

Confidential

JMFARC/VU/FY25/0249

June 06, 2024

4Closure
Block No. 605 A, 6th floor,
Maitrivanam Commercial Complex,
Ameerpet, Hyderabad – 500 038

Kind Attention: Mr. Arijit Kumar Das

Dear Sir,

Service for Usage of E Platform being offered

Please refer to our various discussions wherein you have offered your services to assist JM Financial Asset Reconstruction Company Ltd (JMFARC) and also the MOU dated September 18, 2019 executed between 4Closure and JMFARC. In this connection, we are pleased to use the e- auction platform provided by 4Closure for conducting e- auction of the below mentioned secured immovable property:

Description of Secured Immovable Property:

Description of Property	Reserve Price (in Rs)	EMD (in Rs)
All that piece of leasehold land known as Plot No. D-68 in the Addl. Latur Industrial Area, within the village limits of Khandapur and outside limits of Latur Municipal Council, Taluka Latur, District Latur containing by admeasurement 2,00,000 square meters or thereabouts and bounded as follows that is to say:- On or towards the North by: MIDC Land On or towards the South by: MIDC Road 30.00 mtr R/W On or towards the East by: MIDC Road 30.00 mtr R/W On or towards the West by: MIDC Land	50,45,00,000	5,04,50,000

(Hereinafter referred to as “the said property”)



JM Financial Asset Reconstruction Company Limited

Corporate Identity Number : U67190MH2007PLC174287

Regd. Office: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400 025.

T: +91 22 6630 3030 F: +91 22 6630 3335 www.jmfinancialarc.com

Scope of Services

4Closure to provide e – auction platform to JMFARC for conducting e – auction of the said property;

Fees Payable

Service Description	Rate
If property is sold through Auction	Rs.3,000/-
If property remains unsold in Auction	Rs.1,000/-
If JMFARC withdraws from auction prior to the auction date without specifying any reason	Rs.1,000/-
Other terms & conditions are listed at hereinbelow	

The mandate will be valid for a period of three months from the date of this letter unless revoked earlier in writing by JMFARC.

Other Terms and Conditions

- (i) The above fee is inclusive of government levies and taxes except service tax, as mentioned above.
- (ii) All communications/information and other material supplied to or received by or sent by 4Closure from/to the JMFARC any information concerning the business transactions coming to the knowledge/possession of 4Closure shall at all times, during the course of the assignment and thereafter, be kept confidential and 4Closure, their employee/s and other person/s engaged by 4Closure shall not use or allow to be used or make copy or keep copy of any such communication, information, material, etc. or divulge or disclose the to any person unless specifically authorized by the JMFARC in writing to the extent so authorized.

We would be glad to provide any further details / clarifications to you, on request. Please forward a duplicate copy of this letter duly signed by an authorized signatory conveying acceptance of the terms and conditions of the assignment.

Yours faithfully,



Vishal Uchil
Authorised Officer
JM Financial Asset Reconstruction Company Ltd.

Accepted for 4Closure

(_____)
