

APPENDIX IV-A
(See proviso to Rule 8(6))

(Sale notice for sale of immovable Asset)

Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 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 the secured creditor, the physical possession of which has been taken by the Authorised Officer of Finova Capital Private Limited Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of dues in below mentioned account/s. The details of Borrower/ Co-Borrowers/Mortgagor/Guarantors/Secured Assets/Dues/Reserve Price/Auction Date & Time, EMD and Bid increase amount are mentioned below.

Sr. /Lot No.	Names and Address of Borrowers/ Co-Borrower/ Guarantor	Description of the Immovable Property with known encumbrances, If any	Total Dues	Date & Time of property Inspection
1	Mahafuz Alam Ansari S/O Manzoor Alam Ansari (Borrower) 151 Kailashpuri Ganeshpura Road, Kota Jn. Kota -324002 Hidayatulla Khan S/O Mohammad raja khan (Co-Borrower) 37 Hussaini Nagar mukti marg complex road rangpur kota -324002 Sabbir Ali Khan S/O Hidayatulla Khan (Co-Borrower) 37 Hussaini Nagar mukti marg complex road rangpur kota -324002 Mrs. Ishrat Khanam W/O Mahafuz Alam Ansari (Co-Borrower) 151 Kailashpuri Ganeshpura Road, Kota Jn. Kota 324002 Mrs. Nagama Parveen W/O Sabir Ali Khan (Co-Borrower) 37 Hussaini Nagar mukti marg complex road rangpur kota -324002 Manzur Alam S/O Vali Mohammad (Co-Borrower) 151 Kailashpuri Ganeshpura Road, Kota Jn. Kota -324002 Pradeep Kumar S/O Ram Chandra (Guarantor) Main Road Adarsh Nagar, Bapu Colony, Kota -324002	All that piece and parcel of the immovable Property situated at South West part of land khasra No 1620/2 village Mandana Tehsil Ladpura District Kota Rajasthan.(Except Shop No 05) Owned by Mahafuz Alam Ansari & Sabir Ali which is having four boundaries:- EAST BY : Other Land WEST BY : Other Land NORTH BY : Other Land SOUTH BY : Road	Rs. 34,02,654/-	27/11/2023 11 AM to 5 PM
	(1) Date & Time of Auction (2) Last date and time of submission of Bid	(1) Reserve Price (2) EMD Amount of the property	Bid Increase Amount	1 Status of Possession 2 Possession Date Physical
	29/11/2023 11 AM to 3PM	31,66,425/-	25000/-	19/09/2022
	28/11/2023 5 PM	3,16,642/-		

FINOVA CAPITAL PVT. LTD.

CIN : U65993RJ2015PTC048340

Regd. Office : 702, Seventh Floor, Unique Aspire, Plot No.13-14, Cosmo Colony, Amrapali Marg, Vaishali Nagar, Jaipur - 302021

Corp. Office : Fourth Floor, Unique Aspire, Plot No. 13-14, Cosmo Colony, Amrapali Marg, Vaishali Nagar, Jaipur - 302021

Tel.: 0141-4118202, www.finova.in, E-mail : info@finova.in





*with further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and / or realisation.*For detailed terms and conditions of sale please visit to the website link www.finoval.in

NB: To the best of knowledge and information of the Authorised Officer (A.O) of Finova Capital Private Limited, there are no encumbrances.

The particulars in respect of the secured assets specified here in above have been stated to the best of the information of the undersigned, which however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s) / prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself / themselves with regard to the above and the other relevant details pertaining to the above mentioned property/ properties, before submitting the tenders.

TERMS & CONDITIONS OF SALE:

1. Sale is strictly subject to the terms & conditions incorporated in this advertisement and in the prescribed Tender Form. Further details of the property and Tender Forms can be obtained from the office of Finova Capital Private Limited, at Shop No F 34, 35 and Office No 1 & 2, 1st Floor, KCP_1 Near Pratap Suarak, Kunhadi Kota – 324006 Rajasthan.
2. Sealed Tenders (in the prescribed Tender Form only) along with 10% of the offer amounts towards Earnest Money Deposit (EMD) shall be submitted at Finova Capital Private Limited at Shop No F 34, 35 and Office No 1 & 2, 1st Floor, KCP_1 Near Pratap Suarak, Kunhadi Kota – 324006 Rajasthan., Rajasthan on or before **28-11-2023**. Payments shall be made only by Demand Drafts / Cheque drawn on a Scheduled Bank in favor of "Finova Capital Private Limited." payable at Jaipur. Tenders received beyond the above date prescribed herein will not be considered for sale. The tenders will be opened at Shop No F 34, 35 and Office No 1 & 2, 1st Floor, KCP_1 Near Pratap Suarak, Kunhadi Kota – 324006 Rajasthan. on the date and time mentioned above.
3. The borrower, respective tenderers, guarantors or owners of the properties under sale may, if the so desire, give / sponsor his/ her/ their best possible valid offer(s) for the properties offered for sale provided he/she/they follow the requirements / terms and conditions of sale.
4. The borrowers, respective tenderers, guarantors or owners of the respective properties or their authorized representatives, may remain present at the time of opening of the tenders. The tenderers / prospective purchasers will have an opportunity to increase their offers after the tenders are opened, if they so desire. They are, therefore, advised to remain present himself/herself/themselves or through their duly authorized and empowered representatives
5. The Borrower(s)/Guarantor(s) are hereby given 15 days sale notice under the SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Finova Capital Private Limited, in full before the date of sale, auction is liable to be stopped.
6. The immovable property will be sold to the highest tenderer. However, the Authorised Officer reserves the absolute discretion to allow inter se bidding, if deemed necessary. The Property as mentioned will not be sold below Reserve Price.
7. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
8. Finova Capital Private Limited. reserves its right to accept or to reject highest and / or all offer/s without assigning any reasons.

Authorized Officer

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FINOVA CAPITAL
FINANCING DREAMS

9. We hereby give you notice that the aforesaid Secured asset shall be sold by the undersigned if you fail to pay within 15 days from the date of service /Publication of this notice, the entire outstanding loan amount aggregating to Rs. 34,02,654/- (Rupees Thirty Four Lakh Two Thousand Six Hundred and Fifty Four Only) up to 07-11-2023 together with further interest, penal interest, cost and conditions contained in the loan Agreement and other document pertaining to the loan availed by you and after the expiry of Thirty 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 secured asset shall be recovered from you.

Date: 07-11-2023

Place: Kota

Sd/-

Authorised Officer(s)

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