

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**

**REGISTERED OFFICE:** “Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat”

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

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

**CONTACT:** 022-40055282



## APPENDIX- IV-A

[See proviso to rule 8 (6)]

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/(s) and Guarantor/(s) that the below described immovable property (Secured Asset) mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (**acting in its capacity as a Trustee of CFMARC Trust – 1 IHFL “The secured Creditor”**) will be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis”, and “No recourse basis” on **30.03.2026** for recovery of **Rs.3,71,12,880/- (Rupees Three Crore Seventy One Lakh Twelve Thousand Eight Hundred Eighty only)** pending towards Loan Account No. **HLLPM00412387**, by way of outstanding principal, arrears (including accrued late charges) and interest till **18.02.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.02.2026** along with legal expenses and other charges due to the Secured Creditor from **RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE** and **SARIKA SADIGALE @ SARIKA RAMCHANDRA SADIGALE (THROUGH POA HOLDER RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE)**.

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

<b>DESCRIPTION OF SECURED PROPERTY:</b>	FLAT NO., 4502 HAVING CARPET AREA OF 1026 SQUARE FEET ON 45 <sup>TH</sup> FLOOR, WING – C, IN THE BUILDING KNOWN AS “ROMA” OF THE PROJECT KNOWN AS “LODHA FIORENZA”, CONSTRUCTED UPON LAND BEARING SURVEY NO. 587 (PART) AND 586 (PART), AT PAHADI VILLAGE AND 258 (PART) OF GOREGAON VILLAGE, OFF. WESTERN EXPRESS HIGHWAY, GOREGAON (EAST), MUMBAI – 400063, MAHARASHTRA, TOGETHER WITH 2 CAR PARKING SPACE.
<b>SECURED DEBT:</b>	<b>Rs.3,71,12,880/- (Rupees Three Crore Seventy One Lakh Twelve Thousand Eight Hundred Eighty only)</b> pending towards Loan Account No. <b>HLLPM00412387</b> as on <b>18.02.2026</b> together with further interest, other costs, and expenses thereon due and payable till the final payment.
<b>RESERVE PRICE (RP):</b>	Rs.3,06,00,000/- (Rupees Three Crore Six Lakh only)
<b>INSPECTION</b>	Visit on request

<b>TIME:</b>	E-Auction/Bidding through website ( <b>www.auctionfocus.in</b> ) Date: 30.03.2026 Time: 05.00 P.M. to 06.00 P.M
<b>DATE:</b>	
<b>PLACE: For E-AUCTION</b>	
<b>LAST DATE AND TIME FOR BID SUBMISSION:</b>	On or before 3:00 PM on 30.03.2026
<b>EMD:</b>	Rs.30,60,000/- (Rupees Thirty Lakh Sixty Thousand only)
<b>CONTACT:</b>	0124-6910910, +91 7065451024

**Encumbrances if any:** Not known to the secured creditor

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

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

**Date: 10.03.2026**  
**Place: MUMBAI**

## 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](http://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](http://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](http://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.

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**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.**

**यूनियन बैंक ऑफ इंडिया** Union Bank of India

भारत सरकार का उद्यम Government of India Undertaking

**Assets Recovery Branch :**  
21, Veena Chambers, Mezzanine Floor, Dalal Street, Near Bombay Stock Exchange, Fort, Mumbai - 400001.

**E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)**  
30 DAYS E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8 (6) / 1 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s), that the below described immovable property mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS" and "WITHOUT RECOURSE BASIS" on 10.04.2026 in between 12.00 PM to 5.00 PM., for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. [www.unionbankofindia.bank.in](http://www.unionbankofindia.bank.in). Bidder may also visit the website <https://banknet.com>. The under mentioned properties will be sold by Online E-Auction through website <https://banknet.com> on 10.04.2026 for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E-Auction through website <https://banknet.com>  
**Date & Time of Auction : 10.04.2026 at 12.00 PM to 05.00 P.M.**

