

**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 -380 051 –  
GUJARAT

CORPORATE OFFICE: 1<sup>st</sup> Floor, Wakefield  
House, Sprott road, Ballard Estate, Mumbai –  
400 038



**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-Auction Sale Notice for 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) read with 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 and Guarantors/Mortgagors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd on **20/09/2023**, will be sold on “As is where is”, “As is what is”, “Whatever there is” and “No recourse Basis” on **12-05-2026** for recovery of amounting to **Rs. 36,54,115.00/- (Rupees Thirty Six Lakh Fifty Four Thousand One Hundred and Fifteen Only)** as on **27/03/2026** and further interest and other costs and expenses thereon due to the secured creditor from Borrower & Mortgagor- **(1) Gurmel Singh (2) Karmjeet Kour (3) Jagga Singh (Vide Loan Account No. FIAGLALONS000005005272)**

<b>DESCRIPTION OF SECURED PROPERTY</b>	Plot Patta No. 15 situated at village Goluwala Niwadan, tehsil Pilibanga Dist. Hanuman Garh Pin Code 335802 Having admeasuring area 3600 Sqft, having its boundaries at: East : House of Triloka Ram West: Road North: Road South: Jagdev Singh
<b>SECURED DEBT</b>	<b>Rs. 36,54,115.00/- (Rupees Thirty Six Lakh Fifty Four Thousand One Hundred and Fifteen Only)</b> as on <b>27/03/2026</b> together with further interest, other costs & expenses thereon due & payable till the final payment.
<b>RESERVE PRICE (R.P.)</b>	Rs. 1,537,952.00/- (Rupee Fifteen Lakh Thirty Seven Thousand Nine Hundred and Fifty Two Only)
<b>LAST DATE, TIME AND VENUE FOR SUBMISSION OF BID DOCUMENT WITH SEALED OFFER/ TENDER WITH EMD</b>	<b>11/05/2026</b> latest by 03.00 P.M. through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> )



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

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www.cfmarc.in | info@cfmarc.in | +91 22 40055282 | CIN: U67100GJ2015PTC083994

<b>DATE, TIME, AND VENUE FOR OPENING OF BIDS.</b>	On <b>12/05/2026</b> , From 03.00 PM to 05.00 PM, E-Auction /bidding through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> )								
<b>DETAILS OF TERMS AND CONDITIONS</b>	Please visit <a href="http://www.cfmarc.in">www.cfmarc.in</a>								
<b>DATE OF INSPECTION</b>	08/05/2026 Contact No. 9136057947								
<b>EMD</b>	<b>Rs. 153795/-</b> (Rupee One Lakh Fifty Three Thousand Seven Hundred and Ninety Five only) (10% of Reserve price)								
<b>BANKS DETAIL FOR REMITTANCE OF EMD</b>	<table border="1"> <tr> <td>Beneficiary Name</td> <td>CFMARC Trust - 151</td> </tr> <tr> <td>Bank and branch</td> <td>Union Bank of India Branch Andheri</td> </tr> <tr> <td>Account Number</td> <td>002811010000220</td> </tr> <tr> <td>IFSC</td> <td>UBIN0800287</td> </tr> </table>	Beneficiary Name	CFMARC Trust - 151	Bank and branch	Union Bank of India Branch Andheri	Account Number	002811010000220	IFSC	UBIN0800287
Beneficiary Name	CFMARC Trust - 151								
Bank and branch	Union Bank of India Branch Andheri								
Account Number	002811010000220								
IFSC	UBIN0800287								
<b>BID INCREMENTAL AMOUNT</b>	In the multiple of Rs. 10,000/- (Rupees Ten Thousand only).								
<b>LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)</b>	The payment should be made latest by next working day from the date of bid confirmation.								
<b>LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID</b>	Within 15 days from the date of bid/Sale Confirmation.								

Encumbrances if any: Not known to the secured creditor. The CFM ARC shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, Tax, charges or any other statutory dues, or any other dues etc., in connection with the secured asset.

For details of Terms and Conditions of Sale please refer to the link provided in Sale Notice on secured Creditor's website i.e. <http://www.cfmarc.in>. before submitting the 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 8866682937/9974887668.

**Date:** 01/04/2026

**Authorized Officer**



**Place:** Mumbai

**CFM ASSET RECONSTRUCTION PVT.LTD.**  
(Acting in its capacity as trustee of CFMARC TRUST-151)

 <b>सितारा हाउसिंग फाइनेंस लिमिटेड</b> (पूर्व में सेवा गृह ऋण लिमिटेड के नाम से जाना जाता था) कॉर्पोरेट कार्यालय का पता: प्रथम तल, 216/C-12, पुराना नं. C-12, प्लॉट नं. 13-B, गुरु नानक पुरा, लक्ष्मी नगर, दिल्ली - 110092, दिल्ली - भारत		<b>मांग सूचना</b>
<b>वित्तीय आसित्यों के प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 की धारा 3(1) के तहत प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 3(1) के साथ पठित</b>		
नीचे हस्ताक्षरकर्ता वित्तीय आसित्यों के प्रतिभूतिकरण एवं पुनर्गठन तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 (उक्त अधिनियम) के अंतर्गत सितारा हाउसिंग फाइनेंस लिमिटेड की प्राधिकृत अधिकारी है। प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 3 के अंतर्गत प्रवर्तन अधिनियम की धारा 13(12) के तहत प्रवर्तन शक्तियों का प्रयोग करते हुए, प्राधिकृत अधिकारी ने उक्त अधिनियम की धारा 13(2) के तहत मांग नोटिस जारी किए हैं, जिसमें निम्नलिखित ऋणगृहीता(ओं), (‘ऋण ऋणगृहीता(ओं)’) से आश्रान किया गया है कि वे उन्हें जारी किए गए संबंधित मांग नोटिस में उल्लिखित शर्तियों को चुकाएं, जो नीचे भी दी गई हैं। उपरोक्त के संबंध में, एक बार फिर, उक्त ऋणगृहीता(ओं) को इस नोटिस के प्रकाशन से 60 दिनों के भीतर सितारा हाउसिंग फाइनेंस लिमिटेड को भुगतान करने के लिए नोटिस दिया जाता है, नीचे दस्तावेज गूँथे राशि, साथ ही उक्त मांग सूचना(ओं) में वर्णित अतिरिक्त ब्याज, नीचे उल्लिखित लियि(ओं) से लकर भुगतान और/या वसूली की विधि तक, उक्त ऋणगृहीता(ओं) द्वारा निष्पादित अन्य दस्तावेजों / वेबों, यदि कोई हो, के साथ पठित ऋण समझौते के तहत देते हैं। ऋण की उचित कुटीरी के तहत सुरक्षा के रूप में, निम्नलिखित परिस्थितियों को कम्पस: उक्त ऋणगृहीता(ओं) द्वारा सितारा हाउसिंग फाइनेंस लिमिटेड के पास बंधक रखा गया है।		
<b>क्र.सं.</b>	<b>ऋण खाता संख्या एवं ऋणगृहीता एवं गारंटर का नाम</b>	<b>मांग सूचना दिनांक एवं राशि</b>
1.	<b>ऋण खाता संख्या H2CP000005017166</b> <b>1. श्रीमति अंजना वर्मन पति श्री रणजीत वर्मन (ऋणगृहीता), 2. श्री रंजीत वर्मन पति श्री बबलू वर्मन (सह-ऋणगृहीता)</b>	<b>18-03-2026</b>  <b>₹. 4,71,586.11/-, रुएए चार लाख इकहतर हजार पांच सौ छियासी रुपये सात पैसे मात्र दिनांक 12-03-2026 तक</b>

अचल संपत्ति का विवरण :- प्लॉट नंबर GF/B- 2/2 ग्राउंड फ्लोर पर, स्क्रीम वीरपुराणी जयसिंहपुरा बास भंडारकोटा, तहसील - सांगानेर, जयपुर, राजस्थान - 302029, क्षेत्रफल 372 वर्गफीट, सीमाएं- पूर्व अम्य, पश्चिम प्लॉट नं. GF/B-2/1, उत्तर अम्य, दक्षिण लाली

2. **ऋण खाता संख्या H3GP000005005462**  
**1. श्रीमति बेबी देवी पति श्री प्रकाश कुमार (ऋणगृहीता), 2. श्री प्रकाश पिता श्री देवाराज (सह-ऋणगृहीता), 3. श्री आईदास पिता श्री गोकलदास (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 90 बुक नं 43 मिलित नं 647/95-96 ग्राम पंचायत करवड मण्डोली जोधपुर, राजस्थान 342304, क्षेत्रफल 739.57 वर्गफीट, सीमाएं- पूर्व रास्ता 30 फुट चौड़ा, पश्चिम दुर्गागण पिता श्री तुलका राम खरोली की जगदादा, उत्तर सोन लाल पिता श्री पोंकर जी की जगदादा, दक्षिण इसी भूखंड का शेष दक्षिणी भाग

3. **ऋण खाता संख्या LAP100004145**  
**1. श्रीमति धीरे बाई पति श्री सुरेश बाबू (ऋणगृहीता), 2. श्री सुरेश बाबू पिता श्री राम सिंह (सह-ऋणगृहीता), श्री दिलीप कुमार पति श्री सुरेश बाबू (सह-ऋणगृहीता), 4. श्री मनीष पिता श्री सुरेश बाबू (सह-ऋणगृहीता), 5. श्रीमति पूरवी बाई पति श्री दिलीप कुमार (सह-ऋणगृहीता), 6. बाल चंद पिता श्री नारायण लाल (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 52 गीत उदयपुरीय ग्राम पंचायत गदिया पंचायत समितिखेराबाद जिला कोटा राजस्थान 326501, क्षेत्रफल 680 वर्गफीट, सीमाएं- पूर्व भेर, पश्चिम दोलतराम, उत्तर दोलतराम का ग्राउंड, दक्षिण आम रास्ता

