

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-400038

EMAIL: info@cfmarc.in, sweta.rana@cfmarc.in, 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) 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 **08.06.2026** from **05.00 P.M. to 06.00 P.M.** for recovery of **Rs.3,41,16,008/- (Rupees Three Crore Forty One Lakh Sixteen Thousand Eight only)** pending towards Loan Account No. **HLAPVSH00267985**, by way of outstanding principal, arrears (including accrued late charges) and interest till **08.04.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **09.04.2026** along with legal expenses and other charges due to the Secured Creditor from **UGC ENGINEERING INDIA PVT. LTD., KIRAN NAMDEO ARJUNE @ KIRAN NAMDEV ARJUNE, SHARAD NAMDEO ARJUNE @ SHARAD NAMDEV ARJUNE** and **VAISHALI SHARAD ARJUNE**.

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

DESCRIPTION OF SECURED PROPERTY:	UNIT NO. 801, 8 TH FLOOR, HAVING CARPET AREA 1631 SQ FT. EQUIVALENT TO 151.58 SQ MTRS., LODHA SUPREMUS –II BUILDING, WAGLE ESTATE – THANE, NEAR INDIRA NAGAR, ON PLOT NO. F/4 AND F – 4/1 OF VILLAGE PACHPAKHADI, TALUKA AND DISTRICT, THANE – 400604, MAHARASHTRA, ALONGWITH TWO CLOSED PARKING SPACES FOR 4-WHEELER.
SECURED DEBT:	Rs.3,41,16,008/- (Rupees Three Crore Forty One Lakh Sixteen Thousand Eight only) pending towards Loan Account No. HLAPVSH00267985 as on 08.04.2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only)
INSPECTION	Visit on request
TIME: DATE:	E-Auction/Bidding through website (www.auctionfocus.in) Date: 08.06.2026 Time: 05.00 P.M. to 06.00 P.M

PLACE: For E-AUCTION	
LAST DATE AND TIME FOR SUBMISSION: BID	On or before 3:00 PM on 08.06.2026
EMD:	Rs.29,00,000/- (Rupees Twenty Nine Lakh 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: 28.04.2026

Place: THANE

Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property(ies).

Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. www.auctionfocus.in, using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail I'd, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. www.auctionfocus.in with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit ("**EMD**") equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT/Cheque (subject to approval and clearance) or through any other proper banking channels to the credit and in favour of "**CFMARC TRUST-1 IHFL**, Account No. **005111100013302** with **UNION BANK OF INDIA** (IFSC: **UBIN0800511**), having its branch at **Fort Mumbai (Maharashtra)**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- 5) The successful bidder(s) shall pay 25% amount of the sale price (*less* 10% of the Reserve Price paid before submitting the tender) immediately i.e. either on the same day or not later than the next working day. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful bidder(s), thereby confirming the sale of the Scheduled Property(ies). The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, however, the said period to deposit the balance amount of the Sale Price shall not exceed more than 30 days from the date of confirmation of sale by the Auctioneer.
- 6) That on receipt of the balance amount of the Sale Price, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.
- 7) In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property(ies), or to any part of the sum for which the Scheduled Property(ies) may be subsequently sold.
- 8) It shall be the duty of the successful Bidder(s) to get the sale certificate duly registered before the concerned Sub-Registrar office at the earliest possible date. If the successful Bidder(s) chooses not to get the sale certificate registered in terms of the Judgment dated 11.11.2022, passed by the Hon'ble Supreme Court of India titled as Inspector General of Registration and Another Versus G. Madhurambal and Another [2022 SCC OnLine SC 2079], the successful Bidder(s) shall be wholly and solely responsible for any past, present and future litigation, w.r.t the Scheduled Property(ies), at his own cost and consequence.

Other Terms and Conditions:

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the "Tender Document" **without any interest**. The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any. It may be noted that the amount shall be refunded to its original source.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such

an eventuality, the Auctioneer shall in its sole discretion extend the time of auction, as the case may be, an/or be entitled to call off the instant auction and may again put the property to sale on such date and time, as may be decided by the Auctioneer.

- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ extend/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.
- 6) The auction will be an online e-Auction conducted on the Auction **Website** i.e. www.auctionfocus.in from **05:00 PM** to **06:00 PM** with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.
- 7) The Scheduled Property(ies) is strictly offered for sale on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- 8) Bidder(s) are advised, in their own interest, to verify the area of the premises of the Scheduled Property(ies), and any outstanding dues like Sales Tax, Excise Duties, etc., from respective authorities, to their own satisfaction, before submitting the bid.
- 9) The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder(s).
- 10) The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 11) Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 12) In the event, the sale is set aside by the order of any Tribunal/Court, by any reason whatsoever, the sale consideration paid by the auction purchaser shall be refunded to the auction purchaser without interest, and the auction purchaser shall cease to have any right, claim, interest over the Schedule Property(ies). Further, the auctioneer shall be free to put the Schedule Property(ies) on sale once again.
- 13) Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.

Note: For the State of Karnataka, in terms of the Circular dated 08.01.2025 issued by the Chief Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), the Government of Karnataka has mandated for applying to obtain e-Khata for execution of the sale certificate in favour of the successful Bidder(s). In compliance thereof, the Auctioneer shall provide the requisite documents to the successful Bidder(s) for filing an application with the concerned Authorities for obtaining e-Khata, and it shall be the sole responsibility of the successful Bidder(s) to get the e-Khata/ generate EPID with respect to the Scheduled Property(ies), as per the applicable laws, post issuance of sale certificate.

Briefs
MANCHESTER
John Stones leaving City after 10 years



England defender **John Stones** will leave Manchester City at the end of the season, bringing to a close his 10-year spell at the club that covers the entirety of Pep Guardiola's trophy-filled reign. Stones joined City in the summer of 2016 as the second signing of the Guardiola era and the ball-playing center back has proved integral to City's possession-dominating, expansive style under the Spanish coach.

CARLOW (IRELAND)
Advani and Sourav to face off in final



In a repeat of last year's title clash, champion Sourav Kohari will take on Pankaj Advani in the final of the IBSF World Billiards Championship. In the semifinals on Tuesday morning, Advani outclassed England's Robert Hall 1184-420 to make his ninth straight finale. At the adjacent table, Kohari rallied to score a come-from-behind 633-443 victory over Dhvaj Haria.

UTT AUCTION | Reigning champions bolster squad with blend of youth and experience ahead of title defence

U MUMBA SIGN SHAH, HURSEY FOR SEASON 7

Haridev Pushparaj
MUMBAI

Reigning champions U Mumba TT strengthened their squad at the Butterfly Ultimate Table Tennis Season 7 auction on Tuesday, signing India's history-maker Manush Shah for 37.2 lakh tokens and Wales' Anna Hursey while retaining a strong domestic core led by Akash Pal.

The team combined continuity with targeted additions, bringing back French paddler Lilian Bardet from the title-winning squad last season and reinforcing their line-up with emerging talent.

Mumba also secured Nityashree Mani and Anusha Kutumbale, ensuring balance across categories and providing multiple combination options for the upcoming season.

Commenting on the auction, Ultimate Table Tennis co-promoter Vita Dani said, "The auction once again reflected the depth and quality that Butterfly UTT has built over the years. It was encouraging



to see teams invest in both proven international names and emerging Indian players." U Mumba TT CEO Suhail Chandhok expressed satisfaction with the squad composition, highlighting the addition of promising players.

"Manush is one of the most exciting talents in table tennis today, and Anna Hursey is another exciting prospect. We are happy with how the squad has come together," Chandhok said.

The auction once again reflected the depth and quality that Butterfly UTT has built over the years

Vita Dani
UTT co-promoter

With a strong mix of experience and youth, U Mumba TT head into Season 7 with a well-rounded unit as they aim to defend their title.

Butterfly Ultimate Table Tennis Season 7 will feature seven teams competing in a single round-robin format. The top four teams will advance to the knockout stage.

The league will be broadcast on the JioStar Network and streamed on JioHotstar.

India men thrash Tunisia; women handed walkover in TT C'ships

PTI
LONDON

The Indian men's team made a strong start to its campaign at the World Team Table Tennis Championships with a convincing 3-0 win over Tunisia, while the women's side was awarded a walkover here on Tuesday.

Manush Shah, Manav Thakkar and Harmeet Desai registered impressive wins for India.

Shah got the team off to a steady start, defeating Essid Wassim 3-1 (11-5 9-11 11-3 11-5) before Thakkar and Desai picked up identical 3-0 wins.

World No 38 Thakkar then extended the lead, overwhelming Yousef Aidi 11-3 11-3 11-3 in a one-sided contest.

