

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: 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400001 EMAIL: info@cfmarac.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) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Pledgors and Guarantors that the below described immovable properties (Secured Assets) mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Piramal Capital & Housing Finance Limited (Assignor) under section 13(4) of the Securitization and Asset Reconstruction of Financial Assets and Enforcement of Security Interest Act and the same was assigned to CFM Asset Reconstruction Private Limited (acting in its capacity as a Trustee of CFMARC Trust –237 "The secured Creditor", vide Assignment Agreement dated 17.04.2026 duly registered on 31.07.2026 respectively between Piramal Capital & Housing Finance Limited and CFMARC). The said property will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on **22.09.2026** for recovery of **Rs. 67,91,62,292/- (Rupees Sixty Seven Crores Ninety One Lakhs Sixty Two Thousand Two Hundred Ninety Two Only) as on 31st March, 2023** together with further interest, other costs & expenses thereon due to the secured creditors from M/s. Modular Constructions (Borrower), Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Murlidhar Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor).

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

DESCRIPTION OF SECURED PROPERTY:	All that piece and parcel of land admeasuring 91.25 R out of Survey No. 75, Hissa No. 1, situated at village Kharadi, Taluka- Haveli, District - Pune along with current & future construction thereon excluding saleable area belonging to land owners admeasuring 73,554 sq. ft. which is together bounded as under: On or towards the East: S.No.75/2 Khardi On or towards the South: Remaing portion of S.no.75/1 Khardi On or towards the West: Road On or towards the North: S.NO.55 Khardi Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.
SECURED DEBT:	The total outstanding dues against Loan of Rs. 95,28,85,662.42/- (Rupees Ninety Five Crores Twenty Eight Lakhs Eighty Five Thousand Six Hundred Sixty Two and Paise Forty Two Only) as on 14th July, 2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.
Encumbrances if any:	Not Known to CFM
RESERVE PRICE (RP):	Rs.37,43,00,000/- (Rupees Thirty-Seven Crores Forty-Three Lakhs Only)
INSPECTION	27.08.2026 from 11.00 am to 12.00 pm
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website (https://www.bankeauctions.com) Date: - 22.09.2026 - Time: 11.00 am to 12.00 pm
LAST DATE AND TIME FOR BID SUBMISSION:	21.09.2026
EMD:	Rs. 3,74,30,000/- (Rupees Three Crores Seventy Four Lakhs Thirty Thousand Only)
CONTACT:	Mr. Siddhesh Pawar- 7208913346

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 <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.

This notice of 30 days is being given to all of you in compliance of Rule 8(6) of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ties / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ties / Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 18th August, 2026
Place: Pune

Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust – 237

Bombay High Court Slams FDA

Over Suspended Pune Shop License

Maharashtra govt to pitch for UNESCO tag for Dahi Handi festival

Mumbai

The Bombay High Court on Monday came down heavily on the Maharashtra Food and Drugs Administration (FDA) and ordered it to pay Rs 5 lakh to a Pune-based sweets shop for keeping its license suspended despite a 98 per cent compliance report. The court said the FDA's intent in carrying out food safety inspections is commendable, but it is going "overboard". The shop, Gurunanak Dairy and Sweets, in its plea in the HC challenged the FDA's action and said it had lost Rs 8.74 lakh in revenue since its closure in June. A bench of Acting Chief Justice Ravin-



dra Ghuge and Justice Gautam Ankhad said the FDA's order suspending licenses of eateries and hotels was a "strange policy and perverse". The bench, while permitting the shop to reopen its business, ordered the department to pay the owners Rs

5 lakh compensation within a month. "We have observed that your intention is laudable and some department has at least stood up. But you are going overboard. You should have immediately revoked the suspension of the license once you noticed 98 per

cent compliance (in the re-inspection report)," the court said.

As per the plea, on June 12, a food safety officer from the FDA inspected the shop premises pursuant to a complaint of food poisoning and raised concerns over sanitation and staff hygiene. The same day, the department passed an order suspending the shop's license. The shop then filed an appeal before the FDA Commissioner and also submitted a compliance report. On July 13, a re-inspection was carried out, and the shop was found to be 98 per cent compliant, but the license was not restored.

Mumbai

Come Janamashtami, Maharashtra is set to pitch for a UNESCO tag for the iconic Dahi Handi festival, which involves making human pyramids. In Maharashtra, this is a popular festival celebrated a day after Krishna Janmashtami or Gokulashtami. The Dahi Handi celebrations involve making a human pyramid by 'Govindas' and breaking an earthen pot filled with curd tied at a height.

