

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 **25-04-2024** will be sold on “As is where is basis” “As is what is basis” “whatever there is basis” and “without any recourse” basis on **02-08-2024** 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/Mortgagors	Date of Notice 13(2)/ Amount Dues	Dues Amount	Description Of Property	Reserve Price	Earnest Money	Date & Time of Tender Sale
1.Astitva Buildsqre Private Limited Through it's Directors (Borrower) 2. Astitva Buildsqre Private Limited Through it's Directors (Co-Borrower) 3. Mr.Manoj Singh S/o Mr. Chhattar Singh (Director Astitva Buildsqre Private Limited) 4.Mr. Mukesh Sharma S/o Mr.Jagdish Prasad Sharma (Director Astitva Buildsqre Private Limited) 5. Mr. Mukesh Sharma S/o Mr.Jagdish Prasad Sharma (Guarantor /Mortgagor) 6. Mr. Jitendra Singh jadon S/o Mr. Narayan Singh Jadon (Guarantor)	16-12-2020 Rs. 1,41,19,269/- as on 07-12-2020 plus interest and expenses thereon until the payment in full	Rs. 1,41,19,269/- as on 07-12-2020 plus interest and expenses thereon until the payment in full	(1)- All that part and parcel of the property of Mr. Mukesh Sharma S/o Mr.Jagdish Prasad Sharma situated at Plot No.,14, In Scheme Mayur Guarden,Village-Khatwara,Tehsil- Sanganer, jaipur Rajasthan Total Admeasuring Area 254.77 Sq.Yds. (2)- All that part and parcel of the property of Mr. Mukesh Sharma S/o Mr.Jagdish Prasad Sharma situated at Plot No 15, In Scheme Mayur Guarden,Village-Khatwara,Tehsil- Sanganer, jaipur Rajasthan Total Admeasuring Area 247.55 Sq.Yds.	1250000/- (Rupees Twelve Lakh Fifty Thousand only) 1150000/- (Rupees Eleven Lakh Fifty Thousand only)	Rs. 125000/- (In Words one Lakh Twenty Five Thousand Only) 115000/- (Rupees one Lakh fifteen Thousand only)	02-08-2024 03.00 PM to 05.00 PM 02-08-2024 03.00 PM to 05.00 PM

Last Date & Time of Tender Submission:- 29-07-2024 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

- 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 **29-07-2024** 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 **02-08-2024** 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,
- 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.
- Balance amount of the sale price will have to be deposited within 30 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited.
- 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.
- 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.
- 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.
- The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest.
- Property will be open for inspection on **16-07-2024** 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 30 days notice U/R 8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts.

Date: 28-06-2024

Authorised Officer

Place; Jaipur

Jumbo Finvest (India) Limited