Desai wrapped up the tie with a composed display, beating Aboubaker Bourass 11-5 11-4 11-8 to seal a comprehensive win for the Indian side.

Placed in Group 7 of Stage 1B, the result has propelled the Indian men's team to the top of the standings in a group that also features Slovakia and Guatemala.

Sabalenka beats Osaka as virus hits Madrid Open

Rybakina loses in straight sets to lucky loser Potapova, Gauff ousted



AP
MADRID

Tennis players are facing an unknown opponent at the Madrid Open. A stomach virus or food poisoning has affected Iga Swiatek, Coco Gauff, Marin Cilic and others, causing concern. World No. 1 Aryna Sabalenka avoided an upset by Naomi Osaka on the court on Monday and said she is trying to avoid illness by sticking to a simple diet of chicken breast, rice and salad.

The rumour among the players was bad shrimp tacos were to blame. Sabalenka said she was spending as little time as possible on site at the Caja Magica tennis complex. "I try not to stay for too long," Sabalenka said.

Gauff vomited on the court on her way to a victory over Sorana Cirstea on Sunday. The American did not show signs of illness on Monday in her 6-4, 1-6, 7-6 (5) loss to Linda Noskova.

World No. 2 Elena Rybakina lost in straight sets to lucky loser Anastasia Potapova in a Monday night match.

Vismaya and Srinivas receive two and four year suspensions

PTI
NEW DELHI

Asian Games 4x400m relay gold-winning quarter-miler VK Vismaya has been handed two-year suspension by the NADA's Anti-Doping Disciplinary Panel, nearly two years after she tested positive for a banned substance.

Vismaya, who was a part of the Indian women's quartet that won gold in 4x400m relay in the 2018 Jakarta Asian

Games, was provisionally suspended by the National Anti-Doping Agency (NADA) in 2024 after her urine sample was found to contain Clomiphene which comes under the hormone and metabolic modulators category and which is prohibited at all times.

Her sample was collected at her home at Perumbavur, near Kochi, in an out-of-competition test on August 15, 2024 and the NADA had

informed the athlete about her dope flunk the following month. She had later claimed that she had submitted Therapeutic Use Exemption during dope sample collection.

Clomiphene is a non-steroidal medication used clinically to induce ovulation in women, and the 29-year-old Vismaya said she had taken it as a fertility drug. But the Anti-Doping Disciplinary Panel handed her two-month ban.

Lookman doubtful for Atletico ahead of Arsenal semifinal in Champions League

AP
MADRID

Atletico Madrid could be without striker Ademola Lookman when it takes on Arsenal looking to return to the Champions League final for the first time in a decade. Atletico and Arsenal meet on Wednesday in Madrid in the first leg of the semifinals, seeking their first Champions League title.



Arsenal's Martin Zubimendi during training session. AP
Lookman has been key for Atletico since arriving from Atlanta this year, but he missed the last two games

because of a muscle issue from the Copa del Rey final on April 19. He practised with the rest of the squad in the last few days and seemed ready to make his return. But Atletico coach Diego Simeone said on Tuesday the Nigeria striker was still a doubt to start at Metropolitan Stadium.

Lookman has seven goals for Atletico since arriving, one of them in the quarterfinal against Barcelona.

PUBLIC NOTICE

ICICI Bank Branch Office : ICICI Bank Ltd, Office Number 201-B, 2nd Floor, Road No. 1, Plot No. B3, W/IT Park, Wagle Industrial Estate, Thane (West) - 400604.

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/have been classified as Non-Performing Asset(s) (NPA).