Lot No.	a) Name of the Borrower b) Name of the Branch c) Description of Property d) Name of the Owner/s	a) Reserve Price in Rupees b) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No.	Encumbrance Possession: Symbolic / Physical
1	a) Mrs. Rekha Somu Gowda b) Asset Recovery Management branch. C) All that piece and parcel of Tenement chaw No.30, room No.244, Unnat nagar No. IV, Behind Sabri hotel, M.G Road, Goregaon(West), Mumbai- 400101, C.T.S No.14, Village Pahadi Goregaon (West), Taluka Borivli, P/South Ward, Suburban Mumbai, admeasuring 45.00sq. mtrs, Built up area. d) Mrs. Rekha Somu Gowda & Mr. Somu Nanje Gowda	a) Rs. 1,19,31,000/- b) Rs. 11,93,100/- c) Rs. 1,00,000/-	Rs. 10792503.25 [Rs. One crore Seven Lakh Ninety Two Thousand Five Hundred Three Rupee and Twenty Five paise only] on 31.12.2025 plus further interest thereon w.e.f. 01.01.2026 at applicable rate of interest, cost and charges till date. Mukesh Kumar - 9770551993 Rajesh Kumar - 8088980811	Not Known to AO Symbolic possession.

Bidders are requested to visit the Bank's website [www.unionbankofindia.bank.in](http://www.unionbankofindia.bank.in) for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://banknet.com> Portal. The intending bidders must have valid e-mail ID to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**  
This may also be treated as notice under Rule 8 (6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided i.e. [www.unionbankofindia.bank.in](http://www.unionbankofindia.bank.in) or <https://banknet.com>

Date : 11.03.2026  
Place: Mumbai

Sd/-  
Authorised Officer, Union Bank of India

**APPENDIX IV-A**  
**Sale Notice for sale of Immovable Property**  
E-Auction Sale Notice for sale of Immovable Assets under the Securitisation 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 mortgaged to Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Ltd.) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 15.04.2026 from 05.00 PM. to 06.00 PM., for recovery of Rs. 35,28,180/- (Rupees Thirty Five Lakh Twenty Eight Thousand One Hundred Eighty only) pending towards Loan Account No. HHLBO00346503, by way of outstanding principal, arrears (including accrued late charges) and interest till 02.03.2026 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. 03.03.2026 along with legal expenses and other charges due to the Secured Creditor from C S RAGHAVAN.

The Reserve Price of the Immovable Property will be Rs. 14,50,000/- (Rupees Fourteen Lakh Fifty Thousand only) and the Earnest Money Deposit ("EMD") will be Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand only) i. e. equivalent to 10% of the Reserve Price.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
FLAT NO. 45, 4TH FLOOR, B BUILDING, BLOCK NO. I, HAPPINEST BOISAR, NEAR EKLAVA SCHOOL, BETEGAON KAMBALGAON, BOISAR, THANE - 401501, MAHARASHTRA, ADMEASURING BUILT-UP AREA OF 349 SQ. FT.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. [www.sammaancapital.com](http://www.sammaancapital.com), Contact No. : 0124-6910910, +91 7065451024; E-mail id : [auctionhelpline@sammaancapital.com](mailto:auctionhelpline@sammaancapital.com). For bidding, log on to [www.auctionbazaar.com](http://www.auctionbazaar.com).

Date : 03.03.2026  
Place : THANE

Sd/-  
AUTHORISED OFFICER  
SAMMAAN CAPITAL LIMITED  
(Formerly known as  
INDIABULLS HOUSING FINANCE LTD.)

**PUBLIC NOTICE**  
**NOTICE IS HEREBY GIVEN THAT** at the instructions of our Clients we are investigating the title of the land owners to the agricultural land which are described in the schedule hereunder written "said Land". The names of the landowners are shown alongside the description of the land respectively owned by them.