4. **ऋण खाता संख्या LAP100004109**  
**1. श्रीमति गायत्री बाई पति श्री बाबू लाल (ऋणगृहीता), 2. श्री दुर्गाच माता पिता श्री बाबू लाल (सह-ऋणगृहीता), 3. श्रीमति गायत्री सुमन पति श्री दूरंग माता (सह-ऋणगृहीता), 4. श्री सुनील पिता श्री बाबू लाल (सह-ऋणगृहीता), 5. श्री रवि प्रभात पति श्री बदी लाल प्रभात (गारंटर)**

अचल संपत्ति का विवरण :- खसरा नं 897 प्लॉट नं 7693 गुरु कुंकेत बाई 15 जिला कोटा झालाबाड़, राजस्थान 326530, क्षेत्रफल 748.40 वर्गफीट, सीमाएं- पूर्व आम रास्ता, पश्चिम आलम चोरी का मकान, उत्तर मोहन लाल का मकान, दक्षिण नन्द लाल का मकान

5. **ऋण खाता संख्या LAP100005959**  
**1. श्रीमति इन्द्रा बाई पति श्री सतुर्भोज (ऋणगृहीता), 2. श्री सुरेश मीणा पिता श्री चणु मीणा (सह-ऋणगृहीता), 3. श्री लोकेश मीणा पिता प्रभात मीणा (सह-ऋणगृहीता), 4. श्री आशीष मीणा पिता श्री जयानंद लाल मीणा (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट संख्या 3223, खसरा संख्या 178, ग्राम-उंडा, ग्राम पंचायत-रातवाड, पंचायत समिति - वारां, तहसील एवं जिला वारां, राजस्थान 325205, क्षेत्रफल 1360 वर्गफीट, सीमाएं- पूर्व आम रास्ता, पश्चिम कुजमोहन मीणा का मकान, उत्तर नारा, दक्षिण स्वयं की जगह फिर आम रास्ता

6. **ऋण खाता संख्या H3CP000005007373**  
**1. श्रीमति काली बाई मीणा पति श्री बाबू लाल (ऋणगृहीता), 2. श्री बाबू लाल पिता श्री मोरपाल (सह-ऋणगृहीता), 3. श्री अशोक मीणा पिता श्री बाबूलाल मीणा (सह-ऋणगृहीता), 4. श्री गौरू लाल पिता सुप्रभ मीणा (गारंटर)**

अचल संपत्ति का विवरण :- जेज्ज्वांर 67026, खसरा नंबर 130, मिलन नंबर 76, ग्राम सुनौलिया, ग्राम पंचायत जोधपुर पंचायत समिति, जिला झालाबाड़, राजस्थान - 326638, क्षेत्रफल 1200 वर्गफीट, सीमाएं- पूर्व आम रास्ता, पश्चिम सोनू मीणा का बाड़ा, उत्तर प्रहलाद मीणा का मकान, दक्षिण हरि राम मीणा का मकान

7. **ऋण खाता संख्या LAP 100004959**  
**1. श्रीमति कमलेश कंवर पति श्री देवी सिंह (ऋणगृहीता), 2. श्री धन सिंह पिता श्री देवी सिंह (सह-ऋणगृहीता), 3. श्री देवी सिंह पिता श्री चतर सिंह (सह-ऋणगृहीता), 4. श्री बन्धू पिता देवी सिंह (सह-ऋणगृहीता), 5. श्री भूदेव सिंह पिता श्री दिलीप सिंह (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 16954 गीत कलमंडी कला, ग्राम पंचायत कलमंडी कला झालारपाटन, झालारपाटन, राजस्थान - 326023, क्षेत्रफल 983 वर्गफीट, सीमाएं- पूर्व भीम सिंह पिता श्री चतर सिंह का मकान, पश्चिम सखण सिंह, उत्तर अशोक रास्ता, दक्षिण हीरा लाल पिता श्री देव लाल का मकान

8. **ऋण खाता संख्या HLP100007668**  
**1. श्रीमति मननार बाई पति श्री प्रदीप कुमार (ऋणगृहीता), 2. श्री प्रदीप कुमार पिता श्री लाल चंद चण्डी (सह-ऋणगृहीता), 3. श्री लोकेश मेहरा पिता श्री जयनार लाल (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 20, खसरा नं 524 चौंसवा ग्राम पंचायत हिरियाखेड़ी पंचायत समिति खेराबाद कोटा राजस्थान, 326520, क्षेत्रफल 378 वर्गफीट, सीमाएं- पूर्व प्रकाश जी का मकान, पश्चिम प्रभु लाल जी का मकान, उत्तर रामेश्वर का मकान, दक्षिण आम रास्ता

9. **ऋण खाता संख्या LICP000005014650 & H4RR000005016096, 1. श्रीमति रमणी देवी पति श्री भीमा लाल (ऋणगृहीता), 2. श्री लाल राम कोर पिता श्री भीमा लाल कोर (सह-ऋणगृहीता), 3. श्री भीमा लाल कोर पिता श्री रघु राम कोर (सह-ऋणगृहीता), 4. श्रीमति आशा देवी पति श्री लाला राम कोर (सह-ऋणगृहीता), 5. श्री राहुल कोर पिता श्री बन्धू कोर (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं- 6 बुक नं 322 गीत कोर खेड़ा गुरदा, थाना सुवाना जिला राजस्थान 311802, क्षेत्रफल 1710 वर्गफीट, सीमाएं- पूर्व नारायण लाल लोभ कोर, पश्चिम आम रास्ता, उत्तर स्वयं की जमीन, दक्षिण आम रास्ता

10. **ऋण खाता संख्या H4RR000005003565**  
**1. श्रीमति रामजानकी बाई पति श्री सत्यनारायण (ऋणगृहीता), 2. श्री सत्यनारायण पिता श्री सीताराम (सह-ऋणगृहीता), 3. श्री विरपी लाल मीणा पिता श्री सीताराम मीणा (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 02094 मीसल नं 421, खसरा नं 783 नोनेरा ग्राम पंचायत नोनेरा पंचायत समिति डूंगरवाड़ तहसील पीरवाड़ा, राजस्थान, 325004, क्षेत्रफल 2000 वर्गफीट, सीमाएं- पूर्व आम रास्ता, पश्चिम खाली जगह, उत्तर अशोक का मकान, दक्षिण बिजौरा लाल का मकान

11. **ऋण खाता संख्या LICP000005003700**  
**1. श्रीमति सीता बाई पति श्री मोहनलाल (ऋणगृहीता), 2. श्री सुधा मोहनलाल शंकर जी पिता श्री शंकरलाल सुधा (सह-ऋणगृहीता), 3. श्री गवर्धन देवरा पिता श्री भेरू लाल (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 17 गीत देवीगों का मेरडा ग्राम पंचायत आइजना पंचायत समिति आमेर राजसमंद राजस्थान 313334, क्षेत्रफल 1122 वर्गफीट, सीमाएं- पूर्व आम रास्ता, पश्चिम मेरू सिंह, उत्तर मांगी लाल, दक्षिण गोचखान लाल

12. **ऋण खाता संख्या HLP100006319**  
**1. श्रीमति सुनगा बाई पति श्री देवकर (ऋणगृहीता), 2. श्री कुदीराम नार पति श्री देवकर (सह-ऋणगृहीता), 3. श्री सुदेव नार पति श्री बदी लाल (गारंटर)**

अचल संपत्ति का विवरण :- खसरा नं 148 प्लॉट नं 5742 ग्राम वीरपुरा पंचायत समिति खानपुर जिला झालाबाड़ राजस्थान 326038, क्षेत्रफल 1260 वर्गफीट, सीमाएं- पूर्व मोती लाल नार का मकान, पश्चिम प्रहलाद नार का खेत, उत्तर सुरजी लाल नार का मकान, दक्षिण आम रास्ता

13. **ऋण खाता संख्या LICP000005002381**  
**1. श्रीमति उकीया पति श्री भवर लाल (ऋणगृहीता), 2. श्री भंवर लाल पिता श्री ताराराम (सह-ऋणगृहीता), 3. श्रीमति वीसी पति श्री तारा राम (सह-ऋणगृहीता), 4. श्री विक्रम सिंह पिता श्री गिरधारी सिंह (गारंटर)**

अचल संपत्ति का विवरण :- प्लॉट नं 42 बुक 10 गीत ग्राम पंचायत मिमालिया तहसील मारवाड़ जंखन जिला पाली राजस्थान 306603, क्षेत्रफल 1834.125 वर्गफीट, सीमाएं- पूर्व नारायणलाल पिता मया राम जी, पश्चिम रोड व दरवाजा, उत्तर भंवर पति श्री कृका राम जी, दक्षिण का कब्जा