According to legends, the child-god Krishna or Kanha and his friends used to form human pyramids to break pots hung from the ceilings of neighbourhood houses to steal curd and butter. People from various parts of the country come to Mumbai and the larger Mumbai metropolitan region (MMR) to witness the festival. There are an estimated 800 to



1,000 Dahi Handi mandals in the MMR, comprising twin districts of Mumbai City and Mumbai Suburban, and parts of Thane, Palghar and Raigad districts.

During the celebrations, which are recognised as "adventure sports", commoners rub shoulders with politicians and celebrities - and crores of rupees are at stake with several top-notch companies sponsoring the

festivities. State's Cultural Affairs Minister Ashish Shelar said the state will pitch for UNESCO Intangible Cultural Heritage recognition for the Dahi Handi festival. Spain's Catalan Castells (human towers)—is already recognized by UNESCO. "We are making efforts to get the Dahi Handi festival on UNESCO's heritage list and will also send our Govindas to Spain," Shelar said.

Shelar was speaking at the 'Krishnanand Sohala' organised by the Maharashtra State Dahi Handi Govinda Association at Parel in Mumbai on Sunday, which was attended by representatives of women's and men's Dahi Handi teams, Govindas, and various organisations associated with the festival. In 2026, Krishna Janmashtami will be celebrated on Friday, September 4, and Dahi Handi will take place the next day on Saturday, September 5.

Powai Police Bust Instagram-Based Fake Admission Racket, 10 Arrested

Mumbai

Powai Police have busted a gang allegedly involved in cheating parents and students across the country on the pretext of securing admissions to reputed educational institutions. Ten accused have been arrested for allegedly defrauding victims of lakhs of rupees through advertisements posted on Instagram.

The case came to light after a 47-year-old woman from Powai approached the police, alleging that the accused had promised to secure admission for her son at IIIT Hyderabad and cheated her of ₹16.50 lakh. Following registration of the case at Powai Police Station, investigators launched a detailed probe. During the investigation, police raided two fake call centres operating from Viman Nagar and Kharadi in Pune. Several mobile phones, SIM cards, hard disks, laptops, debit cards, GIO books and other important materials were seized from the premises. Property worth more than ₹1.35 crore was recovered from the accused. According to the investigation, the accused used Instagram advertisements to target parents and students seeking engineering admissions. They subsequently obtained their details through WhatsApp and allegedly met them at educational institution campuses, posing as representatives or officials associated with



the institutions. The gang allegedly collected money from victims in the name of token amounts, advance payments and educational fees. Police suspect that the accused had been operating the racket on a larger scale. The investigation has so far uncovered six cases linked to the gang — two in Maharashtra, including Mumbai and Nagpur, two in Uttar Pradesh, and one each in Karnataka and Gujarat. Investigators have also found information relating to institutions such as PICT, NSUT and DTU, raising the possibility of more cases being detected. The operation was conducted under the guidance of Mumbai Police Commissioner Deven Bharti, Joint Commissioner of Police Manojkumar Sharma, Additional Commissioner of Police Abhinav Deshmukh, Deputy Commissioner of Police Datta Nalawade, Assistant Commissioner of Police Dadasaheb Ghutukade and Powai Police Station Senior Inspector Atmaji Sawant. The arrested accused were produced before a court on August 15, following which they were remanded to police custody until August 20, 2026.

Bombay HC Clerk Exam Candidates Protest Over Technical Glitches, Seek Fresh Test

Mumbai

Bombay HC clerk typing test faces technical glitches, candidates demand re-exam; CJP's Dipke joins protest

Several candidates who appeared for the Bombay High Court clerk recruitment typing test protested in Chhatrapati Sambhajnagar on Sunday, August 16, alleging technical problems at examination centres and demanding that the test be conducted again. The candidates alleged that computers and other equipment malfunctioned during the test, with some reporting non-functional keyboards and mouse, while others said their screens stopped working or they were logged out during the examination, as per a report.