A Notice was issued to them under Section 13(2) of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	Ganesh Suresh/ Ninad Rajkumar Parekh/ Meena Rajkumar Parekh/ Tina Ninad Parekh/ 62400518061/ S-26, Parvati Industrial Estate, Pune Satara Road, District Pune, Maharashtra Pune - 411009	Property No.1- Office Nos.1 and 2, First Floor, A Wing, Ankur Park Apartment Condominium, Final Plot No.417, Sub-Plot No.1(D), Survey No. 698/1, T.P. Scheme No.2, D. P. Road, Village Munjeri (Gultekad), Taluka Haveli, District Pune, Maharashtra 411037/ Admeasuring an area of 51.76 Sq. Mtrs. i.e. 558 Sq. Ft. Super Built-up/ P/Property No.2- Flat No.2, Stilt Floor, Laxmi Palace-A Apartment Condominium, Building No. A, City Survey No.801, Village Aundh Gaothan, Taluka Haveli, District Pune, Maharashtra 411007/ Admeasuring an area of 85.10 Sq. Mtrs. i.e. 917 Sq. Ft. Super Built-up	March 18, 2026 Rs. 1,37,58,368.00/-	21/01/2026
2.	Godavari Balaprasad Mantri Legal Heir (Mother) of Late Mr. Sunil Balaprasad Mantri/ Shyamalata Sunil Mantri Legal Heir (Wife) of Late Mr. Sunil Balaprasad Mantri/ Meenakshi Sunil Mantri (Through Her Natural Guardian Shyamalata Sunil Mantri) Legal Heir (Minor Daughter) of Late Mr. Sunil Balaprasad Mantri/ Vaidehi Sunil Mantri (Through Her Natural Guardian Shyamalata Sunil Mantri) Legal Heir (minor Daughter) of Late Mr. Sunil Balaprasad Mantri/ Gouri Beej Bhandar (proprietorship Firm)/ 146605010275/ Municipal House No. 3-1-433, Pr Card No. 3245, Subhash Road, Mouje Vazirabad, Taluka And District Nanded, Maharashtra Nanded 431602	Municipal House No.3-1-433, P. R. Card (Sheet) No.3245, Subhash Road, Mouje Vazirabad, Taluka And District Nanded, Maharashtra 431602/ Admeasuring An Area of 400 Square Feet Plot Area And 1000 Square Feet Built-up Area/ Bounded By- North- Lane/ South- Property of Anil Mantri/ East- House of Kanhaiyalal Mantri/ West- Common Staircase And Bhimani Shop	March 14, 2026 Rs. 44,58,405.00/-	03/11/2024
3.	Raj Transport/ Dinesh Sitaram Bhagwat/ Ashwini Dinesh Bhagwat/ Mahesh Sitaram Bhagwat/ 172305500001/ Malewadhi, Dalsusheh Nagar, Mouje And Taluka Daund, District Pune, Maharashtra Pune - 413801	Property No.1- Flat No.G-02, First Floor, Shantiraj Apartment, Plot No.01, Survey No.24/2D/1, (old Survey No.489), Grampanchayat And Mouje Gopalwadi, Taluka Daund, District Pune, Maharashtra 413801/ Admeasuring an area of 51.76 Sq. Mtrs. i.e. 558 Sq. Ft. Built-up Area/ Bounded By- North- Flat No.05/ South- Flat No.03/ East- Passage & Staircase/ West- Open To Sky/ Property No.3- Flat No.01/ East- Staircase & Open To Sky/ West- Side Margine/ Property No.2- Office No.04, First Floor, Shantiraj Apartment, Plot No.01, Survey No.24/2D/1, (old Survey No.489), Grampanchayat And Mouje Gopalwadi, Taluka Daund, District Pune, Maharashtra 413801/ Admeasuring An Area Of 42.61 Sq. Mtrs. i.e. 458.54 Sq. Ft. Built-up Area/ Bounded By- North- Flat No.05/ South- Flat No.03/ East- Passage & Staircase/ West- Open To Sky/ Property No.3- Flat No.01/ East- Staircase & Open To Sky/ West- Side Margine/ Property No.2- Office No.04, First Floor, Shree Mahalaxmi City Apartments, City Survey No.2605/29, Survey No.71/2, Ward No.6, City And Taluka Daund, District Pune, Maharashtra 413801/ Admeasuring An Area Of 40.90 Sq. Mtrs. Carpet And 839 Sq. Ft. Built-up/ Saleable Area/ Bounded By- North- Open Duct And Staircase/ South- Open Space/ East- Flat No.7/ West- Open Space/ Property No.4- Flat No.14, Second Floor, Shree Mahalaxmi City Apartments, City Survey No.2605/29, Survey No.71/2, Ward No.6, City And Taluka Daund, District Pune, Maharashtra 413801/ Admeasuring An Area Of 77.97 Sq. Mtrs. i.e. 839 Sq. Ft. Built-up/ Saleable Area/ Bounded By- North- Open Duct And Staircase/ South- Open Space/ East- Flat No.13/ West- Open Space	April 10, 2026 Rs. 51,96,176.00/-	05/12/2025