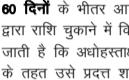
यदि उक्त ऋणगृहीता सितारा हाउसिंग फाइनेंस लिमिटेड को पूर्णतः भुगतान करने में विफल रहते हैं, तो सितारा हाउसिंग फाइनेंस लिमिटेड अधिनियम की धारा 13(14) और लागू नियमों के तहत उपरोक्त सुरक्षित परिस्थितियों के खिलाफ लागू और परिणामों के संबंध में पूरी तरह से उक्त ऋणगृहीताओं को जोखिम पर करवाती करेगा, उक्त ऋणगृहीताओं को अधिनियम के तहत सितारा हाउसिंग फाइनेंस लिमिटेड की पूर्ण लिखित सहमति के बिना किसी भी प्रकार के माध्यम से उपरोक्त परिस्थितियों को ध्यानपूर्वक करने से प्रतिबंधित किया गया है। कोई भी व्यक्ति जो उक्त अधिनियम या उसके अधीन बनाया गए नियमों के उपरोक्त का उल्लंघन करेगा या उल्लंघन के लिए उकसाएगा, अधिनियम के अधीन कारावास और/या दंड के लिए उत्तरदायी होगा।

स्थान: राजस्थान, दिनांक: 31.03.2026 प्राधिकृत अधिकारी, सितारा हाउसिंग फाइनेंस लिमिटेड

 <b>रोहा हाउसिंग फायनेंस प्रायवेट लिमिटेड</b> पंजीकृत कार्यालय: जेजेटी हाउस, 44 / 45, रोड नं. 2, एमआईडीसी, मुंबई, महाराष्ट्र-400093, भारत। पत्राचार पता: ए-45, दूसरा तल, सिविक बिल्डिंग, सेक्टर-04, नोएडा-201301, उत्तर प्रदेश, भारत	
<b>शाखा स्थानांतरण के लिए सार्वजनिक नोटिस</b>	
हम रोहा हाउसिंग फायनेंस प्रायवेट लिमिटेड ('कंपनी') के ग्राहकों का उनके सतत समर्थन के लिए धन्यवाद करते हैं। यह नोटिस कंपनी के ग्राहकों को सूचित करने के लिए दिया जा रहा है कि शाखा कार्यालय स्थित पहली मंजिल, मधुपुरवाला स्टीडर के ऊपर, प्लॉट नंबर 01, सेक्टर - 09, सांगानेर, प्रताप नगर, जयपुर - 302033 (राजस्थान) ('सांगानेर शाखा') का 30 जून, 2026 से प्रभावी स्थानांतरण होगा। उपरोक्त शाखा कार्यालय का परिवर्तित पता अलग से सूचित किया जायेगा।	
हम से अनुरोध है कि आगे किसी भी सहायता के लिए कृपया आरएफएपीएल की अधिकारिक वेबसाइट <a href="https://rohahousing.com">https://rohahousing.com</a> देखें या टॉल फ्री नंबर: 18002662111 पर कॉल करें या अपनी नजदीकी शाखा में प्यारें।	
<b>हस्ता./- प्राधिकृत अधिकारी,</b> <b>रोहा हाउसिंग फायनेंस प्रा. लि.</b> (CIN: U65999MH2017PTC293277)	
<b>दिनांक: 31 मार्च, 2026</b>	

 <b>सितारा हाउसिंग फाइनेंस लिमिटेड</b> (पूर्व में सेवा गृह ऋण लिमिटेड के नाम से जानी जाती थी) पंजीकृत कार्यालय - प्रथम तल, 216 / सी-12, पुराना नंबर सी-12, प्लॉट नंबर 13-बी, गुरु नानक पुरा, लक्ष्मी नगर, दिल्ली - 110092- दिल्ली - भारत			
<b>नियम-8(1) कब्जा सूचना (अचल संपत्ति के लिए)</b>			
जबकि, अयोहरस्ताक्षरी ने, सितारा हाउसिंग फाइनेंस लिमिटेड के प्राधिकृत अधिकारी के रूप में, वित्तीय आसित्यों का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के तहत और धारा 13(2) के तहत प्रवर्तन शक्तियों का प्रयोग करते हुए, एक मांग सूचना जारी की है, जिसमें ऋणगृहीता/सह-ऋणगृहीता/गारंटर से सूचना में उल्लिखित राशि उक्त सूचना की प्राप्ति की तिथि से 60 दिनों के भीतर आगे ब्याज सहित चुकाने की मांग की गई है। ऋणगृहीता/सह-ऋणगृहीता/गारंटर द्वारा राशि चुकाने में विफल रहने पर, ऋणगृहीता/सह-ऋणगृहीता/गारंटर और संसाधन को सूचना दी जाती है कि अयोहरस्ताक्षरी ने उक्त निम्नकारी के नियम 8(1) के साथ उक्त अधिनियम की धारा 13 (4) के तहत उसे प्रवर्तन शक्तियों का प्रयोग करते हुए, नीचे वर्णित संपत्ति का कब्जा ले लिया है। ऋणगृहीता को विशेष रूप से और आम लोगों को यह ध्यानवनी दी जाती है कि वे संपत्ति के संबंध में कोई सौदा नहीं करें और संपत्ति के संबंध में कोई भी सौदा सितारा हाउसिंग फाइनेंस लिमिटेड की नीचे वर्णित बकाया राशि, ब्याज और उस पर होने वाले खर्चों के प्रभार के तहत होगा। ऋणगृहीता का ध्यान अधिनियम की धारा 13 की उप-धारा (6) के प्रवक्तियों की ओर दिव्या जाता है, जो प्रतिकूल आसित चुकाने हेतु उपलब्ध समय के संबंध में है।			
<b>ऋणगृहीता/सह-ऋणगृहीता/गारंटर का नाम और पता/शेन</b>	<b>बकाया राशि</b>	<b>सूचना तिथि कब्जा तिथि</b>	<b>अचल संपत्ति का वर्णन</b>
<b>1. श्रीमती शोभि श्रीमती सलत श्री मदन सलत पुत्र शेष राम</b>	<b>₹. 7,12,469/-</b> (रुपये सात लाख चारसह हजार चार सौ उनसठ मात्र)	<b>16-03-2025</b>	संपत्ति के सभी अंश एवं खंड: मकान प्लॉट नंबर 05, ग्राम गोडवार, ग्राम पंचायत आलमलियान, तहसील मीणापट्ट, जिला जोधपुर (राजस्थान), क्षेत्रफल परिमाण 85.18 वर्ग मी. सीमा - पूर्व - राम धाराल का मकान, पश्चिम - आम रास्ता, उत्तर - शरणच राम का मकान, दक्षिण - छोटी पत्नी गीता राम

स्थान: जोधपुर, राजस्थान दिनांक: 28-03-2026 प्राधिकृत अधिकारी, सितारा हाउसिंग फाइनेंस लिमिटेड (पूर्व में सेवा गृह ऋण के नाम से प्रसिद्ध)

 <b>श्रीराम फाइनेंस लिमिटेड</b> पंजीकृत कार्यालय: श्री टावरस, प्लॉट नं. 14ए, सारथ फेस इंडस्ट्रियल एस्टेट, गुडनडी, चेन्नई 600 032 शाखा कार्यालय: प्लॉट नंबर 156, दूसरी मंजिल, एलन सोली रोडम के ऊपर, राठी नगर, वैशाली, जयपुर, राज-302021, वेबसाइट: <a href="http://www.shriramfinance.in">www.shriramfinance.in</a>	
<b>सांकेतिक कब्जा सूचना</b>	
नोट: यह सूचित किया जाता है कि पुरानीपल्टी, चेन्नई के आदेश के अनुसार "श्रीराम सिटी वूचियन फाइनेंस लिमिटेड" को "श्रीराम ट्रास्टोपेट फाइनेंस लिमिटेड" के साथ समाप्तित किया गया है। इसके बाद "श्रीराम ट्रास्टोपेट फाइनेंस लिमिटेड" का नाम बदलकर "श्रीराम फाइनेंस लिमिटेड" कर दिया गया, जो दिनांक 30-11-2022 के साथ परिवर्तन के अनुसार निगमन प्रमाणपत्र के माध्यम से 30.11.2022 से प्रभावी हो गया। जबकि अयोहरस्ताक्षरी ने वित्तीय आसित्यों का प्रतिभूतिकरण एवं पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 (कथित अधिनियम) के प्रावधानों के तहत श्रीराम फाइनेंस लिमिटेड (एसएफएल) का अधिकृत प्राधिकारी होने के नाते तथा प्रतिभूति हित (प्रवर्तन) नियम, 2002 (कथित नियम) के नियम 3 के साथ पठित कथित अधिनियम की धारा 13(12) के तहत प्रवर्तन शक्तियों के उपयोग में नीचे तालिका वर्णित कर्जदारों को कथित मांग सूचनाओं में उल्लिखित राशि का पुनर्गठन करने के लिए मांग सूचनाएं जारी की थीं। कर्जदारों के राशि के पुनर्गठन में असफल रहने के कारण एतद्वारा कर्जदारों तथा जनसामान्य को सूचना दी जाती है कि एसएफएल का अधिकृत प्राधिकारी होने के नाते अयोहरस्ताक्षरी ने प्रतिभूति हित (प्रवर्तन) नियम, 2002 (कथित नियम) के नियम 8 के साथ पठित वित्तीय आसित्यों का प्रतिभूतिकरण एवं पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 (संकेतिक अधिनियम) की धारा 13(4) के तहत नीचे वर्णित बन्धक संपत्ति पर 26 मार्च, 2026 को सार्वजनिक कब्जा कर लिया है। विशेष रूप से कर्जदार को तथा जनसामान्य को एतद्वारा सूचित है कि कोई संयवहार न करने की चेतावनी दी जाती है और संपत्ति के साथ कोई संयवहार नीचे उल्लिखित राशि तथा उस पर ब्याज के लिए श्रीराम फाइनेंस लिमिटेड के प्रभार के अधधीन होगा। प्रतिभूत आसित्यों को विमोचित करने के लिए उपलब्ध समय-सीमा के परिपेक्ष्य में कर्जदार का ध्यान अधिनियम की धारा 13 की उपधारा (8) के प्रावधानों की ओर आकर्षित किया जाता है।	
<b>कर्जदार का नाम एवं पता</b>	
<b>ऋण संख्या JAPR1L2211040001</b> <b>1. मैसर्स एमवी क्लासेज एंड एजुटेड प्राइवेट लिमिटेड (कर्जदार) (इसके निदेशक श्री मधु वेद ग्रेग प्रतिनिधित्व)</b> पता- कोर्ट के पीछे मुद्रा रोड, वांदीकुर्डी, दौरा, राजस्थान-303313 2. श्री मधु वेद (सह-कर्जदार/गारंटर) पता- आदर्श नगर, कुटी बांदीकुर्डी, दौरा राज-303313 3. श्री ओम प्रकाश बैरवा (सह-कर्जदार/गारंटर) पता- आदर्श नगर, कुटी बांदीकुर्डी, दौरा राज-303313 4. श्रीमती मीनाक्षी (सह-कर्जदार/गारंटर) पता- आदर्श नगर, कुटी बांदीकुर्डी, दौरा राज-303313 सांकेतिक कब्जा दिनांक-26 मार्च-2026 एनपीए-03-दिसंबर-2025	
<b>मांग सूचना के अनुसार देय राशि</b>	
<b>मांग सूचना दिनांक 8.12.2025 राशि ₹. 23,48,462/- ( रुपये तेईस लाख अड़तालीस हजार चार सौ बासठ मात्र) के लिए तिथि 05-दिसंबर-2025 तक, तथा जहाँ और नियमों के अनुसार अतिरिक्त ब्याज और शुल्क।</b>	
<b>संपत्ति का विवरण</b>	
<b>भूमि और भवन का समस्त भाग, जो प्लॉट नंबर 86 (उप-विभाजित), एवालावाज खुर्द, खसरा नंबर 66, बांदीकुर्डी, जयपुर, राजस्थान में स्थित है, जिसका क्षेत्रफल 121.47 वर्ग मी है। इसकी सीमाएं इस प्रकार हैं: पूर्व: भीम सालन का घर; पश्चिम: रमेश चंद बैरवा का घर, उत्तर: सड़क; दक्षिण: भगवान सहाय और श्री नरेश चंद का घर।</b> हस्ता./- अधिकृत प्राधिकारी श्रीराम फाइनेंस लिमिटेड स्थान: जयपुर तिथि: 26.03.2026	