The protest was also joined by the Cockroach Janta Party (CJP) founder Abhijeet Dipke, who met candidates at an examination centre in the Surananagar area of Chhatrapati Sambhajnagar and demanded a fresh typing test. According to candidates, the problems occurred during the 10:00 am to 11:15 am session. Some said their computers stopped responding within



minutes of the examination beginning. Candidates also alleged that some systems had issues with the keyboard and mouse, while others said their screens stopped functioning. Some claimed they were logged out of the examination before they could complete it. The disruption was reported not only in Chhatrapati Sambhajnagar but also at centres in places including Kalyan, Nanded, Washim and Bhandara, according to reports. Candidates said they feared being marked unsuccessful because of technical problems that were beyond their control. The Bombay High Court, however, said the typing examination for the clerk post was conducted smoothly overall, while acknowledging that some technical problems had been reported.

In a communication is-

sued by the Registrar (Personnel), the court said a few technical issues were reported at certain examination centres, particularly in Aurangabad and Kalyan. The court said the issues were being examined and that candidates would be informed through an official communication about the "further appropriate course of action". This means the court has not, so far, announced a re-examination. Candidates protesting in Chhatrapati Sambhajnagar said a fresh test was necessary to ensure that those affected by the technical problems were not disadvantaged. Dipke, who joined the protest, said several candidates had travelled from districts including Beed, Ambajogai, Amravati and Latur after preparing for the examination for several months.

Fadnavis Government Finalises Guardian Ministers for Nashik and Raigad

Mumbai

Nearly 15 months after the BJP-led Maha Yuti dispensation came to power in Maharashtra, the Devendra Fadnavis-headed government on Monday succeeded in resolving the vexed issue of guardian ministers for the Nashik and Raigad districts. State Disaster Management Minister and Water Resources Minister Girish Mahajan will be the guardian minister of Nashik, while Rural Employment Guarantee Scheme Minister Bharat Gogawale will be in-charge of Raigad district. A BJP veteran and an MLA from Jamner in Jalgaon district, Mahajan is a close aide of Fadnavis. On the other hand, Gogawale, an MLA from Mahad in Raigad district, is considered close to Deputy Chief Minister Eknath Shinde, the head of Shiv Sena. Mahajan is also heading the preparations for the Simhastha Kumbh Mela, which will be held in Nashik city and Trimbakeshwar. When the guard-



ian ministries were announced earlier, Fadnavis allocated the Raigad district to state Women and Child Development Minister Aditi Tatkare, the daughter of state NCP President and Raigad MP Sunil Tatkare. However, Gogawale, a close aide of Shinde, was also keen for the post.

A similar situation was witnessed in Nashik where Mahajan, the BJP's troubleshooter, was assigned Nashik. However, Shinde aide and School Education Minister Dada Bhuse too was keen for it. Fadnavis had to hold the decision and keep the issue in abeyance. To settle the Raigad issue, the BJP ensured the victory of Tatkare's son Aniket Tatkare as an MLC from Raigad-Ratnagiri-Sindhudurg local bodies seat.

Police Arrest Man in Rs 1.20 Crore Cash Embezzlement Case

Mumbai

The Pydhonie police have arrested a 24-year-old man in connection with the alleged embezzlement of ₹1.20 crore in cash after gaining the complainant's trust. Police have recovered ₹1.16 crore from the accused. According to police, on August 8, 2026, the complainant asked the accused, Peersing Devda, to collect ₹1.20 crore in cash from another office. Trusting him, the complainant handed over two bags containing the cash. The accused allegedly switched the cash-filled bags while on the way and returned the bags after filling them with pieces of paper. The fraud came to light after the complainant checked the bags. A case was registered at Pydhonie police station on August 10 under Section 316(4) of the Bharatiya Nyaya Sanhita (BNS), 2023. During the investigation, police analysed technical evidence, CCTV footage and confidential information. The probe initially focused on the incident location and was later extended to Ahmedabad.

Three College Students Drown While Swimming

Yavatmal

Three 19-year-old students drowned after entering Takli Lake near Yavatmal city for a swim on Monday afternoon. Rescue teams recovered all three bodies from the lake at around 7.30 pm. The deceased have been identified as Piyush Vinod Yadav, a resident of Pimpalgaon; Prathamesh Sunil Yadav, a resident of Balaji Park in Pimpalgaon; and Prasad Nitin Satpute, a resident of Borgaon Punji in Arni taluka. All three were studying BSc Computer Science at Jajoo College. They reached the lake on motorcycles at around 3 pm and took photographs before entering the water for a swim.



became suspicious after noticing the students' belongings near the lake and informed the police. Police personnel, revenue officials and a rescue team soon reached the spot and began searching for them. After their identities were confirmed, their families were informed. The rescue team recovered the three bodies at around 7.30 pm. Piyush and Prathamesh were cousins, while Prasad had moved to Yavatmal from Borgaon Punji for his studies, according to Rural Police.

