

Appendix-IV-A { See proviso to Rule 8(6)} Sale Notice for of Immovable Properties

Auction sale notice for sale of immovable asset(s) of the SARFAESI Act, 2002 read with proviso to Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to public in general and in particular to the borrower (s) and guarantor(S) that the below described Immovable property (ies) mortgage/charged to Jumbo Finvest (India) Limited (Secured Creditor), the physical possession of which has been taken by Authorised officer of the Jumbo Finvest (India) Limited (Secured Creditor) on dated **26.04.2022** will be sold on "As is where is basis" "As is what is basis" "whatever there is basis" and "without any recourse" basis on **16/01/2023** for recovery of below mention outstanding due to the Jumbo Finvest (India) Limited (Secured Creditor) from below mentioned borrowers and guarantors. The descriptions reserve price and earnest money of the respective properties have been mention.

Name of Borrowers/Guarantors/Mortgagor	Date of Notice 13(2)/ Amount Dues	Dues Amount	Description Of Property
1.Mr.Geenesh Talsara S/o Mr. Manohar Singh Talsara (Borrower /Mortgagor) 2. Mrs. Krishna Talsara w/o Mr. Geenesh Talsara (Co-Borrower/Mortgagor) 3. Mr. Basant Kumar Jain s/o Mr. Kalu Lal Jain (Guarantor)	11/07/2019 Rs. 1,81,06, 757 /- as on 21/06/2019 plus interest and expenses thereon until the payment in full	1,77,25,809 /- as on 07.12.2022 plus interest and expenses thereon until the payment in full	All that part and parcel of the property of Mr.Geenesh Talsara S/o Mr. Manohar Singh Talsara & Mrs. Krishna Talsara W/o Mr. Geenesh Talsara situated at :- Residential House No-13, A-Road, Bhupalpura, Udaipur,Raj. (admeasuring Area-4400 Sq.Ft) Bounded By :- East – Gali & Remaining Part of property No-36 , West – Road , North- H.No -14 , South – Gali &Plot No -12 & Residential House No-14, A-Road, Bhupalpura, Udaipur,Raj. (Admeasuring Area-4400 Sq.Ft) Bounded By:- East – Gali & Remaining Part of property No-36 , West – Road , North – Gali & Plot No – 15 , South – House of Mrs. Sushma & Plot No . 13

The Following Flat (S) Will Be Sold From the Above Mentioned Property:-

SR NO	Description Of FLAT(S)	RESERVE PRICE	EMD	Date & Time of Tender Sale
1	Flat No 201 , Second Floor , A – Road Bhupalpura, Bhupalpura , Udaipur , Dist. Udaipur , Raj , Super Bulit up Area (1885 Sq . Feet) Bounded By --: North – Flat no – 202 , South – Road , East – Corridor , West – Open Space and Road	50,22,000	5,02,200	16/01/2023 03.00 PM to 05.00 PM
2	Flat No 203 , Second Floor , A – Road Bhupalpura, Bhupalpura , Udaipur , Dist. Udaipur , Raj , Super Bulit up Area (1880 Sq . Feet) Bounded By --: North –Other Land , South – Flat no – 204 , East – Corridor , West – Other land	49,41,000	4,94,100	
3	Flat No 301 , Third Floor , A – Road Bhupalpura, Bhupalpura , Udaipur , Dist. Udaipur , Raj , Super Bulit up Area (1545 Sq.Feet) Bounded By --: North –Flat no – 302 , South – Road , East – Corridor , West – Open space and road	39,69,000	3,96,900	
4	Flat No 302 , Third Floor , A – Road Bhupalpura, Bhupalpura , Udaipur , Dist. Udaipur , Raj , Super Bulit up Area (1880 Sq.Feet) Bounded By --: North –Other Land , South – flat no - 301 , East – Corridor , West – road	47,79,000	4,77,900	
5	Flat No 403 , Fourth Floor , A – Road Bhupalpura, Bhupalpura , Udaipur , Dist. Udaipur , Raj , Super Bulit up Area (1880 Sq. Feet) Bounded By --: North – other land , South – Flat no – 404 , East – Corridor , West – road	46,17,000	4,61,700	
6	Flat No 404 , Fourth Floor , A – Road Bhupalpura, Bhupalpura , Udaipur , Dist. Udaipur , Raj , Super Bulit up Area(1545 Sq.Feet) Bounded By --: North –Flat no – 403 , South – Lift than road , East – Corridor , West – Other land	38,07,000	3,80,700	
7	Office At Ground Floor , Admeasuring Area (300 Sq. Meter) Bounded By -: North- Road , South – Hall , East – Hall , West – Road	9,84,150	98,415	

Last Date & Time of Tender Submission:- 13/01/2023 up to 4.00 PM

Place of Tender Submission: - Jumbo Finvest (India) Limited,102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur

Terms & conditions of tender

1. The person, taking part in the tender, will have to deposit his offer in the tender form provided by the Company, which is to be collected from the Jumbo Finvest (India) Limited, during working hours of any working day, super scribing "Tender Offer for name of the property " on the sealed envelope along with the DD/pay order of 10% of the reserve price as Earnest Money Deposit (EMD) in favor of Jumbo Finvest (India) Limited payable at **Jaipur** on/before date **13/01/2023** up to **04.00 PM** at the above mentioned office. The sealed envelopes will be opened in the presence of the available interested parties on **16/01/2023 at 03.00** Noon. at above mentioned office of Jumbo Finvest (India) Limited. The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful,
2. The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited.
3. Balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited.
4. The successful bidder would bear the charges/fees payable for conveyance such as Stamp Duty, Registration Fee, and also any statutory dues, etc. as applicable as per law.
5. The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason thereof. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day.
6. To the best of knowledge and information of the Jumbo Finvest (India) Limited, no other encumbrance exists on the property and if any kind of encumbrances exists on the said property, the Authorised Officer/Company shall not be responsible / liable for such kind of encumbrances which may persist for the property being sold thereof.
7. The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest.
8. Property will be open for inspection on **10/01/2023** and Interested parties who want to know about the procedure of tender may contact Jumbo Finvest (India) Limited,102, Kanchan Apartment Opp. LBS College, Tilak Nagar, Jaipur during office hours.

Note: - This is also a 15 days' notice U/R 8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts.

Date: 29/12/2022
Place; Udaipur

Authorised Officer
Jumbo Finvest (India) Limited