**ALL** persons having any claim, share, right, title, interest or demand in respect of the said Land and/or any part thereof by way of sale, transfer, assignment, mortgage, possession, lien, lease, trust, gift, charge, inheritance, maintenance, family arrangement, settlement, right of way, decree or order of any court of law or contract or agreement of any nature or otherwise, howsoever are hereby required to make the same known in writing along with the document(s) supporting such claim to the undersigned in their office within 14 days from the date of publication thereof; failing which we will assume that there are no such rights, title, interest, claims or demands of any person or persons in the said Land or any part thereof, and in any event, the same, if any, shall be deemed to have been waived.

**SCHEDULE OF THE LAND ABOVE REFERRED TO**  
**ALL** that piece or parcel of agricultural land situate, lying and being at Village : Aamnor, Taluka : Sudhagad, District : Raigad having Survey Nos., area, akar, varg and ownership as per the details given below :

Survey Nos.	Area (H R)	Akar	Rs. Varga	Land Owners
34/2	0-23-90	2,22	1	Datta Genu Salunkhe
34/3	0-12-50	2	1	Datta Genu Salunkhe

Dated this 11th day of March, 2026.

Sd/-  
Kadam & Company  
Advocates  
305-306, 3rd Floor, Yusuf Building,  
M. G. Road, Fort, Mumbai-400001

**OSBI State Bank of India**  
SMEC VASHI, E-202, 2nd Floor, Sector 30 A Sanpada Railway Station Complex, Sanpada, Navi Mumbai 400705. Mob. No.: 9967633451, Email: Sbi.18981@Sbi.co.in

**NOTICE TO THE BORROWER [ANNEXURE 13]**

To  
M/s Ganraj Ice Factory, Proprietor: Mr. Sanket Vilas Sakate, Al Village Shirgaon, Taluka Kadegaon, District Sangli - 415303, 8080236087  
And Also: C/o Mrs. Asha Baliram Patil, Godown No. 1698, At Bhom, Village Chimer, Taluka Uran, District Raigad - 410206, 8080236087  
SMEC Vashi/SARFAESI/2025-26/92049415303 Date: 24/02/2026

TL Account No. 43926948251 CC Account No. 43927044695  
Notice u/s 13 (2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter called "Act")

Dear Sir (s),  
At your request, you have been granted by the Bank, through its Uran Branch from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement (s) / document (s) executed by you are stated in Schedule "A" and "B" respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement (s) / document (s).

2. You have also created mortgage by way of deposit of title deeds / Registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in Schedule "B".

3. The relevant particular of the secured assets are specifically stated in Schedule "C".

4. You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation of and conduct of the above said financial assistance / credit facilities have become irregular and the debt has been classified as Non-Performing Assets on 13/09/2025 in accordance with the directives / guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.

5. The said financial assistance is also secured by the personal guarantee of (1) Mr. Sanket Vilas Sakate (2) .....Nil..... (3) .....Nil..... Despite repeated requests, you have failed and neglected to repay the said dues / outstanding liabilities.

6. Therefore, the Bank hereby calls upon you u/s 13 (2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Bank is in the sum of Rs. 28,45,587/- (Rupees Twenty Eight Lakh Forty Five Thousand Five Hundred Eighty Seven only) as on 23.02.2026. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc.

7. If you fail to repay to the Bank the aforesaid sum of Rs. 28,45,587/- (Rupees Twenty Eight Lakh Forty Five Thousand Five Hundred Eighty Seven only) with further interest and incidental expenses, costs as stated above in terms of this notice u/s 13 (2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.)

8. You are also put on notice that in terms of sub-section 13 of Section 13, you shall not transfer by way of sale, lease or otherwise the said secured assets detailed in Schedule "C" of this notice without obtaining prior written consent of the Bank.

9. The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

10. This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings, as it deems necessary under any other applicable provisions of Law.