A large number of villagers gathered near the lake as the search operation continued. Rural Police Station in-charge Pravin Mankar and the local talathi were also present. The incident has left Pimpalgaon and surrounding areas in mourning. Relatives of the students broke down as rescuers searched the lake.

PUBIC NOTICE

This is informed to all concerned persons that my client Mr. Senjoy Varghese (Purchaser) is a legal owner, owned, seized and possessed Flat No C/203, admeasuring 435 sq.ft (Built up), New Swati Chs Ltd., Dhuri Complex, On Nagar, Situated at Diwanaman, S.No. 44 (Part) & 45 (part), Tal. Vasai, Dist. Palghar and also the member of the aforesaid Society holding five fully paid up shares of Rs.50/- each distinctive Nos.171 to 175 (Both inclusive) under Share Certificate Number-35, dated 10/02/2013. The original share certificate stand on Mr. Senjoy Varghese. The copy of Agreement for Sale dated 26/12/2013, Vide Registration No-2317/2013, executed between Mrs. Cathrin Mascarenhas (Owner) & Mr. Senjoy Varghese (Purchaser). The copy of Agreement for Sale dated 04/08/1994, Vide Registration No - 2969/1994 executed between M/s. Dhuri Builders through Mr. Subhash Shantaram Dhuri (Owner) and Mrs. Cathrin Mascarenhas (Purchaser). My client state that all original Agreement for Sale, the original Receipt, and the original Share Certificate pertaining to the said property were severely damaged by termites approximately one month ago. Consequently, the said original documents have been considerably damaged and are no longer in a proper or usable condition for preservation or record purposes. All persons claiming an interest in the said property or any part thereof by way of sale gift, lease, inheritance, exchange, mortgage, charge lien, trust possession, easement, attachment or otherwise howsoever are hereby required to make the same known to the undersigned at my office at Adv. Bhavika S. Satve, Off-Shop No-8, Golden Park Chs. Ltd., Sai Nagar, Vasai(W), Tal- Vasai, Dist. Palghar within 14 days from the date hereof, failing which Mr. Senjoy Varghese shall have all rights and title in the said flat, without any reference to such claim and the same. If any, shall be considered as waived. Sd/- Date 18.08.2026 Adv. Bhavika Satve,

PUBIC NOTICE

This is informed to all concerned persons that my client Mr. Jijji Joy Verghese (Purchaser) through POA. Holder Mr. Senjoy Varghese is a legal owner, owned, seized and possessed Flat No- B/4, admeasuring 755 sq.ft (Built up), Dhuri Shweta Chs. Ltd., Dhuri Complex, On Nagar, Situated at Diwanaman, S. No. 44 (Part) & 45 (part), Tal. Vasai, Dist. Palghar and also the member of the aforesaid Society holding five fully paid up shares of Rs. 50/- each distinctive Nos. 241 to 245 (Both inclusive) under Share Certificate Number- 19 dated 11/12/2002. The original share certificate stand on Mr. Jijji Joy Verghese. The copy of Agreement for Sale dated 03/01/2013, Vide Registration No-98/2013 executed between Mrs. Latha Ashish Bhagat & Mr. Ashish Ashok Bhagat (owner) & Mr. Jijji Joy Verghese (Purchaser). The copy of Agreement for Sale dated 25/10/2001, Vide Registration No -3097/2001 executed between M/s. Dhuri Builders through partner Mr. Subhash Dhuri through Power of Attorney Holder Mr. Bhavesh Rajnikant Patel (Owner) and Mrs. Latha Ashish Bhagat & Mr. Ashish Ashok Bhagat (Purchaser). My client state that the all original Agreement for Sale, the original Receipt, and the original Share Certificate pertaining to the said property were severely damaged by termites approximately one month ago. Consequently, the said original documents have been considerably damaged and are no longer in a proper or usable condition for preservation or record purposes. All persons claiming an interest in the said property or any part thereof by way of sale gift, lease, inheritance, exchange, mortgage, charge lien, trust possession, easement, attachment or otherwise howsoever are hereby required to make the same known to the undersigned at my office at Adv. Bhavika S. Satve, Off-Shop No-8, Golden Park Chs. Ltd., Sai Nagar, Vasai(W), Tal- Vasai, Dist. Palghar within 14 days from the date hereof, failing which Mr. Jijji Joy Verghese shall have all rights and title in the said flat, without any reference to such claim and the same. If any, shall be considered as waived. Sd/- Date 18.08.2026 Adv. Bhavika Satve,