 <b>रोहा हाउसिंग फायनेंस प्रायवेट लिमिटेड</b> कॉर्पोरेट ऑफिस: प्लॉट नं. 1117 एवं 1118, 11वीं मंजिल, वर्ल्ड टुडे टॉवर, सेक्टर 16, नोएडा, उत्तर प्रदेश - 201301.				
<b>आधिपत्य सूचना (प्रतिभूति हित प्रवर्तन अधिनियम 2002 के नियम 8(1) के अंतर्गत)</b>				
रोहा हाउसिंग फायनेंस प्रायवेट लिमिटेड ("RHFP") के रूप में संदर्भित) पंजीकृत कार्यालय जेजेटी हाउस, ए44 / 45, रोड नं.2, एमआईडीसी, अग्रेरी इस्ट, मुंबई-400093 के निम्न हस्ताक्षरकर्ता प्राधिकृत अधिकारी द्वारा वित्तीय आसित्यों का प्रतिभूतिकरण एवं पुनर्गठन और प्रतिभूतिहित प्रवर्तन अधिनियम 2002 (2002 की धारा 4) की धारा 13(2) संपत्ति नियम 3 के अंतर्गत प्रवर्तन शक्तियों का प्रवर्तन करके कम्पनी के प्राधिकृत अधिकारी द्वारा ऋणी (ओं) (नीचे वर्णित नाम एवं पता) से उक्त वर्णित अधिनियम की धारा 13(2) के अंतर्गत सूचना प्राप्ति दिनांक से 60 दिन के अंदर निम्न वर्णित ऋण राशि अदा करने की मांग की गई थी। वृत्ति नीचे दर्शाए गए ऋणी(ओं) ने अदायगी में ऋटि की है अतः नीचे दर्शाए गए ऋणी (ओं) तथा सर्वसाधारण जनता को एतद्वारा सूचना दी जाती है कि निम्न अयोहरस्ताक्षरकर्ता ने नीचे वर्णित संपत्तियों का मौखिक आधिपत्य प्रतिभूतिहित (प्रवर्तन) अधिनियम 2002 की धारा 13 की उपधारा (4) के संपादित उपरोक्त नियमों के नियम 8 के अंतर्गत प्राप्त कर लिया है। नीचे दर्शाए गए ऋणी (ओं) को विशेषतः तथा समस्त जनता को साधारणतः सतर्क किया जाता है कि उक्त संपत्तियों के संबंध में कोई संयवहार न करें यदि कोई संयवहार किया गया तो यह रोहा हाउसिंग फायनेंस प्रायवेट लिमिटेड के ऋणी (ओं) के समक्ष वर्णित राशि एवं ब्याज के चार्ज (भभार) के अधीन होगा। धरोहर संपत्ति के एवज में संपत्ति को मुक्त करने के लिए उपलब्ध समय सीमा पर कानून की धारा 13 की उपधारा (8) के प्रावधानों पर ऋणकर्ताओं ध्यान दें।				
<b>क्र.सं.</b>	<b>ऋणीयों / सह-ऋणीयों के नाम/ ऋण खाता सं./ शाखा</b>	<b>संपत्ति का विवरण</b>	<b>मांग पर की दिनांक एवं बकाया राशि</b>	<b>आधिपत्य की तिथि</b>
1	<b>तैः</b> <b>LABLWALP30000005009456</b> <b>शाखा - मीलवाड़ा</b> <b>1. नारायण बैरवा 2. प्रेम बैरवा</b>	संपत्ति के सभी भाग और अंश जिसका संपत्ति पता: प्लॉट नंबर 20, बैरवा मोहल्ला रामदेव जी मंदिर के पीछे, ग्राम जनदरी, जीपी सेधुरिया, पीएस सुवाणा, जिला, मीलवाड़ा सीमाएं: पूर्व- आम रास्ता, पश्चिम- स्वयं की संपत्ति, उत्तर-र. 776715 /- सुखदेव /मधु बैरवा, दक्षिण- नानुपूर/रामलाल बैरवा	<b>24.09.2024</b> <b>और</b> <b>₹. 776715 /-</b>	<b>27-03-2026</b>
दिनांक 27.03.2026, स्थान: मीलवाड़ा प्राधिकृत अधिकारी, रोहा हाउसिंग फायनेंस प्रायवेट लिमिटेड				

 <b>CFM ASSET RECONSTRUCTION PRIVATE LIMITED</b> 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	
<b>SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES</b>	
<b>परिशिष्ट-IV –A (नियम 8(6) के प्रावधान देखें)</b>	

प्रतिभूति हित प्रवर्तन नियम, 2002 के नियम 8(6) के परंतुक के साथ पठित वित्तीय परिस्थितियों के प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत अचल संपत्तियों की बिक्री हेतु -नीलामी विक्रय सूचना

सीएफएम एसेट रिकंस्ट्रक्शन प्राइवेट लिमिटेड (CFM-ARC) (जो CFM-ARC ट्रस्ट -151, 159 एवं 200 के ट्रस्टों के रूप में कार्यरत है) ने उक्त अधिनियम की धारा 5 के अंतर्गत दिनांक 31.12.2024, 21.03.2025 एवं 28.11.2025 के पंजीकृत असाइनमेंट एग्जिमेंट के माध्यम से उधारकर्ता, सह-उधारकर्ता एवं गारंटर के संपूर्ण बकाया ऋण सहित अधोन्धर प्रतिभूतियों का अधिग्रहण कर लिया है। उक्त असाइनमेंट एग्जिमेंट के परिणामस्वरूप, फिनोवा कैंपिटल प्रा. लि. ने अपने सभी अधिभार, शीर्षक एवं हितों सहित अधिग्रहण प्रतिभूतियां एवं गारंटी CFM-ARC के पक्ष में हस्तांतरित कर दी हैं। आम जनता को तथा विशेष रूप से उधारकर्ता, सह-उधारकर्ता एवं गारंटर को यह सूचना दी जाती है कि नीचे वर्णित अचल संपत्तियां (सुरक्षित संपत्तियां) को सुरक्षित लेनदार के पास बंधक / प्रभारित हैं, जिनका सांकेतिक / भौतिक कब्जा असाइनर के प्राधिकृत अधिकारी द्वारा ले लिया है, के उधारकर्ता, सह-उधारकर्ता एवं गारंटर से सुरक्षित लेनदार की बिक्री तालिका में उल्लिखित कूल बकाया राशि दिनांक 27.03.2026 तक और साथ में उस पर भावी ब्याज, अन्य लागत एवं खर्च इत्यादि सहित वसूली घटाकर यदि कोई हो, की वसूली हेतु "जहाँ है जहाँ है" और "जो भी है" तथा "कोई सहाय नहीं" के आधार पर नीचे वर्णित दिनांक को बेचा जाएगा।

उधारकर्ता/सह-उधारकर्ता/गार
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# PG ELECTROPLAST LIMITED

CIN: L32109DL2003PLC119416  
 Regd. Office: DTJ-209, 2nd Floor, DLF Tower-B, Jasola, New Delhi, 110025;  
 Corp. Office: P-4/2 to 4/6, Site-B, UPSIDC Industrial Area, Surajpur, Greater Noida, U.P.-201306;  
 Email: investors@pgel.in; Website: www.pgel.in; Phones: + 011-41421439 / 0120-2569323

## NOTICE

Members of the Company are hereby informed that pursuant to the provisions of sections 108, 110 and other applicable provisions, if any, of the Companies Act, 2013 (the "Act") (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 (the "Rules") and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), Secretarial Standard-2 on General Meetings (the "SS-2") issued by the Institute of Company Secretaries of India, each as amended, and in accordance with the requirements prescribed by the Ministry of Corporate Affairs (the "MCA") vide its General Circular No. 03/2025 dated September 22, 2025 (referred to as "MCA Circulars"), the Company seeks the approval of Members by way of Postal Ballot process, in respect of the Special Business as specified in the Postal Ballot Notice dated March 24, 2026 (along with the explanatory statement thereto as required under the provisions of Section 102 read with Section 110 of the Act) (hereinafter referred to as "Notice").