Yours faithfully,  
Designation  
(Authorised Officer)

Copy forwarded to Proprietor: Mr. Sanket Vilas Sakate, Guarantor. You are requested to make the payment of the amount mentioned in the notice in terms of the guarantee executed by you.  
(The copy to be endorsed only if the guarantor has not created any security in favour of the Bank. Limitation against this guarantor must be reckoned from the date of this notice or notice if any issued earlier and Civil Suit / DRT Application must be filed within the period of limitation)

**SCHEDULE "A"**

Sl. No.	Nature of Facility	Outstandings inclusive of unapplied interest as on 23.02.2026
(a)	Cash Credit	Rs. Nil
(b)	Overdraft	Rs. Nil
(c)	Export Packing Credit	Rs. Nil
(d)	Bills Discounting	Rs. Nil
(e)	DD Purchase facility	Rs. Nil
(f)	Guarantee Limit (Devolved amount)	Rs. Nil
(g)	Letter of Credit limit (Devolved amount)	Rs. Nil
(h)	Term Loan (s)	Rs. 28,45,587.00
(i)	Foreign currency Term Loan outstandings	Rs. Nil
	Aggregate Outstanding	Rs. 28,45,587.00

**SCHEDULE "B"**  
(Details of Security Documents including all supplementary documents & Documents evidencing creation of mortgage)

Sl No	Name of the Document	Nature of Security	Date of Execution	Amount Secured (Rs)
1	Agreement of Loan cum Hypothecation	Hypothecation	18/03/2025	37,00,000.00
2	Letter of Arrangement	Hypothecation	18/03/2025	37,00,000.00
3	Mortgage by deposit of title deeds			
4	Memorandum of Entry			
5	Confirmation Letter regarding deposit of title deeds			

**SCHEDULE "C"**  
**PART I**

1. Stock and Book Debts  
2. Ice Plant, MS Tank, 83 G Ice Block, Compressor, Refrigeration Units, Wire Cable, Agitator, Copper Tube, Condenser, Cooling Tower, Electric Panel, Electric Crane (Please mention all the hypothecated properties, viz. Current Assets including Stocks, Book Debts, Receivables, Consumable Stores & Spares and Hypothecated Movable Plant & Machinery, etc. mentioned in the documents shown in Schedule "B").

**PART II**  
Nil

(Please state the particulars of the immovable properties mortgaged to the Bank as stated in the documents having reference to the mortgage documents / deeds as shown in Schedule "B").

**Recovery Officer**  
Under Maharashtra Co-op. Societies Act 1960 & Rule 107 Of Rule 1961  
C/o The Sarvodaya Co-Op. Bank Ltd. Mumbai,  
1/2, Crosswind Chs Ltd., J.M. Road, Bhandup (W), Mumbai-78  
Telephone No: 022-68252222

**FORM Z**  
(See sub-rule 111(d)-jof rule 107)  
**Position Notice for Immovable property**

Whereas the undersigned being the Recovery officer of the The Sarvodaya Co Op Bank Ltd Mumbai under the Maharashtra Co Operative Societies Rules, 1961 issued a demand notice dated 26/07/2022 calling upon the judgment debtor i.e. Borrower Mr. Telange Tulsidas Laxman & Mr. Telange Laxman Nago (Co-Borrower) to repay the amount mentioned in the notice being 1) Rs.3, 20, 432 /Rupees Three Lakh Twenty Thousand Four Hundred Thirty Two only, Loan A/c No 2987/6 with date of receipt of the said notice and the judgment debtor having failed to repay the amount, the undersigned has issued a notice for attachment dated :28/05/2024 and attached the property described herein below.

The judgment debtor having failed to repay the amount notice is hereby given to the judgment debtor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under rule 107(11(d)-i) of the Maharashtra Co Operative Societies Rules 1961 on this 26th Day of July of the year 2023.

The judgment debtor in particular and the public in general in hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of The Sarvodaya Co Op Bank Ltd Mumbai, for an amount dated 24.03.2025 of 1) Rs.4, 57, 005 /Rupees Four Lakh Fifty Seven Thousand Five only) and further interest thereon.