PUBIC NOTICE

Notice is hereby given to the general public that Mrs. Sudesh Sushikumar Jasrapuria, residing at B-307, Nav-Nirman CHS, Opp. Mistry Nagar, Sai Nagar, Vasai West, Tal. Vasai, Dist. Palghar 401202, is the owner/member and is intending to sell, having and/or assign her right, title and interest in respect of Flat No. B/307, situated on the Third Floor, admeasuring 636 Sq. Ft. Built-up Area, together with Share Certificate No. 28, Member's Registration No. 32, comprising 10 shares of Rs. 50/- and part bearing distinctive Nos. 271 to 280 (both inclusive), in the building known as "NAV-NIRMAN CO-OP. HSG. SOC. LTD.", standing on land bearing Survey No. 78, Hissa No. 19 (Old Survey Nos. 11/2, 3, 11, 12 and 13/11, 18, Plot No. 19) of Revenue Village Navghar, Sai Nagar, Vasai Road West, Dist. Palghar (Old Thane) 401202, within the jurisdiction of Sub-Registrar Vasai, Vasai- Virar City Municipal Corporation and Taluka Vasai, Dist. Palghar, together with all rights, easements and proportionate undivided share, right, title and interest in the land and building appurtenant thereto. Any person, firm, financial institution, bank, society, authority or any other entity having any claim, right, title, interest, share, lien, mortgage, charge, encumbrance, objection, inheritance claim, agreement, possession, tenancy, litigation or any other claim or objection of whatsoever nature in respect of the said property or any part thereof, or having any objection to the proposed sale/transfer of the said property by the aforesaid owner, is hereby required to inform and submit the same in writing, along with supporting documentary evidence, to the undersigned within 15 (Fifteen) days from the date of publication of this notice. If no such claim, objection or representation is received within the aforesaid period of 15 days, the same shall be deemed to have been waived and abandoned, and the proposed transaction shall be proceeded with, and any such claim or objection received thereafter shall not be entertained by the undersigned/vendor. Date 18.08.2026 Adv. Basit Ansari 02, Baba Nagar, Nagindaspada, Nr. Siltara Bakery, Nalasopara East Tal. Vasai, Dist. Palghar 401209

BRIHANMUMBAI MUNICIPAL CORPORATION

Department: Chief Engineer (Mechanical & Electrical)
No. E.E.Mech./E.I./3603/Maint. Dtd. 17.08.2026
E-Tender Notice

The Commissioner of Brihanmumbai Municipal Corporation invites online tenders for the following works from the eligible bidders. The Bid start date and time and Bid End Date and Time is specified in the detailed tender notice on e-procurement system of Government of Maharashtra (Mahatenders) / B.M.C.'s website under Tender Section.

Sr. No.	Bid No	Name of the Work
1.	2026_MCGM_1328886_1	Providing additional safety features and allied works to lift installed at Suryakant Vaghal Maternity Home and Repairing & Comprehensive Servicing and Maintenance of 13 passengers lift no. 1 installed at Appapada Dispensary in Malad East.

The intending tenderers shall visit the e-procurement system of Government of Maharashtra (Mahatenders) (<http://mahatenders.gov.in>) and BMC website at <http://portal.mcgm.gov.in> for further details of the tender.

Sd/-
PRO/ 1127/ADV/2026-27 E.E.Mech. (E) Maint

LET US TOGETHER MAKE MUMBAI MALARIA FREE

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur. No. 8351+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat.
Corporate Office: 1st Floor, Wakefield House, Spratt Road, Ballard Estate, Mumbai-400001.
EMAIL: info@cfmarc.in
CONTACT: 022-40055282