In compliance with the aforesaid provisions of the Act, SEBI Listing Regulations and MCA Circulars, the Company has completed the dispatch of Notice on Tuesday, March 31, 2026, to all the Members, whose names appear in the Company's Register of Members / List of Beneficial Owners at the closure of business hours on Friday, March 27, 2026 ("Cut-off Date"), electronically through e-mail on the e-mail addresses that are registered with the Company or with the Depository/ Depository Participants. Further, the Company has engaged services of KFin Technologies Limited ("KFinTech") to provide an e-voting facility to all the members. The procedure for e-voting is given in the notes of the Notice.

The Notice along with the explanatory statement is displayed on the website of the Company www.pgel.in and also on the website of the KFinTech at https://evoting.kfintech.com. In case of non-receipt of Notice, a member, as on the cut-off date, can download the same from either website as provided above. No physical copy of notice has been sent to Members and the communication of assent / dissent of Members will take place only through e-voting facility. In this regard, the Members are hereby notified that:

- The business to be transacted through Postal Ballot shall be transacted by e-voting as provided in the Act read with related Rules thereto and SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 ("Listing Regulations") as amended from time to time;
- Voting rights of the Members has been reckoned as on Friday, March 27, 2026, which is the Cut-off Date;
- E-voting would commence on Wednesday, April 01, 2026 at 09.00 A.M. and would end on Thursday, April 30, 2026 at 5.00 P.M. The e-voting module shall be disabled by KFinTech thereafter;
- In case of electronic mode (for e-voting instructions), Members may go through the instructions given in the Notice and in case of any queries or grievances relating to electronic voting, Members may refer to Frequently Asked Questions (FAQs) for Members and e-voting user manual available at the download section of https://evoting.kfintech.com or contact KFinTech at 1800-309-4001 (Toll Free).
- The Company has appointed Ms. Puja Mishra of M/s Puja Mishra & Co., Practicing Company Secretaries, as the Scrutinizer for conducting the e-voting process in fair and transparent manner.
- The results of the Postal Ballot will be announced by the Chairman on or before Monday, May 04, 2026 by 05.00 P.M and shall be placed on the website of the Company - www.pgel.in, website of KFinTech and shall also be communicated to BSE Limited and National Stock Exchange of India Limited, where shares of the Company are listed.

By order of the Board  
 For PG Electroplast Limited  
 Sd/-  
 Deepesh Kedia  
 Company Secretary  
 Place: Pune  
 Date: March 31, 2026

## PUBLIC NOTICE

Notice is hereby given that Navi Payment Technologies Private Limited (formerly known as Uniorbit Payment Solutions Private Limited), having its registered office at 09<sup>th</sup> Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, HSR Layout, Bengaluru - 560102, has identified that the original physical minutes books and/or authenticated records of the meetings of the Board of Directors and Committees of the Board from September 08, 2012 till March 31, 2024 and General Meetings from September 08, 2012 till October 13, 2025, along with certain scanned/digital copies of the meetings held from September 08, 2012 till March 31, 2019, are not traceable despite diligent search. A complaint in this regard has been lodged with the jurisdictional police authorities.

Any person having possession of or information regarding the aforesaid records is requested to contact the Company within 7 days of this publication at chanchal.kumar@navi.com or at the registered office address mentioned above.

For Navi Payment Technologies Private Limited (formerly known as Uniorbit Payment Solutions Private Limited)  
 Sd/-  
 Chanchal Kumar  
 Director  
 DIN: 10495438  
 Date: 01.04.2026  
 Place: Bengaluru

## ROAD INFRASTRUCTURE DEVELOPMENT COMPANY OF RAJASTHAN LTD.

701-706, 7th Floor, ARG Corporate Park, Gopalnagar, Almer Road, Jaipur - 302 001.  
 Tel: +91-141-2747001, E-mail: office@rdcor.in, Website: www.rdcor.in, CIN: U45203RJ2004PLC019850  
**RIDCOR/PRJ/ADM/NEW-519/2026/806 Short Term E-NIT March 31, 2026**  
 RIDCOR intends to invite online tenders through e-procurement for Collection of user fee and operation of toll plazas on Phalodi-Ramji Ki Gol (Package: PR) road of RIDCOR in Rajasthan for the period from 01.05.2026 to 31.03.2027 (335 days). Bid document may be downloaded from the website http://eproc.rajjasthan.gov.in from 01.04.2026 (15:00 Hrs) to 07.04.2026 (18:00 Hrs). Online bids will be opened on 08.04.2026. All the particulars and amendments related to this E-NIT can be viewed on the above said website. Interested agencies/firms are required to be registered on the website http://eproc.rajjasthan.gov.in through digital signatures. The bid document is also available for review on Employer's websites www.inindia.com and www.rdcor.in/.

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## UMMEED HOUSING FINANCE PVT. LTD

CIN: U64990HR2016PTC057984  
 Registered office at: Unit 2009-14, 20th Floor, Magnum Global Park, Golf Course Extension Road, Sec-58, Gurugram (Haryana)-122011

### REDEMPTION NOTICE

30 DAYS REDEMPTION NOTICE TO THE BORROWER(S) FOR REDEMPTION OF SECURED IMMOVABLE PROPERTY/ ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER SECTION 13(B) READ WITH RULE 8(O) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002. NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S), CO-BORROWER(S) AND GUARANTOR (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY/ASSET MORTGAGED/CHARGED TO THE SECURED CREDITOR AGAINST AVOIDED FINANCIAL MORTGAGED UNDER LOAN AGREEMENT GIVEN IN TABLE. FAILURE TO REPAY THE OUTSTANDING DUES OF AGREED TERMS, ACCOUNTS WAS DECLARED NPA ON DATED 04.07.2024 AND DEMAND NOTICE US 132) OF SARAFESI ACT 2002 ISSUED ON 09.07.2024 TO REPAY THE DUES WITH 60 DAYS BUT DESPITE OF THAT BORROWER(S) CO-BORROWER(S) AND GUARANTOR(S) FAILED TO CLEAR THE DUES HENCE THE PHYSICAL POSSESSION OF MORTGAGED PROPERTY/ ASSET HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF M/S UMMEED HOUSING FINANCE PVT. LIMITED SECURED CREDITOR ON DATED 30.03.2026. DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY.

**PROPERTY DESCRIPTION:**  
 ALL THAT PART AND PARCEL OF PROPERTY BEARING PATA NO.3342, SANKALP NO.02 DTAED 20-09-2019, MEASURING AREA 2664 SQ.FT., SITUATED AT- VILLAGE THALKALA, GRAM PANCHAYAT THAL KALA, PANCHAYAT SAMITI MANDALGARH DISTRICT BHILWARA RAJASTHAN. BOUNDEDAS: NORTH-AAMRASTA SOUTH-NALA EAST-SELF LAND WEST-BHAWAN SINGH

BORROWERS & GUARANTOR'S NAME & ADDRESS	DETAILS OF REDEMPTION AMOUNT
1. BHAWAN SINGH S/O GUMAN SINGH (BORROWER) 2. BHANVAR KANWAR BU BHAWAN SINGH (CO-BORROWER) BOTH ABOVE RESIDING AT: THAL KALAN, THALA, BHILWARA, RAJASTHAN 311005 LAN No. LXBHLD0221-220012965 LOAN AGREEMENT INTEREST AND OTHERS DATE: 30-SEP-2021 LOAN SANCTIONED AMOUNT OF RS.15,00,000/- BUT DISBURSED AMOUNT OF RS. RS.600,000/-	TOTAL OUTSTANDING DUES OF RS.1,043,403/- AS ON 31.03.2026 + FURTHER CHARGES UNTILL THE DATE OF FACTUAL REDEMPTION.

Date: 01-APRIL-2026 Sd/- Authorized Officer Mr. Gaurav Tripathi Mob-9650055701  
 Place: Gurugram, Haryana For Ummeed Housing Finance Pvt. Ltd

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## PUBLIC ANNOUNCEMENT

CIN: U15110MP2017PLC044463

(Please scan this QR Code to view the DRHP and Draft Abridged Prospectus)

Our Company was incorporated as 'Govindah Nutrition Private Limited', a private limited company, under the Companies Act, 2013 on November 07, 2017 pursuant to a certificate of incorporation dated November 07, 2017, issued by the Registrar of Companies, Central Registration Centre ("ROC"). Subsequently our Company was converted into a public limited company pursuant to a special resolution passed by our shareholders in the meeting held on October 25, 2024, and the name of our Company was changed to 'Govindah Nutrition Limited' on December 11, 2024, and a fresh Certificate of Incorporation dated December 13, 2024, was issued to our Company by the Registrar of Companies, Central Processing Centre ("ROC"). For further details on the changes in the name and registered office of our Company, see "History and Certain Corporate Matters" on page 202 of this Draft Red Herring Prospectus.