**Description of the Immovable property**

Room No-63, Chikhli Pada, Near Railway Crossing, Telange Nagar, Ambernath East, Thane-421503.  
All that part and parcel of the property consisting of Property No.8101000664, Room No-63, Chikhli Pada, Near Railway Crossing, Telange Nagar, Ambernath East, Thane-421503. Within the Registration Tahsil - Ambarnath and District- Thane.

Date : 11.03.2026  
Place: Palghar.

Recovery Officer  
Under Maharashtra Co-op. Societies  
Act 1960 & Rule 107 Of Rule 1961  
The Sarvodaya Co-op.Bank Ltd. Mumbai

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**  
REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMC Club, Sur No. 8351+3, S. G. Highway, Makarba, Ahmedabad-380015 Gujarat.  
CORPORATE OFFICE: 1st Floor, Wakefield House, Sprout Road, Ballard Estate, Mumbai-400038  
EMAIL: [info@cfmrc.in](mailto:info@cfmrc.in), [anmol.mishra@cfmrc.in](mailto:anmol.mishra@cfmrc.in), [anmol.mishra@cfmrc.in](mailto:anmol.mishra@cfmrc.in) CONTACT: 022-40055282

**APPENDIX-IV-A**  
(See proviso to rule 8 (6))  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property (Secured Asset) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a Trustee of CFMARC Trust - 1 IHFL "The Secured Creditor") will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on 30.03.2026 for recovery of Rs.3,71,12,880/- (Rupees Three Crore Seventy One Lakh Twelve Thousand Eight Hundred Eighty only) pending towards Loan Account No. HHLPLM00412387, by way of outstanding principal, arrears (including accrued late charges) and interest till 18.02.2026 with applicable future interest in terms of the Loan Agreement and other related (loan documents) w.e.f. 18.02.2026 along with legal expenses and other charges due to the Secured Creditor from RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE and SARIKA SADIGALE @ SARIKA RAMCHANDRA SADIGALE (THROUGH P/A HOLDER RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE).

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

DESCRIPTION OF SECURED PROPERTY:	Reserve Price (RP):
Flat No. 4502 Having Carpet Area Of 1026 Square Feet On 45th Floor, Wing - C, In The Building Known As "Roma" Of The Project Known As "Lodha Florencia", Constructed Upon Land Bearing Survey No. 587 (Part) And 586 (Part), At Pahadi Village And 258 (Part) Of Goregaon Village, Off. Western Express Highway, Goregaon (East), Mumbai - 400063, Maharashtra, Together With 2 Car Parking Space.	Rs.3,06,00,000/- (Rupees Three Crore Six Lakh only)

**SECURED DEBT:** Rs.3,71,12,880/- (Rupees Three Crore Seventy One Lakh Twelve Thousand Eight Hundred Eighty only) pending towards Loan Account No. HHLPLM00412387 as on 18.02.2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.

**RESERVE PRICE (RP):** Rs.3,06,00,000/- (Rupees Three Crore Six Lakh only)

**INSPECTION:** Visit on request.

**TIME/DATE:** E-Auction/Bidding through website [www.auctionfocus.in](http://www.auctionfocus.in)  
**PLACE:** Date: 30.03.2026 Time: 05.00 PM to 06.00 PM

**FOR E-AUCTION:** On or before 3:00 PM on 30.03.2026

**LAST DATE AND TIME FOR BID SUBMISSION:** On or before 3:00 PM on 30.03.2026

**EMD:** Rs.30,60,000/- (Rupees Thirty Lakh Sixty Thousand only)

**CONTACT:** 0124-6910910, +91 7065451024

Encumbrances if any: Not known to the secured creditor  
For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.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](http://www.auctionfocus.in) or contact No.: 0124-6910910, +91 7065451024; E-mail id: [auctionhelpline@sammaancapital.com](mailto:auctionhelpline@sammaancapital.com).