CFM

thoughtful regeneration
CIN: U67100GJ2015PTC083994

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) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Pledgors and Guarantors that the below described immovable properties (Secured Assets) mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Piramal Capital & Housing Finance Limited (Assignor) under section 13(4) of the Securitization and Asset Reconstruction of Financial Assets and Enforcement of Security Interest Act and the same was assigned to CFM Asset Reconstruction Private Limited (acting in its capacity as a Trustee of CFMARC Trust -237 'The Secured Creditor', vide Assignment Agreement dated 17.04.2026 duly registered on 31.07.2026 respectively between Piramal Capital & Housing Finance Limited and CFMARC). The said property will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 22.08.2026 for recovery of Rs. 67,91,62,292/- (Rupees Sixty Seven Crores Ninety One Lakhs Sixty Two Thousand Two Hundred Ninety Two Only) as on 31st March, 2023 together with further interest, other costs & expenses thereon due to the secured creditors from M/s. Modular Constructions (Borrower), Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Anuradhi Gupale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jivendra Mulharaj Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parjiti Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor).

The reserve price of the property and the earnest money deposit details are given below:
DESCRIPTION: All that piece and parcel of land admeasuring 91.25 Sq.ft of Survey No. 75, Hissa No. 1, situated at village Kharadi, Taluka-Haveli, District - Pune along with current & future construction thereon excluding saleable area belonging to land owners admeasuring 73,554 sq. ft. which is together bounded as under: On or towards the East: S.No.75/2 Khadi, On or towards the South: Remaining portion of S.No.75/1 Khadi, On or towards the West: Road, On or towards the North: S.NO.55 Khadi. Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.

SECURED DEBT: The Total outstanding dues against Loan of Rs. 95,28,85,662.42/- (Rupees Ninety Five Crores Twenty Eight Lakhs Eighty Five Thousand Six Hundred Sixty Two and Paise Forty Two Only) as on 14th July, 2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.

Encumbrances if any: Not Known to CFM ARC

RESERVE PRICE (RP): Rs.37,43,00,000/- (Rupees Thirty-Seven Crores Forty-Three Lakhs Only)

INSPECTION: 27.08.2026 from 11.00 am to 12.00 pm
Prospective bidder shall intimate one day prior before inspection date

TIME/DATE: E-Auction/Bidding through website (<https://www.bankauctions.com>)
PLACE/ FOR E-AUCTION: Date - 22.09.2026 - Time: 11.00 am to 12.00 pm

LAST DATE AND TIME FOR BID SUBMISSION: 21.09.2026

EMD: Rs. 3,74,30,000/- (Rupees Three Crores Seventy Four Lakhs Thirty Thousand Only)

CONTACT: Mr. Siddhesh Pawar- 7208913346

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <http://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 <https://www.bankauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.

This notice of 30 days is given to all of you in compliance of Rule 8(6) of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Properties (Secured Assets) at the aforementioned date and time, with the advice to redeem the secured Properties / Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 18th August, 2026 Sd/- Authorised Officer
Place: Pune CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust - 237

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted at website <https://www.bankeauctions.com> as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://www.bankeauctions.com>. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.

Physical DD can be submitted to Mumbai office along-with KYC once bid form is submitted online

EMD favoring	CFMARC Trust – 237
EMD Amount	Rs. 37,43,00,000/- (Rupees Thirty Seven Crores Forty Three Lakhs Only)

- 3) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Bhavik Pandya, Contact No. +91 9974887668 , Email address: support@bankeauctions.com and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

The details regarding E Auction Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	No.1502, 15th Floor, Ambadeep Building, 14 K.G. Marg, New Delhi – 110001
Contact Persons	Mr. Bhavik Pandya Contact No. +91 9974887668.
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- 4) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 5) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 6) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen days from the date of e-auction. The offeror will not be entitled to claim any interest, if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 7) The Said Property/ties shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.

- 8) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 9) The bid amount can be improved by Rs. 10,00,000/- (In words, Rupees Ten Lakhs only) per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.
- 10) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT) favoring CFM Asset Reconstruction Pvt Ltd payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful offeror on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM Asset Reconstruction Pvt Ltd and the successful offeror, subject to the sole discretion of CFM Asset Reconstruction Pvt Ltd. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM Asset Reconstruction Pvt Ltd in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM Asset Reconstruction Pvt Ltd on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale, and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 11) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 12) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 13) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 14) The Said Properties are offered for sale on "As is where is basis," "As is what is basis," and "Whatever there is basis," and "No recourse basis." Neither CFM Asset Reconstruction Pvt Ltd nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.