4.	Sagar Dilip Uttarwar/ Datta Wamanrao Bolshetwar/ Payal Sagar Uttarwar/ 033805006409/ Flat No.B-6, First Floor, Hill View Residency, Block Sector, off Highway, Village Warje, District Pune, Maharashtra Pune - 411058	Flat No.D-4/B, First Floor, Sumangal Vihar Apartment, Survey No.59, City Survey No.15373/110/11/11/12, At Garkheda, District Aurangabad, Maharashtra 431001/ (Admeasuring An Area of 58.60 Sq. Mtrs. (630 Sq. Ft.) Super Built-up/ Bounded By- North- Open Space/ South- Open Space/ East- Building No.D-3/ West- Open Space	March 11, 2026 Rs. 22,01,159.00/-	02/12/2025
5.	Sai Enterprises/ Pramod Kumar Kadam/ Sonali Pramod Kadam/ 646005500580/ Plot No.140, Grampanchayat Milakat No. 1338, Survey No. 372/1, Gram Panachayat Shahupuri, Mouje Karanje Tarf Satara, Taluka And District Satara, Maharashtra Satara - 415001	Plot No.140, Survey No.372/1, Grampanchayat Property No. 1338, Grampanchayat Shahupuri, Mouje Karanje Tarf Satara, Taluka And District Satara, Maharashtra 415001/ Admeasuring An Area of 150.00 Sq. Mtrs. Alongwith Construction Standing Thereon/ Bounded By- North- Plot No.143/ South- Road/ East- Plot No.141/ West- Plot No.139	March 09, 2026 Rs. 19,70,560.00/-	02/12/2025
6.	Shivam Enterprises/ Vikram Shankarlal Karwal/ Shankarlal Arjundas Karwal/ Prachi Vikram Karwal/ 384705000579/ Shop No.-174, SSD Apartment, Lane L-5, Busyland Complex, Gram Panachayat and Mouje Nandgaon Peth, Tahsil and District Amravati, Maharashtra Amravati - 444606	Shop No.174, Ground Floor, Busyland Complex, Block No.J, Field Survey No.440/4, Gram Panachayat And Mouje Nandgaon Peth, Behind Manoharal Fashion, Tahsil And District Amravati, Maharashtra 444601/ Admeasuring An Area of 663.82 Sq. Ft. (61.67 Sq. Mtrs.) Carpet Area And 668.75 Sq. Ft. (62.15 Sq. Mtrs.) Built-up Area/ Bounded By- North- Shop No.J-173/ South- Shop No.J-175/ East- Complex Road/ West- Shop No.J-160	March 17, 2026 Rs. 25,87,691.00/-	15/12/2025
7.	M/s. SMP'S Construction/ Mr. Ramchandra Haribhau Shelar/ Mrs. Pritam Ramchandra Shelar/ 148005004342/ Flat No. 403, 4th Floor, Building No. 06, Ashiyana Paradise, Mogalwadi, Katrang, Khopoli-Adoshi Road Khopoli, Raigadh, Raigarh 412023	Flat No. 403, 4th Floor, Building No. 06, In The Housing Complex Known As Ashiyana Paradise, Constructed On Piece & Parcel Of Land Bearing Plot No. 1, To 4, Survey No. 2, Hissa No. 2-b (cts No. 4380), Survey No. 17, Hissa No. 2B (cts No. 4920), Situated And Lying At Village Katrang, Taluka Khopoli, Within The Limits Of Khopoli Municipal Council, Registration Sub-District & District Raigadh, (Municipal House No.W11Z20 03077 (Old- 75/9S))/ Admeasuring Built Up Area 712 Square Feet i.e. 66.15 Square Meter (Carpet Area 50.82 Square Meter i.e. 547 Square Feet/ Bounded By- North- N.A./ South- N.A./ East- N.A./ West- N.A.	December 24, 2025 Rs. 31,89,325.00/-	30/10/2025
8.	Mr. Umesh Krishna Poojari/ Mrs. Tanu Umesh Poojari/ 6985056022445/ House No. 0068/033, Room No. 203, Seeta Vishnu Krupn Sector-19C, Koparkhairane, Navi Mumbai Maharashtra, Thane 400709	Unit No. C-604, 6th Floor, In The Building Known as Ruby, Wing-C, In The Project Known As Crown Dombivli-2, Premier Ground Colony, Dombivli East, Kalyan Shil Road,thane- 421203 Situated And Lying At Plot Bearing Plot No. 53/1 to 3, 54/3B & 3C, 54/3C, 54/5 to 9, 54/11 to 18, 60/7, 60/12, 62/2 to 3, 63/1 to 2, 64/2, 65/3C, 65/5E, 65/5EE, 65/5F to H, 65/5B & 5C, 65/6C & 6D, 65/7, 65/8B, 65/9 to 12, 65/14 and 65/22, Village Mangan, Taluka & Sub-Registration District Kalyan/ Admeasuring Carpet Area 29.91 Square Meter i.e. 322 Square Feet Along With 1 Alloted Two Wheeler Parking Space/ Bounded By :- North - N.A./ South - N.A./ East - N.A./ West - N.A.	January 12, 2026 Rs. 13,70,877.66/-	02/04/2025