Date: 10.03.2026  
Place: MUMBAI

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

**NATIONAL NATIONAL PLASTIC INDUSTRIES LIMITED** **insta**  
114 E, 4<sup>th</sup> Floor, Vilco Centre, Opp. Ganware, Subhash Road, Vile Parle East, Mumbai - 400057  
Tel.: 022-67669999; Email: [investor@nationalplastic.com](mailto:investor@nationalplastic.com)  
Website: [www.nationalplastic.com](http://www.nationalplastic.com); CIN: L25200MH1987PLC044707

**Notice of Postal Ballot and E-voting**

NOTICE is hereby given to the Members of National Plastic Industries Limited ("the Company") that, pursuant to provisions of Section 108, 110 and other applicable provisions, if any, of the Companies Act, 2013 (the "Act") read with Companies (Management and Administration) Rules, 2014 (including any statutory modification or re-enactment(s) thereof), guidelines prescribed by the Ministry of Corporate Affairs ("MCA") vide General Circular No. 14/2020 dated April 08, 2020 and subsequent circulars issued in this regard with the latest one being General Circular No. 03/2025 dated September 22, 2025 ("MCA Circulars"), the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "SEBI Listing Regulations"), Secretarial Standard - 2 issued by the Institute of Company Secretaries of India and other applicable laws and Regulations, the Company has completed the dispatch of Postal Ballot Notice on Tuesday, March 10, 2026, by e-mail to its shareholders holding equity shares on the cut-off date i.e. Friday, March 06, 2026 and who have registered their e-mail addresses with the Company/Registrar and Transfer Agent ("RTA") Depository Participant(s)/ Depositories to transact the special business set out in the Postal Ballot Notice of the Company through postal ballot, by means of remote electronic voting ("remote e-voting") only.

In compliance with Regulation 44 of the SEBI Listing Regulations and Section 110 read with Section 108 of the Act and Rules made thereunder, the Company is pleased to provide e-voting facility to its Members through the e-Voting platform of Central Depository Services (India) Limited ("CDSL").

The Postal Ballot Notice along with the Explanatory Statement, instructions and manner of e-voting is available on the Company's website at [www.nationalplastic.com](http://www.nationalplastic.com), website of Bombay Stock Exchange at [www.bseindia.com](http://www.bseindia.com) and the website of CDSL at [www.cdslindia.com](http://www.cdslindia.com).

In accordance with the MCA Circulars, the physical copies of the Notice, Postal Ballot Forms and pre-paid business reply envelopes are not being sent to the Members for this Postal Ballot and the communication of assent/dissent of the Members will take place through remote e-voting system only.

The remote e-voting period commences on **Thursday, March 12, 2026 at 09:00 a.m. (IST)** and ends on **Friday, April 10, 2026 at 5:00 p.m. (IST)**. The remote e-voting module shall be disabled by CDSL for voting thereafter and voting will not be allowed beyond the said date and time. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently.

For instructions related to e-voting, the members are requested to note the instructions provided in Notice.

Members whose names appear in the register of members as on **Friday, March 06, 2026 (Cut-off date)** will be considered for the purpose of remote e-voting. In case of joint holders, only such joint holder who is higher in the order of names will be entitled to vote.

The Board of Directors of the Company has appointed Mrs. Ragini Chokshi of Ragini Chokshi & Co., Practising Company Secretary (CoP No.: 1436), as Scrutinizer for conducting the Postal Ballot process in a fair and transparent manner.

The results declared along with Scrutinizer's Report shall be placed on the Company's website [www.nationalplastic.com](http://www.nationalplastic.com), on the website of CDSL [www.cdslindia.com](http://www.cdslindia.com) and the same will be intimated to the stock exchange where the shares of the Company are listed, on or before **Tuesday, April 14, 2026**. The Resolution, if passed with the requisite majority through postal ballot, shall be deemed to have been passed, on the last date specified for remote e-voting i.e., **Friday, April 10, 2026**.