**Registered Office:** EB 258 Scheme No.94, Near Bombay Hospital, Indore-452010, Madhya Pradesh, India.  
**Contact Person:** Rahul Verma, Company Secretary and Compliance Officer.  
**Telephone:** +91 9243062625 **Email:** cs@govinvent.com **Website:** www.govindahnutrition.com

**OUR PROMOTER: MR. VISHAL JAISWAL**

"THE ISSUE IS BEING MADE IN ACCORDANCE WITH CHAPTER IX OF THE SEBI (ICDR) REGULATIONS (IPO OF SMALL AND MEDIUM ENTERPRISES) AND THE EQUITY SHARES ARE PROPOSED TO BE LISTED ON SME PLATFORM OF BOMBAY STOCK EXCHANGE LIMITED ("BSE SME")."

### THE ISSUE

INITIAL PUBLIC ISSUE OF UP TO 40,50,000 EQUITY SHARES OF FACE VALUE OF ₹ 10.00 EACH OF GOVINDAH NUTRITION LIMITED ("OUR COMPANY" OR THE "ISSUER") FOR CASH AT A PRICE OF ₹ (a) PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹ (b) PER EQUITY SHARE (THE "ISSUE PRICE") AGGREGATING TO ₹ (a) LAKHS ("THE ISSUE"), COMPRISING A FRESH ISSUE OF UP TO 40,50,000 EQUITY SHARES OF FACE VALUE OF ₹ 10.00 EACH AGGREGATING UP TO ₹ (a) LAKHS BY OUR COMPANY ("FRESH ISSUE"), OUT OF THE ISSUE UP TO (a) EQUITY SHARES AGGREGATING TO ₹ (a) LAKHS WILL BE RESERVED FOR SUBSCRIPTION BY MARKET MAKER TO THE ISSUE (THE "MARKET MAKER RESERVATION PORTION"). THE ISSUE LESS THE MARKET MAKER RESERVATION PORTION I.E. NET ISSUE OF UP TO (a) EQUITY SHARES OF FACE VALUE OF ₹ 10.00 EACH AT A PRICE OF ₹ (a) PER EQUITY SHARE INCLUDING A SHARE PREMIUM OF ₹ (b) PER EQUITY SHARE AGGREGATING TO ₹ (a) LAKHS IS HEREOF AFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE WILL CONSTITUTE (a) % and (b) %, RESPECTIVELY, OF THE POST ISSUE PAID UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE FACE VALUE OF THE EQUITY SHARES IS ₹ 10 EACH AND THE ISSUE PRICE IS (a) TIMES THE FACE VALUE OF THE EQUITY SHARES. THE PRICE BAND AND THE MINIMUM BID LOT WILL BE DECIDED BY OUR COMPANY IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGER AND WILL BE ADVERTISED IN ALL EDITIONS OF (a) (A WIDELY CIRCULATED ENGLISH NATIONAL DAILY NEWSPAPER), ALL EDITIONS OF (a) (A WIDELY CIRCULATED HINDI NATIONAL DAILY NEWSPAPER), AND HINDI EDITION OF (a), HINDI BEING THE REGIONAL LANGUAGE OF MADHYA PRADESH WHERE OUR REGISTERED OFFICE IS LOCATED), AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE, AND SHALL BE MADE AVAILABLE TO THE BOMBAY STOCK EXCHANGE LIMITED ("BSE SME", THE "STOCK EXCHANGE") FOR UPLOADING ON THEIR WEBSITES IN ACCORDANCE WITH THE SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (THE "SEBI ICDR REGULATIONS").

In case of any revision in the Price Band, the Bid / Issue Period will be extended by at least three additional Working Days after such revision in the Price Band, subject to the Bid / Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar circumstances, our Company may, in consultation with the BRLM, for reasons to be recorded in writing, extend the Bid / Issue Period for a minimum of three Working Days, subject to the Bid / Issue Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid / Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchange, by issuing a press release, and also by indicating the change on the respective website of the BRLM and at the terminals of the Members of the Syndicate and by intimation to Designated Intermediaries and the Sponsor Bank, as applicable.

This Issue is being made through the Book Building Process, in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended ("SCRR") read with Regulation 229 (2) of the SEBI ICDR Regulations and in compliance with Regulation 253 of the SEBI ICDR Regulations, wherein not more than 50 % of the Net Issue shall be available for allocation on a proportionate basis to Qualified Institutional Buyers ("QIBs") (the "QIB Portion"), provided that our Company may, in consultation with the Book Running Lead Manager, may allocate up to 60% of the QIB Portion to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations ("Anchor Investor Portion"). Out of the Anchor Investor Portion, 40% shall be reserved, of which (i) 33.33% shall be available for allocation to domestic Mutual Funds, and (ii) 6.67% for life insurance companies and pension funds subject to valid Bids being received from domestic Mutual Funds, life insurance companies, pension funds for or above the Anchor Investor Allocation Price. In the event of under-subscription under (ii) above, the allocation may be made to domestic Mutual Funds. In the event of under-subscription or non-allocation in the Anchor Investor Portion, the balance Equity Shares shall be added to the Net QIB Portion. Further, 5.00% of the Net QIB Portion shall be available for allocation on a proportionate basis to Mutual Funds only, and the remainder of the Net QIB Portion shall be available for allocation on a proportionate basis to all QIB Bidders, including Mutual Funds, subject to valid Bids being received at or above the Issue Price. However, if the aggregate demand from Mutual Funds is less than 5.00% of the Net QIB Portion, the balance Equity Shares available for allocation in the Mutual Fund Portion will be added to the remaining Net QIB Portion for proportionate allocation to QIBs. Further, not less than 15% of the Net Issue shall be available for allocation on a proportionate basis to Non-Institutional Investors, wherein (a) one third of the portion available to Non-Institutional Investors shall be reserved for Applicants with Application size of more than two lots and up to such lots equivalent to not more than ₹ 10 lakhs; (b) two third of the portion available to Non-Institutional Investors shall be reserved for Applicants with Application size of more than ₹ 10 lakhs; and (c) any unsubscribed portion in either of the sub-categories specified in clauses (a) or (b), may be allocated to Applicants in the other sub-category of Non-Institutional Investors subject to valid Bids being received at or above the Issue Price; and not less than 35% of the Net Issue shall be available for allocation to Individual Investors who applies for minimum application size in accordance with the SEBI ICDR Regulations, subject to valid Bids being received from them at or above the Issue Price. All potential Bidders (except Anchor Investors) are required to participate in the Issue by mandatorily utilizing the Application Supported by Blocked Amount ("ASBA") process by providing details of their respective ASBA Account (as defined hereinafter) and UPI ID using the UPI mechanism in which the corresponding Bid Amounts will be blocked by the Self Certified Syndicate Banks ("SCSBs") or the sponsor bank under the UPI Mechanism, as the case may be, to the extent of respective Bid Amounts. Anchor Investors are not permitted to participate in the Issue through the ASBA process. For details, see "Issue Procedure" on page no. 342 of this Draft Red Herring Prospectus.

This public announcement is made in compliance with the provisions of Regulation 247(2) of the SEBI ICDR Regulations to inform the public that the Company is proposing to undertake, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, an initial public offering of its Equity Shares of face value ₹ 10.00 each pursuant to the Issue and the Draft Red Herring Prospectus dated March 30, 2026 and has been filed with SME Platform of BSE Limited ("BSE SME") on March 30, 2026. The Draft Red Herring Prospectus filed with BSE SME shall be made public, for comments, if any, for a period of at least 21 days from the date of filing, by hosting it on the website of BSE SME at www.bsesme.com/ or on the website of the BRLM at www.corpwis.com and also on the website of the Company www.govindahnutrition.com. The Company invites public to give comments on the Draft Red Herring Prospectus filed with BSE SME with respect to disclosures made in the Draft Red Herring Prospectus. The public is requested to send a copy of the comments to the Company Secretary & Compliance Officer of the Company and/or to the BRLM at their respective addresses mentioned below. All comments must be received by our Company and/or the Company Secretary & Compliance Officer of our Company, and/or to the BRLM in relation to the issue on or before 5.00 p.m. on the 21st day from the aforementioned date of filing of the Draft Red Herring Prospectus with BSE SME.

Investments in equity and equity-related securities involve a degree of risk and Bidders should not invest any funds in the issue unless they can afford to take the risk of losing their investment. Bidders are advised to read the risk factors carefully before taking an investment decision in the issue. For taking an investment decision, Bidders must rely on their own examination of our Company and the issue, including the risks involved. The equity shares in the issue have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the contents of the Draft Red Herring Prospectus. Specific attention of the investor is invited to "Risk Factors" on page 22 of the Draft Red Herring Prospectus.

