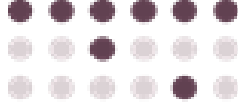



# CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC)

<p><b>Registered Office:</b> A/3, 5<sup>th</sup> Floor, Safal Profitaire, Near Prahlad Nagar Garden, Ahmedabad-380015.</p> <p><b>Corporate Office:</b> First Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai -400038.</p> <p><b>Email:</b> <a href="mailto:kalpak.sawangikar@cfmarc.in">kalpak.sawangikar@cfmarc.in</a> <a href="mailto:suhasini.karnik@cfmarc.in">suhasini.karnik@cfmarc.in</a></p>	 
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## APPENDIX- IV-A

[SEE PROVISO TO RULE 8(6)]

### AUCTION/SALE NOTICE IS FOR SALE OF IMMOVABLE ASSETS UNDER THE SARFAESI ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower and Guarantors/Mortgagors that the below described immovable properties mortgaged to the secured Creditor, the symbolic possession of which have been taken by the authorized officer of CFM-ARC on (Property at Sr. No.1 on 05.10.2019 and Sr. No.2 on 09.10.2019), the secured creditor will be sold through public auction “as and where is basis”, “as is what is basis”, “whatever is there is basis” and “No recourse Basis”; on 30.01.2020 for recovery of Rs. Rs.19,15,45,810.86/- (Rupees Nineteen Crore Fifteen Lakh Forty Five Thousand Eight Hundred Ten and Eighty Six Paise Only) as on 30.06.2019 and further interest and other costs thereon W.E.F. 01.07.2019 due to the secured creditor from, **(1) Jairam Bhasin – Borrower and Mortgagor, (2) Divya Bhasin – Guarantor (3) Manish Bhasin – Guarantor and Mortgagor.**

PROPERTY NO.1	
1. Description of secured property	Khopoli Property – detailed description hereinbelow
2. Secured Debt	Rs.19,15,45,810.86/- (Rupees Nineteen Crore Fifteen Lakh Forty Five Thousand Eight Hundred Ten and Eighty Six Paise Only) as on 30.06.2019 and further interest and other costs thereon W.E.F. 01.07.2019
3. Reserve Price (R.P.)	Rs.14.88 Crore
4. Time and place of public auction	At 03.00 PM on 30.01.2020 at CFM-ARC’s Office Mumbai.
5. EMD	Rs.3.72 Crore (25% of RP)

PROPERTY NO.2	
6. Description of secured property	Lonavala Property – detailed description hereinbelow
7. Secured Debt	Rs.19,15,45,810.86/- (Rupees Nineteen Crore Fifteen Lakh Forty Five Thousand Eight Hundred Ten and Eighty Six Paise Only) as on 30.06.2019 and further interest and other costs thereon W.E.F. 01.07.2019
8. Reserve Price (R.P.)	Rs.2.25 Crore
9. Time and place of public auction	At 03.00 PM on 30.01.2020 at CFM-ARC’s Office Mumbai.
10. EMD	Rs.56.25 Lakh (25% of RP)

(i) **Khopoli Property-**

Land bearing GUT No.133/2 to 133/9 total admeasuring 30100 sq. mtrs. & Building thereon situated at Revenue Village-Tambati, Tal-Khalapur, Dist-Raigad

Land bearing Survey No. 133/2 is bounded as under:

East – land bearing Survey No. 133/3 & 133/4

West – land bearing Survey No. 136

South – land bearing Survey No. 133/5

North – land bearing Survey No. 133/1

Land bearing Survey No. 133/3 is bounded as under:

East – land bearing Survey No. 137

West – land bearing Survey No. 133/2

South – land bearing Survey No. 133/4

North – land bearing Survey No. 133/1

Land bearing Survey No. 133/4 is bounded as under:

East – land bearing Survey No. 137

West – land bearing Survey No. 133/2

South – land bearing Survey No. 133/5

North – land bearing Survey No. 133/3

Land bearing Survey No. 133/5 is bounded as under:

