

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./Ln. 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	Mrs. Sudesh Devi W/O Satpal Singh (Borrower) House No. 562/1, Gali No. 04, Bhupendra Puri, Modi Nagar, Gaziabad, UP-201204 Satpal Singh S/O Omprakash Singh (Co-Borrower) House No. 562/1, Gali No. 04, Bhupendra Puri, Modi Nagar, Gaziabad, UP 201204 Priti W/O Sachin (Co-Borrower) Gali No. 03, Bhupendra Puri, Modi Nagar, Gaziabad, UP 201204	All that piece and parcel of the immovable Khasara No. 1728, Village Begamabad Budana, Marouf Mohalla, Bhupendrapuri, Near Lal Bahadur Shastri School, Modi Nagar, Pargana Jalalabad, Gaziabad Uttarpradesh. Total admeasuring Area is 95 Sq Yards. And owned by Sudesh Devi W/o Satpal Singh which is having four boundaries. EAST BY : Plot Digar Owner WEST BY : Road 10 Feet NORTH BY : Plot of Sunil SOUTH BY : Plot of Ompal	Rs. 26,74,225/-	16/01/2025 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 on Date
	18/01/2025 11 AM to 3PM	9,37,575/-	25000/-	Physical
	17/01/2025 5 PM	93,757/-		06/08/2024

*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.finova.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 13, Basement, Advocate Chambers, Opposite-BSNL Telephone Exchange Rajnagar, Ghaziabad - 201002
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 13, Basement, Advocate Chambers, Opposite-BSNL Telephone Exchange Rajnagar, Ghaziabad - 201002 on or before **17-01-2025**. 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 13, Basement, Advocate Chambers, Opposite-BSNL Telephone Exchange Rajnagar, Ghaziabad – 201002 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 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.
6. 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.
7. Finova Capital Private Limited. reserves its right to accept or to reject highest and / or all offer/s without assigning any reasons.
8. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrances, title of properties put on auction and claims / rights / dues / affecting the property/ies, prior to submitting their bid, in this regard, the Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Finova Capital Private Limited.
9. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
10. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: 27-12-2024

Sd/-

Place: Ghaziabad

Authorised Officer(s)

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FINOVA CAPITAL PRIVATE LIMITED
CIN: U65993RJ2015PTC048340