In case of any queries, you may refer to the Frequently Asked Questions (FAQs) for Members and e-Voting user manual for Members available at the download section at [www.cdslindia.com](http://www.cdslindia.com). Any grievances connected with e-voting facility may be addressed to Mr. Rakesh Dalvi, Sr. Manager, CDSL, A Wing, 25<sup>th</sup> Floor, Marathon Futurax, Mafatal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or call on toll free no 1800 21 09911 or send a request at [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com)

For NATIONAL PLASTIC INDUSTRIES LIMITED  
Paresh Vinod Parekh  
Chairman & Managing Director  
Place : Mumbai  
Date : 10<sup>th</sup> March, 2026  
DIN: 00432673

**MUMBAI BUILDING REPAIRS & RECONSTRUCTION BOARD**  
A UNIT OF  
(MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY)

Tel. No. 022-22187785, E-mail - [reemahada@gmail.com](mailto:reemahada@gmail.com)  
Website - <https://mahatenders.gov.in> and <https://mhada.maharashtra.gov.in>

**E-TENDER NOTICE**

Digitally Signed & unconditional online Tender in form "B-1" (Percentage Rate) are Digitally Signed & unconditional online Tender in form "B-1" (Percentage Rate) are invited by the Ex. Engineer A Div. M.B.R. & R. Board, Colaba Caffe Parade, Colaba, Mumbai-400005 from the Labour Co-operative Society registered with MHADA under appropriate class with DDR class in Mumbai City District.

Tender No.	Name of Works	Estimated cost	E.M.D.	Security Deposit	Registration (Class) of Labour Co-op. Soc.	Tender Price including GST in Rs.	Time limit for completion of work
1	SR to R/T Bldg. known as Sangam, 160-166, Nariman Street/141-145, Bora Bazar Street, Fort, Mumbai in A Ward. Repairs to External & Internal Plaster	36,30,087/-	Nil	36000.00 (50% initially & 50% through Bill)	Class- A	590.00	18th Months (including monsoon)

Sr. No.	Stage Description	Date & Time
1	Publishing Date	16/03/2026, 10:00
2	Document Sale Start	16/03/2026, 10:05
3	Document Sale End	24/03/2026, 17:30
4	Bid Submission Start	16/03/2026, 10:05
5	Bid Submission End	24/03/2026, 17:30
6	Technical Bid Opening	30/03/2026, 10.00 a.m. onwards
7	Price Bid Opening	30/03/2026, 11.00 a.m. onwards

- The Complete bidding process will be online (e-Tendering) in two bid system. All the notifications and detailed terms and conditions regarding this tender notice hereafter will be published online on website <https://mahatenders.gov.in>, MHADA Website - <https://mhada.gov.in>
- Bidding documents can be loaded on the website <https://mahatenders.gov.in>, from Date 16/03/2026 at 10.05 to Date 24/03/2026 upto 17.30.
- The payment for Tender Form Fee and Earnest Money Deposit (EMD) must be made online.
- Technical Bids will be Opened on 30/03/2026 at 11.00 AM & Price bid will be opened on 30/03/2026, 12:00 p.m. onwards at office of Ex. Engineer A Div. M.B.R. & R. Board, Colaba Caffe Parade, Colaba, Mumbai-400005, on website <https://mahatenders.gov.in> e-Tenderer should submit original documents (those were uploaded during bid preparation) for verification at the time of Technical Bid opening.
- Tenderer should submit information and scanned copies in PDF format in Technical Envelope as mentioned in Technical Offer.
- Tenderer should have valid class II / III Digital Signature certificate (DSC) obtained from any certifying authority.
- The Ex. Engineer A Div. M.B.R. & R. Board, Colaba Caffe Parade, Colaba, Mumbai-400005, reserves the right to accept or reject any or all tenders without assigning any reason.
- Intending Bidders shall have to comply with the contents of Government Resolutions No. सौएटी-०१/२०२५/प्र.क्र.२०/इमा-२. दि. २४/०४/२०२५.
- Registration certificate under GST is compulsory.
- In case of the rates quoted below the estimated Tender cost, the L1 (1st lowest) bidder should have to submit Additional Performance Security Deposit within 8 days after date of opening tender. If he failed to submit the Additional Performance Security Deposit then L2 (2nd Lowest) bidder will be asked and if he L2 is agree to carry out the work below % than L1 quoted rate, than his offer will be accepted. For more information please refer Detail Tender notice.
- Tender called is based on SSR rate year 2020-21 without GST. GST will be paid on accepted contract value.
- Guidelines to download the tender documents and online submission of bids can be downloaded from website <https://mahatenders.gov.in>, Help support : 1800-233-7315  
E-Mail - [eproc.support@mahatenders.gov.in](mailto:eproc.support@mahatenders.gov.in)

