five Thousand only)** and the Earnest Money Deposit ("EMD") will be 10% of the Reserve Price i.e. **Rs. 42,500/- (Rupees Forty Two Thousand Five Hundred only)** i.e. equivalent to 10% of the Reserve Price.

#### DESCRIPTION OF THE IMMOVABLE PROPERTY

**Flat No. 62 (MIG) having total area of 454.18 Sq. Feet i.e. 42.21 Sq. Mtr. ,on 2nd Floor situated in Sector-G Housing Board Colony, Ayodhya Nagar, Nagar Nigam Ward No. 68, Tehsil Huzur, Bhopal- 462041, Madhya Pradesh. The Property is bounded as under:**

<b>North</b>	<b>: Road</b>	<b>South</b>	<b>: Open</b>
<b>East</b>	<b>: Open</b>	<b>West</b>	<b>: Flat No. -61</b>

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); For bidding, log on to [www.auctionfocus.in](http://www.auctionfocus.in).

**Date : 08.02.2023**  
**Place : BHOPAL**

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