

NOTICE OF SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(6)
OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

To,

Date :- 29-Nov-2022

1. Mr. Anil Daulatram Ahuja

(Borrower)

Sindhi Camp, Karanja Lad, Near Jai Matadi Mandir
Washim, Maharashtra - 444105

Also At:

Mr. Anil Daulatram Ahuja

(Borrower)

C/o M/s Rupmilan Dresses

Near Dahake Petrol Pump, Karanja Lad
Kannav Jeen Main Road, Washim
Maharashtra 444105

Also At:

Mr. Anil Daulatram Ahuja

(Borrower)

Flat No. 02, 2nd Floor, Balaji Heights Part - 2
Plot No. 65, Field Survey No. 192, Mouje Kali
Karanja Lad, Washim, Maharashtra 444105

2. Mrs. Manshi Anil Ahuja

(Co-Borrower)

Sindhi Camp, Karanja Lad, Near Jai Matadi Mandir
Washim, Maharashtra - 444105

Also At:

Mrs. Manshi Anil Ahuja

(Co-Borrower)

Flat No. 02, 2nd Floor, Balaji Heights Part - 2
Plot No. 65, Field Survey No. 192, Mouje Kali
Karanja Lad, Washim, Maharashtra 444105

3. Mr. Sunil Daulatram Ahuja

(Co-Borrower)

Sindhi Camp, Karanja Lad, Near Jai Matadi Mandir
Washim, Maharashtra - 444105

Also At:

Mr. Sunil Daulatram Ahuja

(Co-Borrower)

Flat No. 02, 2nd Floor, Balaji Heights Part - 2

Plot No. 65, Field Survey No. 192, Mouje Kali

Karanja Lad, Washim, Maharashtra 444105

Subject: Sale of Secured Asset by CGHFL under SARFAESI Act, 2002

Reference: Loan Account No. **LNHLAMR000024982** of **Mr. Anil Daulatram Ahuja**.

Dear Madam/ Sir,

1. Please refer to the Possession Notice dated **21.12.2021**, in respect of the immovable property as describe in Schedule attached herewith ("the Secured Asset") served on you and also affixed at conspicuous place of the secured asset and the publication of the said notice in the Daily News papers i.e. **Free Press Journal** (English) and **Nav Shakti** (Marathi) on **26.12.2021** by Capri Global Housing Finance Limited (CGHFL) in exercise of the powers conferred on the secured creditors under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and the Rules framed there under. Till date, you have not made payment to CGHFL towards discharge of your liabilities in full and hence CGHFL proposes to sell the aforesaid secured asset as per the provisions of the SARFAESI Act and the Rules framed there-under. CGHFL intends to sell the secured asset by public auction. The secured asset will be sold to one of the intending purchasers who offer the highest bid/purchase price, which shall not be less than the Reserve Price, i.e. **Rs. 22,20,000/- (Rupees Twenty Two Lacs Twenty Thousand Only)**. The date of auction is **30-Dec-2022**. The Auction Notice is also published on **29-Nov-2022** in Two daily Newspapers i.e. in '**Free Press Journal** (English) and **Nav Shakti** (Marathi)' respectively.
2. We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of Sale notice, the entire outstanding loan amount aggregating to **Rs. 43,13,746/- (Rupees Forty Three Lacs Thirteen Thousand Seven Hundred Forty Six Only)** as on 28.11.2022 together with further interest penal interest, costs and charges till the date of payment, as per the terms and conditions contained in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of Fifteen days, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly. You may note that the shortfall if any, of the loan amount payable by you to CGHFL after adjusting the sale proceeds of the secured asset, shall be recovered from you.

SCHEDULE OF THE PROPERTY

All Piece and Parcel of Flat No. 02 (admeasuring 73.30 Sq. Mts. Super Built-up Area), on the 2nd Floor, in the Building known as Balaji Heights Part – 2, lying being and constructed on Plot No. 65, out of Field Survey No. 192 at Mouje Kali, Taluka Karanja (Lad), District Washim, Maharashtra – 444105, Alongwith Construction Thereon present and future Both.

Yours faithfully,
Swati Singh
(Authorised Officer)
For Capri Global Housing Finance Limited