Any decision to invest in the equity shares described in the Draft Red Herring Prospectus may only be taken after a Red Herring Prospectus has been filed with the Registrar of Companies (ROC) and must be made solely on the basis of such Red Herring Prospectus as there may be material changes in the Red Herring Prospectus from the Draft Red Herring Prospectus. The equity shares, when issued through the Red Herring Prospectus, are proposed to be listed on SME Platform of BSE Limited ("BSE SME"). For details of the share capital and capital structure of our Company and the names of the signatories to the Memorandum of Association and the number of shares subscribed by them of the Company, see "Capital Structure" beginning on page 88 of the Draft Red Herring Prospectus. The liability of the members of our Company is limited. For details of the main objects of our Company as contained in our Memorandum of Association, see "History and Certain Corporate Structure" beginning on page of 202 of the Draft Red Herring Prospectus.

BOOK RUNNING LEAD MANAGER	REGISTRAR TO THE ISSUE	COMPANY SECRETARY & COMPLIANCE OFFICER
 <b>CORPWIS ADVISORS PRIVATE LIMITED</b> CIN: U74900MH2014PTC322723 Address: G-07, Ground Floor, The Summit Business Park (Omkar), Andheri - Kurla Road, Andheri East, Behind Guru Nanak Petrol Pump, Mumbai - 400093, Maharashtra, India Tel. No.: +91 22 4972 9990 Email: ipo.govindah@corpwis.com Website: www.corpwis.com Investor Grievance Email ID: investors@corpwis.com Contact Person: Mr. Nikunj Kanodia SEBI Registration No.: INM000012962	 <b>Bigshare Services Private Limited</b> CIN: U99999MH1994PTC076534 Address: S6-2, 6th Floor, Pinnacle Business Park, Mahakali Caves Road, next to Ahura Centre, Andheri East, Mumbai- 400093, Maharashtra, India Tel No.: +91 22 62638200 E-mail: ipo@bigshareonline.com Website: https://www.bigshareonline.com Investor Grievance Email ID: investors@bigshareonline.com Contact Person: Mr. Vinayak Morbale SEBI Registration No.: INR00001385	 <b>Name:</b> Mr. Rahul Verma Company Secretary & Compliance Officer <b>GOVINDAH NUTRITION LIMITED</b> Address: EB 258 Scheme No.94, Near Bombay Hospital, Indore-452010, Madhya Pradesh, India. Telephone: +91 9243062625 Email: cs@govinvent.com Website: www.govindahnutrition.com Investors can contact our Company Secretary and Compliance Officer, Book Running Lead Manager or Registrar to the issue, in case of any pre-issue or post-issue related problems, such as non-receipt of letter of allotment, non-credit of allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders and non-receipt of funds by electronic mode etc.

All capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the Draft Red Herring Prospectus. For and on behalf of the Board of Directors  
 Govindah Nutrition Limited  
 Sd/-  
 Rahul Verma  
 Company Secretary & Compliance Officer

Disclaimer: Govindah Nutrition Limited is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an "initial public offer" of its Equity Shares and has filed the Draft Red Herring Prospectus on March 30, 2026. The Draft Red Herring Prospectus is available on the website of BSE SME at www.bsesme.com/ and is available on the websites of the BRLM at www.corpwis.com and also on the website of the Company www.govindahnutrition.com. Any potential investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see section titled "Risk Factors" beginning on page 22 of the Draft Red Herring Prospectus. Potential investors should not rely on the Draft Red Herring Prospectus for making any investment decision.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") or any state securities laws in the United States, and unless so registered, and may not be issued or sold within the United States, except pursuant to an exemption from, or a transaction not subject to, the registration requirements of the Securities Act and in accordance with any applicable U.S. State Securities laws. The Equity Shares are being issued and sold outside the United States in "offshore transactions" in reliance on regulation "S" under the Securities Act and the applicable laws of each jurisdiction where such issues and sales are made. There will be no public offering in the United States.

## 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, Spotts Road, Ballard Estate, Mumbai-400038

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX- IV-A [See proviso to rule 8 (6)]  
**E-auction Sale Notice for 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.**  
 CFM Asset Reconstruction Private Limited (CFM-ARC) (acting in its capacity as Trustee of CFM-ARC Trust -151, 159 & 200) have acquired the entire outstanding debt along with underlying securities of Borrower, Co-Borrower & Guarantor under section 5 of the said Act vide Registered Assignment Agreement dated 31.12.2024, 21.03.2025 & 28.11.2025 respectively, and by virtue of the said Assignment Agreements, Finova Capital Pvt Ltd. assigned all the rights, title and interests along with underlying securities and guarantees in favor of CFM-ARC.

Notice is hereby given to the public in general and in particular to the Borrowers, Co-Borrowers and Guarantors that the below described immovable properties (Secured Assets) mortgaged/charged to the Secured Creditor, the Symbolic/physical possession of which has been taken by the Authorized Officer of Assignor, and it will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on auction date as mentioned herein for recovery of an amount as mentioned in the Table as Total Outstanding balance as on 27.03.2026 together with further interest, other costs & expenses thereon minus recovery, if any due to the secured creditors from Borrowers, Co-Borrowers and Guarantors

Borrower/Co-borrower/Guarantor Loan A/C No.	Possession Type	Description of secured Property	Reserve Price	EMD Amount	TOS as on 27.03.2026
Gopal Lal Jat (Borrower) Pataji Devi (Coborrower) Krishna Chopra (Guarantor) Loan A/C No. FICMLALONS000005037799 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Situated at Kharsa No. 246, 249/378, Near Shiv Ji Temple, Dhani Yadav Ki, VIII, Chimanpura, GP Bhatto Ki Gil, The Aamer, Dist. Jaipur, Rajasthan 303701 measuring 5132.97 Sqft. Bounded as under East: 59' Rasta, West: 59' Self Land, North: 87' Self Land, South: 87' Self Land in the name of Pataji Devi	Rs. 9,17,113 Rs. Nine Lakh Seventeen Thousand One Hundred Thirteen Only	Rs. 91,712 Rs. Ninety One Thousand Seven Hundred Twelve Only	Rs. 11,49,554 Rs. Eleven Lakh Forty Nine Thousand Five Hundred Fifty Four Only
Vijay Kumar Dabaria (Borrower) Pooja Kumari Regar (Coborrower) Sushil Kanwadia (Guarantor) Loan A/C No. FICMLALONS000005043800 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Situated at Vijay Abinaya S/O Rampal Dabrya (Musal No. 13), Near Shiv Tempal, Ward No 10, VIII & Gp Radhakishanpura, The Aamer, Dist Jaipur, Rajasthan - 303701 measuring 1924.92 Sqft. Bounded as under East: Self Land & Aam Rasta, West: Self Land & Aam Rasta, North: House of Maya Devi, South: Land of Aabadi in the name of Pooja Kumar	Rs. 9,77,520 Rs. Nine Lakh Seventy Seven Thousand Five Hundred Nineteen Only	Rs. 97,752 Rs. Ninety Seven Thousand Five Hundred Fifty Two Only	Rs. 7,61,537 Rs. Seven Lakh Sixty One Thousand Five Hundred Thirty Seven Only
Rataan Lal (Borrower) Geeta Devi (Coborrower) Loan A/C No. FUPRJR02HL000006002821 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Situated at Rataan Lal (Property Owner) Plot in Kharsa No. 703, Gram & Tehsil Aandhi, Distt. Jaipur, 303001 measuring 2880 Sqft. Bounded as under East: Lase Land, West: House of Koyal Devi, North: 15 Feet Road, South: House of Sitaram Meena in the name of Pooja Kumar	Rs. 6,80,760 Rs. Six Lakh Eighty Thousand Seven Hundred Sixty Only	Rs. 68,076 Rs. Sixty Eight Thousand Seven Hundred Sixty Only	Rs. 8,06,932 Rs. Eight Lakh Six Thousand Nine Hundred Thirty Two Only
Kamalesh Meena (Borrower) Babudi Devi (Coborrower) Loan A/C No. FISMLALONS000005017575 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Situated at Patta No 08, Village Bhadkoli, Tehsil Malamandurgar, Dist Sawai Madhopur, Rajasthan, 322028 measuring 9000 Sqft. Bounded as under East: 90'-0" Agri land Dharam Raj, West: 90'-0" H/o Nand Kishore, North: 100'-0" Rasta, South: 100'-0" Agri land Mukesh in the name of Kamlesh Meena	Rs. 11,36,700 Rs. Eleven Lakh Thirty Six Thousand Seven Hundred Only	Rs. 1,13,670 Rs. One Lakh Thirteen Thousand Six Hundred Seventy Only	Rs. 8,19,882 Rs. Eight Lakh Nineteen Thousand Eight Hundred Eighty Two Only
Ajay Singh (Borrower) Meena Kanwar (Coborrower) Govind Singh (Guarantor) Loan A/C No. FIRLJR02ISBL000006012518 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Situated at Flat No.F-3, First Floor, Bajrang Dham-5, Kalwar Road, Vill & Gp. Mancharwa, The Jaipur, Dist. Jaipur, 302012 measuring 1919.97 Sqft. Bounded as under East: As per plan, West: As per plan, North: As per plan, South: As per plan in the name of Meena Kanwar	Rs. 12,12,530 Rs. Twelve Lakh Twelve Thousand Five Hundred Twenty Nine Only	Rs. 1,12,533 Rs. One Lakh Twelve Thousand Five Hundred Twenty Nine Only	Rs. 11,70,566 Rs. Eleven Lakh Seventy Thousand Five Hundred Sixty Six Only
Gurmel Singh (Borrower) Karmjeet Kour (Coborrower) Jagga Singh (Guarantor) Loan A/C No. FIAGLALONS0000050050272 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Situated at Plot Patta No. 15 measuring 3600 Sq. Ft. situated at village Gulowalia Niwadn, Tehsil Pilibanga Dist. Hanuman Garh Pin Code 335802 measuring 3600 Sqft. Bounded as under East: House of Triloka Ram, West: Road, North: Road, South: Jagdev Singh in the name of Gurmel Singh	Rs. 15,37,952 Rs. Fifteen Lakh Thirty Seven Thousand Nine Hundred Fifty One Only	Rs. 1,53,796 Rs. One Lakh Fifty Three Thousand Seven Hundred Ninety Six Only	Rs. 36,54,115 Rs. Thirty Six Lakh Fifty Four Thousand One Hundred Fifteen Only
Ali Sher (Borrower) Rubina Bano (Coborrower) Harish Kumar Jangir (Guarantor) Loan A/C No. FISKLALONS000005000828 (CFM-ARC Trust -151)	Physical Possession	All that part & parcel of land Situated at Near Modi College Hamirpura Road Laxmangarh Hamirpura Road Laxmangarh measuring 5447.79 Sqft. Bounded as under East: Feet wide Road, West: Other Plot, North: feet wide Road, South: Hamirpura Road in the name of Ali Sher	Rs. 23,93,091 Rs. Twenty Three Lakh Ninety Three Thousand Ninety One Only	Rs. 2,39,310 Rs. Two Lakh Thirty Nine Thousand Three Hundred Ten Only	Rs. 52,59,694 Rs. Fifty Two Lakh Fifty Nine Thousand Six Hundred Ninety Four Only
PRAHALAD MEENA (Borrower) GUDDI DEVI MEENA (Coborrower) KUSHI RAM MEENA (Guarantor) Loan A/C No. FIBKFLONS000005016949 (CFM-ARC Trust -200)	Physical Possession	All that part & parcel of Property Situated at Kharsa No 554/0.20, 555/0.15 Gram Uken Tehsil Rini Dausa Dausa measuring 4714.92 Sqft. Bounded as under East: House of Banwari Lal, West: Charpeta and Ramkhiadi, North: Road, South: Self Land in the name of Guddi Devi	Rs. 12,73,392 Rs. Twelve Lakh Seventy Three Thousand Three Hundred Ninety Two Only	Rs. 1,27,340 Rs. One Lakh Twenty Seven Thousand Three Hundred Forty Only	Rs. 27,90,268 Rs. Twenty Seven Lakh Ninety Thousand Two Hundred Eighty Eight Only

