

THROUGH COURIER / E-MAIL

Ref.: CFMARC-14061/ HLAPSUR00342991

Date: December 10, 2025

TO,

1. MUKESH ARJANBHAI MANIYA
PROPRIETOR
GOLDMOOR HOSPITALITY
37-A, SHOP NO. 9, GROUND FLOOR
IBC BUILDING, DUMAS ROAD, Piplod
SURAT-395001, GUJARAT

ALSO AT:

MUKESH ARJANBHAI MANIYA
C-303-304, AFIL TOWER
LH ROAD, NEAR BOMBEY MARKET
SURAT-395010, GUJARAT

2. VANDANABEN B MANIA
ALIAS MANIYA VANDANABEN
C-303-304, AFIL TOWER
LH ROAD, NEAR BOMBEY MARKET
SURAT-395010, GUJARAT

3. SEEMA MUKESHKUMAR MANIYA
ALIAS MANIYA SEEMA MUKESHBAI
C-303-304, AFIL TOWER
LH ROAD, NEAR BOMBEY MARKET
SURAT-395010, GUJARAT

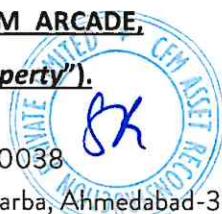
4. BHARATBHAI ARJANBHAI MANIA
ALIAS MANIYA BHARAT
ALIAS BHARAT KUMAR MANIA
C-303-304, AFIL TOWER
LH ROAD, NEAR BOMBEY MARKET
SURAT-395010, GUJARAT

EMAIL ID: - kakardiy chirugo716@gmail.com

SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISO THERETO OF THE
SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY
BEARING SHOP NO. 07, GROUND FLOOR, RISE ON PLAZA, NEAR GOKULAM ARCADE,
SURAT- KAMREJ ROAD, SARTHANA, SURAT-395006, GUJARAT ("Mortgaged Property").

Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai 400038

Registered Office: Block No. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051
www.cfmarc.in | info@cfmarc.in | +91 22 40055282 | CIN: U67100GJ2015PTC083994





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Re.: Loan Account No. HLAPSUR00342991

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

Dear Ma'am/ Sir,

The Authorised Officer of CFM Asset Reconstruction Private Ltd. ("Secured Creditor") acting as Trustee of CFMARC Trust-I IHFL hereby informs you that the proceedings for selling the Mortgaged Property (more particularly described in the Schedule in the Appendix IV-A enclosed herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and that the **physical possession** of the Mortgaged Property has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of online public auction on **30.12.2025** from **05.00 P.M. to 06.00 P.M.** (with unlimited automated extensions of 5 minutes each in terms of the Tender Document) strictly on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis", for recovery of **Rs.1,35,63,322/- (Rupees One Crore Thirty Five Lakh Sixty Three Thousand Three Hundred Twenty Two only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.12.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **11.12.2025** along with legal expenses and other charges.

The Reserve Price for the Mortgaged Property will be **Rs.36,20,000/- (Rupees Thirty Six Lakh Twenty Thousand only)** and the Earnest Money Deposit ("EMD") will be 10% of the Reserve Price i.e. **Rs.3,62,000/- (Rupees Three Lakh Sixty Two Thousand only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,


AUTHORISED OFFICER

CFM ASSET RECONSTRUCTION PVT. LTD.

Acting as trustee of CFMARC Trust – 1 IHFL,

Attached: Appendix IV-A



CFM ASSET RECONSTRUCTION PRIVATE LIMITED
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REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat"

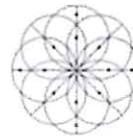
CORPORATE OFFICE: 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038

EMAIL: info@cfmarc.in, sweta.rana@cfmarc.in, Anmol.mishra@cfmarc.in

CONTACT: 022-40055282

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

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APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and Rule 9(1) of the Security Interest Enforcement Rules, 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 (Secured Asset) mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (**acting in its capacity as a Trustee of CFMARC Trust – 1 IHFL "The secured Creditor"**) will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on **30.12.2025** from **05.00 P.M. to 06.00 P.M.** for recovery of **Rs.1,35,63,322/- (Rupees One Crore Thirty Five Lakh Sixty Three Thousand Three Hundred Twenty Two only)** pending towards Loan Account No. **HLAPSUR00342991**, by way of outstanding principal, arrears (including accrued late charges) and interest till **10.12.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **11.12.2025** along with legal expenses and other charges due to the Secured Creditor from **MUKESH ARJANBHAI MANIYA (PROPRIETOR, GOLDMOOR HOSPITALITY), VANDANABEN B MANIA @ MANIYA VANDANABEN, SEEMA MUKESHKUMAR MANIYA @ MANIYA SEEMA MUKESHBHAI and BHARATBHAI ARJANBHAI MANIA @ MANIYA BHARAT @ BHARAT KUMAR MANIA.**

The reserve price of the properties and the earnest money deposit is given below: -

DESCRIPTION OF SECURED PROPERTY:	ALL THE PIECE AND PARCEL OF IMMOVABLE PROPERTY OF SHOP NO. 07, ON THE GROUND FLOOR OF THE BUILDING KNOWN AS "RISE ON PLAZA", SITUATED AT SARTHANA BEARING R.S. NO. 147, BLOCK NO. 144/B, T.P.SCHEME NO. 21(SARTHANA-SIMADA), F.P.NO. 58/1, ADMEASURING ABOUT 3027.00 SQUARE METER OF VILLAGE SARTHANA OF VILLAGE OF
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<p>KAMREJ, TALUKA SURAT CITY, DISTRICT SURAT, TOTAL ADMEASURING ABOUT 646.67 SQUARE FEET (SUPER BUILT UP AREA) AND 465.60 SQUARE FEET I.E. 43.27 SQUARE METERS (BUILT UP AREA) AND 388.00 SQUARE FEET I.E 36.06 SQUARE FEET (CARPET AREA), ALONG WITH UNDIVIDED PROPORTIONATE SHARE IN THE SAID LAND.</p> <p>BOUNDARIES ARE AS UNDER:</p> <p>EAST : LAND OF BLOCK NO. 145 WEST : LAND OF SUB PLOT NO. 1 NORTH : 60 METER ROAD SOUTH : LAND OF SUB PLOT NO. 3.</p>	
SECURED DEBT:	Rs.1,35,63,322/- (Rupees One Crore Thirty Five Lakh Sixty Three Thousand Three Hundred Twenty Two only) pending towards Loan Account No. HLAPSUR00342991 as on 05.12.2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs.36,20,000/- (Rupees Thirty Six Lakh Twenty Thousand only)
INSPECTION	Visit on request
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website (www.auctionfocus.in) Date: 30.12.2025 Time: 05.00 P.M. to 06.00 P.M
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 3:00 PM on 30.12.2025
EMD:	Rs.3,62,000/- (Rupees Three Lakh Sixty Two Thousand only)
CONTACT:	0124-6910910, +91 7065451024

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website to www.auctionfocus.in or contact No.: 0124-6910910, +91 7065451024; E-mail id: auctionhelpline@sammaancapital.com.


Sd/-
 Authorised Officer
 CFM Asset Reconstruction Pvt. Ltd.
 Acting as trustee of CFMARC Trust - 1 IHFL

Date: 10.12.2025
 Place: SURAT