- 15) The offerors are advised in their own interest to verify the Said Properties as also the above and any other dues from the respective authorities to their satisfaction before submitting the offers.
- 16) The successful offeror shall be deemed to have purchased the Said Properties after complete satisfaction of title thereto and inspection thereof shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Properties or any part thereof.
- 17) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Properties purchased by it/him/her.
- 18) The offeror shall purchase the Said Properties in the same condition that the said Properties exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful offeror. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful offeror as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful offeror shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful offeror.
- 19) Conditional offers will be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. Any offeror who wishes to give a fresh offer for the said properties on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate Aggregate Earnest Money Deposit.
- 20) The successful offeror will be bound by the regulations of local authority and/or any other statutory authority and/or any other authority concerned, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 21) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM Asset Reconstruction Pvt Ltd are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Properties or part thereof, shall not be auctioned.
- 22) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the offeror withdraws or cancels the offer, the Aggregate EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the offeror.
- 23) On confirmation of sale by CFM Asset Reconstruction Pvt Ltd and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset / said properties in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- 24) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
- 25) The Authorized Officer is selling the Said Property(ies) pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part

of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any condition whatsoever pertaining to the same. The offerors should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The offerors shall not be entitled to issue or raise any requisitions or objections to or upon the title. The offerors should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM Asset Reconstruction Pvt Ltd. The offerors shall be deemed to have undertaken a due diligence of the Said Properties and that the offerors are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.

- 26) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM Asset Reconstruction Pvt Ltd 's decision in this behalf shall be final & binding.
- 27) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts & circumstances of the case.
- 28) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 29) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act, 2002 and the rules framed thereunder.
- 30) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC Trust – 237
Account Number	002811010000396
Bank	Union Bank of India
Branch	Andheri Branch
IFSC	UBIN0800287

- 31) **Other terms and conditions pertaining to e-auction:**
 - a) Auction/ bidding will be only online bidding through the portal provided by the service provider.
 - b) In case of sole bidder/offeror, the said property will be sold to the sole bidder/offeror
 - c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
 - d) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.
 - e) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
 - f) Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
 - g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.

- h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
- i) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM Asset Reconstruction Pvt Ltd.
- j) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by CFM Asset Reconstruction Pvt Ltd. Hence bidder/s/offeror/s are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-
Authorized Officer

ONLINE BID DOCUMENT

(To be filled online in website <https://www.bankeauctions.com>)

In the matter of sale of secured immovable property of from M/s. Modular Constructions (Borrower), Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Murlidhar Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor).

PARTICULARS OF THE OFFEROR/BIDDER:

- 1) Name of the Offeror/Bidder: _____
- 2) Constitution of the Offeror/ Bidder: _____
- 3) Postal Address of the Offeror/Bidder: _____

- 4) Telephone Nos. (O) _____ (R) _____
(Mobile) _____ (E-Mail) _____
- 5) Document of proof of identity (tick whichever is being attached):
 - a. Driving License
Number _____
 - b. PAN Card
Number _____
 - c. Voter Identity Card
Number _____
 - d. Passport
Number _____
 - e. Certificate of Incorporation
Number _____
 - f. Partnership Agreement
details _____
- 6) Aggregate EMD Remittance details
 - a. Date of remittance _____
 - b. Name of Bank _____
 - c. Branch Name _____
 - d. Bank Account No. _____
 - e. IFSC Code No. _____
 - f. UTR No. _____

OR

 - a. Date of Demand draft _____
 - b. Name of the Issuing Bank _____
- 7) DETAILS OF THE OFFER/BID:
Price Offered: Rs. _____ (Amount in figures)

Rs. _____
_____ (Amount in words)

DECLARATION BY BIDDER / OFFEROR

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable and movable properties of Mortgager and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises, and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM Asset Reconstruction Pvt Ltd for our own use/business and that the information revealed by me/us in the tender/offer in <https://www.bankeauctions.com> is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in <https://www.bankeauctions.com> is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM Asset Reconstruction Pvt Ltd and CFM Asset Reconstruction Pvt Ltd will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in in my/our offer for purchase of the assets is accepted by CFM Asset Reconstruction Pvt Ltd and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM Asset Reconstruction Pvt Ltd and that CFM Asset Reconstruction Pvt Ltd has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM Asset Reconstruction Pvt Ltd.