Place of E-Auction: https://www.bankeauctions.com, E-Auction date & time: 12.05.2026 (3 PM to 5 PM), Last Date & time for Bid Submission: 11.05.2026 (before 3 PM) Inspection date and time 08.05.2026 (11 AM to 1 PM)  
 Contact: Authorised officer Mr. Shubham Ramane +91 9136057947 Email: shubham.ramane@cfmarc.in  
 Encumbrances if any: Not known to the secured creditor  
 For detailed terms & conditions of the sale through e auction, please refer to the link provided in Secured Creditors website i.e. https://www.cfmarc.in before submitting bids for taking part in the E-auction.  
 For technical support on e-auction portal, bidders may visit the website https://www.bankeauctions.com Support Nos.: +91 7291981125 / 1126, Email:support@bankeauctions.com  
 Sd/-  
 Date : 31-3-2026  
 Place : Rajasthan  
 Authorised Officer of CFM Asset Reconstruction Pvt. Ltd.  
 Acting as trustee of CFMARC Trust 151, 159 & 200

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**TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE**

- 1) The Bids document along with declaration as given below shall be submitted in website <https://www.bankauctions.com>. Bids should be along with self-attested copies of Aadhar Card/PAN Card / Passport / Electricity Bill/Voter ID. mentioned UTR No/supportive evidence for submitting EMD amount or by bidder along-with DD or UTR details of requisite EMD amount. Bank details for online transaction are mentioned below:

Beneficiary Name	CFMARC Trust - 151
Bank and Branch	Union Bank of India Branch Andheri
Account Number	002811010000220
IFSC	UBIN0800287

Intending bidders may avail training for online bidding from M/s C1 India Pvt. Ltd., Address Plot No. 68, 3<sup>rd</sup> Floor, Sector 44, Gurugram-122003, Haryana, Contact No. & Name Bhavik Pandya, No. 8866682937 Email Address <https://www.bankeauctions.com>

The detail regarding E auction provider are mentioned below

Name of Auction Agency	M/s C1 India Private Limited
Address	Plot No. 68, 3 <sup>rd</sup> Floor, Sector 44, Gurugram, Haryana 1220003
Contact persons	Mr. Bhavik Pandya
Help Line No	8866682937
Email Address	<a href="mailto:maharashtra@c1india.com">maharashtra@c1india.com</a>
Website address	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>

- 2) Bid document below Reserve Price and without KYC will be disqualified/ Rejected by the Authorised officer of the Secured Creditor at his/her discretion.
- 3) Last date of submission of Bid document is 11.05.2026 on or before 03.00 PM.
- 4) The intending bidder should bid for entire immovable property i.e. the entire Secured Asset. Any bid for part property shall be rejected by the Authorised Officer without according any reason to the prospective bidder.
- 5) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she represents along with his/her government ID photo proof, failing which inspection may be refused.
- 6) The EMD of unsuccessful bidders shall be refunded within fifteen (15) days from the date of Auction. The bidder will not be entitled to claim any interest, if the refund of EMD is delayed beyond the said period for any reason whatsoever.



- 7) The Secured Asset shall be sold at a price not less than the Reserve Price mentioned hereinabove.
- 8) The offer should only be placed only through bid document submitted physically at the address mentioned above.
- 9) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorised Officer and intending purchaser shall have no right to object to the same.
- 10) The bid amount can be improved by Rs. 10,000/- (Rupees Ten Thousand Only) per bid/attempt (**'Bid Multiplier'**) during the auction once bid document is submitted.
- 11) The Said Properties shall be sold to the highest bidder.
- 12) The successful bidders 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 DD/ RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder 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 CFMARC and the successful bidder not exceeding three months from the date of the Auction, subject to the sole discretion of the Authorised Officer of CFMARC.
- 13) 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 bidder, CFMARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, such defaulting successful bidder shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 14) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 15) 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 bidder.
- 16) Transfer of the Said Properties to the successful bidder shall be done by the Authorized Officer only upon payment of the entire sale consideration and other charges as per the terms contained herein.
- 17) 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 CFMARC nor the Authorized Officer shall be liable for any such loss or damages.
- 18) Presently there are no encumbrances known to CFMARC.



- 19) The Said Properties are offered for sale on **“AS IS WHERE IS”, “AS IS WHAT IS BASIS”, “WHATEVER THERE IS”** and **“NO RECOURSE BASIS”**. Neither CFMARC 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 bidder will have to bear all outstanding dues including 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.
- 20) The bidders are advised in their own interest to verify and conduct detailed Due Diligence of the Said Secured Asset to their thorough satisfaction before submitting the offers. Any claim post confirmation of the sale in favour of the successful bidder shall not be entertained by the Secured Creditor.
- 21) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer /secured creditors shall not be responsible in any way for any third-party claims/rights/dues.
- 22) The successful bidder shall be deemed to have purchased the Secured Asset after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Secured Asset or any part thereof after submission of the Bid.
- 23) The successful bidder 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 Secured Asset purchased by it/him.
- 24) The bidder shall purchase the said Secured Asset in the same condition that the said Secured Asset exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful bidder. 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 bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.
- 25) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the said Secured Asset on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.
- 26) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the said Secured Asset along with its



super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.

- 27) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFMARC 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 in accordance with the provisions of the SARFAESI Act, 2002 and the Rules thereunder.
- 28) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by the Authorized Officer. If the bidder withdraws or cancels the offer, the 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 bidder.
- 29) On confirmation of sale by CFMARC and if the terms of payment have been complied with, the Authorized Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 30) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 31) The Authorized Officer is selling the said Secured Asset pursuant to the powers derived from the SARFAESI Act. The said Secured Asset 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 Secured Asset and does not warrant any condition whatsoever pertaining to the same. The bidders 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 Secured Asset. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the said Secured Asset put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFMARC.
- 32) The bidder shall be deemed to have undertaken a due diligence of the said Secured Asset and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 33) The Authorized Officer reserves 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 bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFMARC's decision in this regard shall be final & binding.
- 34) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.



- 35) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 36) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 37) **Other terms and conditions pertaining to Auction:**
- a) Only E Auction/bidding will take place.
  - b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
  - c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
  - d) Only upon verification of the bid form and availability of DD /confirmation of remittance of Aggregate EMD through NEFT/RTGS, bidder will be allowed to bid further and or improve offer.
  - e) All bids placed as required will considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
  - f) The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFMARC by any forum.
  - g) The bidder 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 the CFMARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Authorized Officer



**BID DOCUMENT**

**IN THE ACCOUNT OF Gurmel Singh**  
**PARTICULARS OF THE BIDDER**

- 1) Name of the Bidder: \_\_\_\_\_
- 2) Constitution of the Bidder: \_\_\_\_\_
- 3) Postal Address of the 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) 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)



**SIGNATURE OF BIDDER/OFFEROR**

**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 of Chetan Laxman Lavate and Others 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-ARC for our own use/business and that the information revealed by me/us in the tender/offer 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/We 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-ARC and CFM-ARC 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 my/our offer for purchase of the assets is accepted by CFM-ARC 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-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

**SIGNATURE**