East – land bearing Survey No. 133/6 & 133/7 & 133/8

West – land bearing Survey No. 133/4

South – land bearing Survey No. 133/2

North – land bearing Survey No. 137

Land bearing Survey No. 133/6 is bounded as under:

East – Road

West – land bearing Survey No. 133/5

South – land bearing Survey No. 133/2

North – land bearing Survey No. 133/7

Land bearing Survey No. 133/7 is bounded as under:

East – Road

West – land bearing Survey No. 133/5

South – land bearing Survey No. 133/6

North – land bearing Survey No. 133/8

Land bearing Survey No. 133/8 is bounded as under:

East – Road

West – land bearing Survey No.133/5

South – land bearing Survey No. 133/7

North – land bearing Survey No. 137

Land bearing Survey No. 133/9 is bounded as under:

East – Road

West – land bearing Survey No. 133/8

South – land bearing Survey No. 133/8

North – land bearing Survey No. 137

**(ii) Lonavala Property –**

Bungalow unit No.6, Municipal House no.28, R.S. No. 16/14, 16/11/02, off pune Mumbai express highway, admeasuring 1750 sq.ft. build up area, Retreat Valley CHSL., Village Valvan, Ward Lavalwadi, Pangoli, Lonavala Municipal Corporation, Tal- Maval, Dist-Pune-410401

North – By Road and remaining part S No. 16/14

South – By S No.15

East – By S No. 16/12 and 16/15

West – By Road

**TERMS & CONDITIONS:**

- A. All Offers shall be submitted through Bid Document only which can be purchased from the Authorized Officer by paying Rs.1000/- (non-refundable) by Demand Draft drawn in favour of CFMARC Trust -1 PMC payable at Mumbai.
- B. The bid shall be submitted in the prescribed format in sealed cover along with Earnest Money Deposit (EMD) to be paid to CFMARC Trust -1 PMC to the Authorized officer on or before 30.01.2020 upto 11.30 A.M. i.e. (Last date and time for submission of bids).
- C. All bids to be submitted to CFMARC's office at CFM-ARC, 1<sup>st</sup> Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038.
- D. The bids will be opened on 30.01.2020 at 03:00 PM at CFM ARC's Mumbai office.
- E. There are no known encumbrances on the Secured Assets to the secured creditor.
- F. The property shall be sold on "as is where is, as is what is basis, whatever there is basis and No Recourse Basis".
- G. The property can be inspected on 01.01.2020 during 11.00 AM to 04.00 PM with Prior Appointments only.
- H. Interested parties are advised to independently carry out due diligence and check out on other details.
- I. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
- J. After opening the bids, the Authorized Officer reserves the right to conduct Inter-Se Bidding/further negotiations amongst the bidders. The highest bidder amongst them after Inter-Se Bidding/negotiations shall be declared as successful bidder.
- K. The bidders may improve their further offers in multiples of Rs 5,00,000/- (Rupees Five Lakhs Only)
- L. Sale shall be subject to confirmation by the secured creditor.
- M. The successful bidder will have to deposit 25% of the Reserve Price immediately upon acceptance of bid and balance of the Reserve Price/Purchase consideration as per improved Bids/offers within 15 days of confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and CFM-ARC, the secured creditor.
- N. In case the successful bidder fails to pay the balance sale price as stated above, all deposits including EMD shall be forfeited without any notice by CFM-ARC to the said successful bidder and the property shall be resold.
- O. The bids without EMD amount and or/less than the reserve price shall be disqualified.
- P. The EMD of unsuccessful bidder will be returned within 7 working days of closure of the auction sale proceedings. No interest shall be paid on EMD refunded.
- Q. The purchaser shall bear the stamp duty and charges, including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates, outgoing both existing and future related to the property.
- R. Authorised Officer of CFM-ARC reserves right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

S. For further details, Authorised Officer of the CFM-ARC (022-49703233/022-40055280) may be contacted during office hours on any working day

Date: 21.12.2019  
Mumbai:

Sd/-  
Authorised Officer  
(Kalpak Sawangikar – 8879890346)  
CFM Asset Reconstruction Pvt. Ltd.  
(Acting as trustee of CFMARC Trust -1 PMC)