These steps are being taken for substituted service of Notice. The above borrower/s and/or guarantor/s (as applicable) is/are advised to make the outstanding payment within 60 days from the date of publishing this Notice. Else, further steps will be taken as per the provisions of the Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date: April 29, 2026 Place: Maharashtra

Sincerely Authorised Officer For ICICI Bank Ltd.

KALYAN (EAST) BRANCH - Shivdurga Sadan, Pune Link Road, Kalemankal, Kalyan (East), 421306
Email: Kalyan.navi@mumbai.bankofindia.co.in
Ph: 0251-2363869

BOI Bank of India
Relationship beyond banking

To,
Mr. Sooraj Kumar Omprakash Mishra (Guarantor)
Flat No.702, 7th Floor, 'H' Wing, Vedant Millenia, Near Mahaganapati Temple, Titwala East -421605

Re:
1. You are aware that the Bank has granted various credit facilities aggregating to an amount of **Rs. 2100000/- (Rs Twenty One Lakh)**, to **Mr Omprakash Bhrandev Mishra and Mrs. Manju Omprakash Mishra (principal debtor)**, for which you stood as guarantor and executed letter of guarantees dated 31.01.2017 guaranteeing the due repayment of the said amount by the Principal Debtor and all interest, cost, charges and expenses due and accruing thereon. The details of various credit facilities granted by the Bank and the amounts outstanding dues thereunder as on the date of notice are as under:
1) Nature of facility- Home Loan , Sanction amount- Rs 21,00,000/- Account Number 012675110000156 & particulars of outstanding dues in this account is as under.

Particulars of outstanding dues	Amount
1 Amount outstanding as on NPA date in the Account with interest applied up to 31.03.2021	21,25,986.90
2 Subsequent UCI from 30.03.2021 to 04.04.2026 (date of notice) @ 11.25 % p/a with monthly rest	11,99,143.98
3 Other charges payable by the borrower / debited in the account subsequent to NPA date	1,750.00
Total	33,26,880.88
5 Aggregate Recoveries effected if any subsequent to NPA Date	3,302.00
4-5 i.e. Contractual Dues Payable up to the date of notice with further interest @ 11.25 % p/a with monthly rest	33,23,578.88

2. As the principal debtor has defaulted in repayment of his/her/their/its liabilities, we have classified his/her/their/its dues as **Non-Performing Asset on 31.03.2021** in accordance with the directions or guidelines issued by the Reserve Bank of India.

3. As stated herein above, in view of the default committed by the principal debtor, you as the guarantor became liable jointly and severally for the said debt.

4. For the reasons stated above, we invoke your guarantee and hereby call upon you to discharge in full your liabilities by paying to the Bank **Rs. 33,23,578.88/- (Rs Thirty three lakhs twenty three thousand five hundred seventy eight and paise eighty eight (contractual dues upto the date of notice) with further interest thereon @ 11.25 % p.a. compounded with monthly rests, and all costs, charges and expenses incurred by the Bank, till repayment by you, within a period of 60 days of receipt of this notice failing which we will be constrained to initiate legal action against you including by filing appropriate legal proceedings against you before Debts Recovery Tribunal/Court for recovery of the said amounts with applicable interest from the date of the notice till the date of actual realisation along with all costs, expenses etc. incidental thereto.**

