

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 BOMBAY MARKET  
SURAT-395010, GUJARAT

2. VANDANABEN B MANIA  
ALIAS MANIYA VANDANABEN  
C-303-304, AFIL TOWER  
LH ROAD, NEAR BOMBAY MARKET  
SURAT-395010, GUJARAT
3. SEEMA MUKESHKUMAR MANIYA  
ALIAS MANIYA SEEMA MUKESHBHAI  
C-303-304, AFIL TOWER  
LH ROAD, NEAR BOMBAY MARKET  
SURAT-395010, GUJARAT
4. BHARATBHAI ARJANBHAI MANIA  
ALIAS MANIYA BHARAT  
ALIAS BHARAT KUMAR MANIA  
C-303-304, AFIL TOWER  
LH ROAD, NEAR BOMBAY MARKET  
SURAT-395010, GUJARAT

EMAIL ID: - [kakardiychirugo716@gmail.com](mailto:kakardiychirugo716@gmail.com)

**SUB.: NOTICE OF SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO 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, Spratt 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.cfmrc.in | info@cfmrc.in | +91 22 40055282 | CIN: U67100GJ2015PTC083994

Re.: **Loan Account No. HLAPSUR00342991**

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**

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CFM ASSET RECONSTRUCTION PRIVATE LIMITED

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**

**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:** 1<sup>ST</sup> FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038

**EMAIL:** [info@cfmarc.in](mailto:info@cfmarc.in), [sweta.rana@cfmarc.in](mailto:sweta.rana@cfmarc.in), [Anmol.mishra@cfmarc.in](mailto:Anmol.mishra@cfmarc.in)

**CONTACT:** 022-40055282



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</p> <p>WEST : LAND OF SUB PLOT NO. 1</p> <p>NORTH : 60 METER ROAD</p> <p>SOUTH : LAND OF SUB PLOT NO. 3.</p>
<b>SECURED DEBT:</b>	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.
<b>RESERVE PRICE (RP):</b>	Rs.36,20,000/- (Rupees Thirty Six Lakh Twenty Thousand only)
<b>INSPECTION</b>	Visit on request
<b>TIME:</b> <b>DATE:</b> <b>PLACE: For E-AUCTION</b>	E-Auction/Bidding through website ( <a href="http://www.auctionfocus.in">www.auctionfocus.in</a> ) Date: 30.12.2025 Time: 05.00 P.M. to 06.00 P.M
<b>LAST DATE AND TIME FOR BID SUBMISSION:</b>	On or before 3:00 PM on 30.12.2025
<b>EMD:</b>	Rs.3,62,000/- (Rupees Three Lakh Sixty Two Thousand only)
<b>CONTACT:</b>	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](http://www.auctionfocus.in) or contact No.: 0124-6910910, +91 7065451024; E-mail id: [auctionhelpline@sammaancapital.com](mailto: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