SIGNATURE

On Rs. 600/- Stamp papers with Notarisation

To,
The Authorized officer
For CFM Asset Reconstruction Pvt. Ltd.
[Acting in its capacity as Trustee of CFMARC Trust-237]

Affidavit cum Undertaking

I, _____ (name of the Chairman/ MD/ Director/
Authorised person/partner of the Purchaser Company/ partnership firm/LLP, etc) s/o
_____, aged about _____ years, currently residing
at _____

_____ and having PAN _____ and Aadhar No. _____,
on behalf of _____ (name of
the Prospective Purchaser) having registered office at
_____ (herein referred as
the "Prospective Purchaser") pursuant to Authorization of the Board of Directors/ Power of
Attorney) of the Prospective Purchaser dated _____, (as enclosed
herewith), do solemnly affirm and state as under:

a. That I am duly authorised and competent to make and affirm this affidavit for and on behalf
of the Prospective Purchaser in terms of resolution of board of directors or Power of Attorney
DTD _____, I hereby unconditionally state,
submit and confirm that the document is true, valid and genuine.

b. I hereby unconditionally state, submit and confirm that the Prospective Purchaser is not
disqualified from submitting the offer letter and /or tender to purchase the property being

All that piece and parcel of land admeasuring 91.25 R out of Survey No. 75, Hissa No. 1,
situated at village Kharadi, Taluka- Haveli, District - Pune along with current & future
construction thereon excluding saleable area belonging to land owners admeasuring 73,554
sq. ft. which is together bounded as under:

On or towards the East: S.No.75/2 Khardi

On or towards the South: Remaing portion of S.no.75/1 Khardi

On or towards the West: Road

On or towards the North: S.NO.55 Khardi

Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.

(hereinafter referred as "the secured asset") by way of E-auction sale or by way of any other mode of sale as laid down under SARFAEI Act, 2002 read with the rules thereunder and or the modes of sale available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.

c. That neither the (I) Prospective Purchaser nor(ii) any person acting jointly or in concert with the Prospective purchaser not (iii) any person who is a connected person with the Borrower or Borrower company namely M/s. Modular Constructions, Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Murlidhar Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor)

d. That neither the (I) Prospective Purchaser nor (ii) any person acting jointly or in concert with the Prospective Purchaser nor (iii) any person who is a connected person; (a) the Prospective Purchaser or (b) any person acting jointly or in concert with the Prospective Purchaser:

i) is an undischarged insolvent,

ii) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.

iii) is at the time of submission of the sale offer, a person who (a)has an account which has been classified as non performing asset in accordance with the guidelines of the Reserve Bank of India under the Banking Regulation Act, 1949 or the guidelines of the financial sector regulator issued under any other law for the time being in force, or (b) controls or manages or is the promoter of a the borrower Company or the Guarantor Company whose account has been, classified as non performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act,1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the Corporate Insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, cost and charges thereon has not been fully repaid at the time of submission of this Sale offer;

iv) has been convicted of any offence punishable with two years or more or with imprisonment and two years have not passed from the date of release from such imprisonment: or

v) has executed a guarantee in favour of a creditor, in respect of a Borrower against which an application for Insolvency resolution made by such creditor has been admitted under the code, where such guarantee has been invoked by the creditor and remains unpaid in full or part;

vii) is subject to any other aforesaid conditions under any law in a jurisdiction outside India.

e. That the Prospective Purchaser unconditionally and irrevocably represents, warrants and confirms that it is eligible to participate in the sale process as laid down under SARFAESI Act, 2002 read with the Security Enforcement Rule, 2002 and that it shall provide all the documents, representations and information as may be required by the CFMARC/Secured Creditor or any other authority as may be applicable.

f. That the Prospective Purchaser unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statement made under this affidavit cum Undertaking.

g. That the Prospective Purchaser understands that CFMARC may rely on the confirmations, representations and warrants provided by the Prospective purchaser under this affidavit cum undertaking.

h. That in the event of any of any of the above statements are found to be untrue or incorrect then the Prospective purchaser unconditionally agrees to indemnify and hold harmless the CFMARC and its officers /or the Secured Creditor.

i. That the Prospective Purchasers agrees and undertakes to disclose/ inform forthwith, to the CFMARC/Secured Creditor if the Prospective purchaser becomes aware of any change in factual information in relation to at any stage of the sale process.

j. That this affidavit cum undertaking shall be governed in accordance with the laws of India and the adjudicating authority shall have the exclusive jurisdiction over any dispute arising under this affidavit. Any dispute is subject to Mumbai jurisdiction.

Solemnly affirmed at _____ on this _____ day of _____, 2026.

Place:

Deponent