Yours faithfully,
Vinay Kr Vishwakarma
CHIEF MANAGER
AUTHORISED OFFICER

Place: Kalyan
Date 04-04-2026

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, Spurt Road, Ballard Estate, Mumbai-400038
EMAIL: info@cfmrc.in, sweta.rana@cfmrc.in, anmol.mishra@cfmrc.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(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 **08.06.2026 from 05.00 P.M. to 06.00 P.M.** for recovery of **Rs.34,16,000/- (Rupees Three Crore Forty One Lakh Sixteen Thousand Eighty only) pending towards Loan Account No. HLPAPVSH00267985** and of all outstanding principal, arrears (including accrued late charges) and interest till **08.04.2026** with applicable future interest in terms of the Loan Agreement and other related loan documents(s) w.e.f. **09.04.2026** along with legal expenses and other charges due to the Secured Creditor from **UGC ENGINEERING INDIA PVT. LTD., KIRAN NAMDEO ARJUNE @ KIRAN NAMDEO ARJUNE, SHARAD NAMDEO ARJUNE @ SHARAD NAMDEO ARJUNE and VAISHALI SHARAD ARJUNE.**

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

DESCRIPTION OF SECURED PROPERTY:	Unit No. 801, 8th Floor, Having Carpet Area 1631 Sq Ft. Equivalent To 151.58 Sq Mtrs., Lodha Supremus -II Building, Wagle Estate - Thane, Near Indira Nagar, On Plot No. F14 And F - 41 Of Village Pechpakhadi, Taluka And District, Thane - 400604, Maharashtra, Alongwith Two Closed Parking Spaces For 4-Wheeler.
RESERVE PRICE (RPI):	Rs.2,90,00,000/- (Rupees Two Crore Ninety Lakh only)
INSPECTION:	Visit on request
TIME: DATE: PLACE: FOR E-AUCTION:	E-Auction/Bidding through website (www.auctionfocus.in) Date: 08.06.2026 Time: 05.00 P.M. to 06.00 P.M.
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 3:00 PM on 08.06.2026
EMD:	Rs.29,00,000/- (Rupees Twenty Nine Lakh 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.cfmrc.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@samancapital.com.

Date: 28.04.2026
Place: THANE

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

यूनियन बँक Union Bank of India
CREDIT RECOVERY AND LEGAL SERVICE DEPARTMENT
REGIONAL OFFICE The Capital Building, 1st Floor, Opp. Kulkarni Garden, Sharanpur Road, Nashik.

POSSESSION NOTICE
(For Immovable Property)

Whereas
The undersigned being the Authorized Officer of **Union Bank of India** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice as per below list calling upon the borrowers to repay the total amount mentioned in the notice and interest thereon with other legal expenses within 60 days from the date of receipt of this notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with rule 8 of the said rules as per below date.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Union Bank of India, and interest thereon.

The Borrower's attention is invited to provision of sub-section (8) of Section 13 of the Act, in respect of time available, to the borrower to redeem the secured assets.

S. N.	Branch	Name of the Borrower/Guarantor	Date of Demand Notice	Date of Physical Possession	Description of the Immovable Property	Amount Due in Demand Notice
1	Nasik City	Borrower: M/s. Dhanlaxmi Enterprises Proprietor Mr. Santosh Meghra Chandak and Guarantor Mr. Kanhaiyalal R. Purohit	29.08.2019	25.04.2026	Equitable Mortgage of immovable property described herein below: All that piece and parcel of the Property i.e. Shop No. 07 and 08, plot No.1, S No. 189/3/1A/2/7A, on Towers, Hirawadi Road, Panchwati Road, Nasik 422 003. The boundaries of the property as per sale deed as under: On or Towards East by: By Plot No. 2 & Open Space, On or Towards West by: By Hirawadi Road, On or Towards South by: By Survey No. 186/2, On or Towards North by: By part of Survey No. 186	Rs. 12,73,335.58 + Interest & expenses thereon
2	Mumbai Naka	Borrower: Mr. Owais Aziz Siddiquee	19.04.2024	25.04.2026	All that piece and parcel of property at Row House No. 07 (Ground floor) built up area 40.00 Sq. mtrs. And Row House No. 7A First floor, built up area 44.00 Sq. Mtrs. (Plotted area adm. 61.00 Sq. Mtrs. + Garden area adm. 21.00 Sq. Mtrs. In the building known as "Anmol Park Row Houses" Apartment, CType, constructed on Plot No. 66, are 2977.36 Sq.Mtrs., out of Sr. No. 46/2, of the property situated at Mouje Dasak, Tal. & Dist Nashik and bounded as follows: - East: Survey No. 45/2, West: 12.00 Mtr Wide D P Road, North: Plot No. 61 & 65, South: Excess area	Rs. 31,09,085.60 + Interest & expenses thereon

Date : 25.04.2026 | Place : Nashik

Sd/- Authorised Officer
Union Bank of India