Follow us: @mhadaofficial Sd/-  
Executive Engineer A Divn.,  
M. B. R. & R. Board

MHADA - Leading Housing Authority in the Nation  
CPRO/A/183

**Arcil**  
Acting in its capacity as Trustee of various Arcil Trusts  
Registered Office: The Ruby, 10<sup>th</sup> Floor, 29 Senapati Bapat Marg, Dadar (West), Mumbai - 400028.  
Branch Office: Office No.704, 7<sup>th</sup> Floor, Neptune Uptown, Netaji Subhash Marg, Opp Mulund Post Office, Mulund West, Mumbai - 400080  
Premier ARC Website: <https://auction.arcil.co.in> • CIN: U65999MH2002PLC134884

**PUBLIC NOTICE FOR SALE THROUGH ONLINE E-AUCTION**  
IN EXERCISE OF THE POWERS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (SARFAESI ACT) READ WITH RULES 6, 8 & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagee (s), in particular, that the below described immovable property/ies mortgaged/ charged to the Asset Reconstruction Company (India) Limited, acting in its capacity as Trustee of various Arcil Trusts ("ARCIL") (pursuant to the assignment of financial asset vide registered Assignment Agreements), will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" by way of online e-auction, for recovery of outstanding dues of together with further interest, charges and costs etc., as detailed below in terms of the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rules 6, 8 and 9 of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Name of the Borrower / Co-Borrower(s) / Guarantor(s) / Mortgagee(s)	LAN No. & Selling Bank	Trust Name	Outstanding amount as per SARFAESI Notice dated on 22/06/2023	Possession type and date	Date & Time of Inspection	Type of Property and Area	Earnest Money Deposit (EMD)	Reserve Price	Date & Time of E-Auction
Borrower: Sunil Narayanan Kutty Menon Sapna Sunil Menon Brand Promotions (I) Pvt. Ltd	LAN No.: 4050HL41504575, 4050HL41504983, 4050HL41504991	Arcil-Retail Loan Portfolio -042-D - Trust	Rs. 2,62,14,204.1- (Two Crore Sixty-Two Lakhs Fourteen Thousand Two Hundred Four And Paise One Only) as on 22/06/2023 along with future interest at the contractual rate on the aforesaid amount with effect from 23/06/2023 together with incidental expenses, cost, charges etc.	Physical possession on 24-04-2025	13-03-2026 Between 02:00 am to 04:00 pm	Total Carpet area 1900 sq ft	Rs.20,40,000/- (Rupees Twenty Laks Forty Thousand only)	Rs. 2,04,00,000/- (Rupees Two Crore Four Lakhs Only)	At 11.15 am

Description of the Secured Asset being auctioned: Property owned by, Sunil Narayanan Kutty Menon, Sapna Sunil Menon & Brand Promotions (I) Pvt. Ltd, All that The Piece And Parcel of Flat No. 17 & 18, On The 1<sup>st</sup> Floor And Flat No. 19 & 20 On The 2<sup>nd</sup> Floor In A Wing, In The Building Known As 'Rukhmini Sandesh C. H. S. L.', Situated At 29 A Friends Colony, Bhandup (East), Mumbai - 400042.

Pending Litigations known to ARCIL	Not Known	Encumbrances/Dues known to ARCIL	Not Known
Last Date for			

