

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: CFM ARC P Ltd 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038

EMAIL: tejas.joshi@cfmarac.in, sapna.desai@cfmarc.in

CONTACT: 022-40055282/8976862751/88978 90250



CIN - U67100GJ2015PTC083994

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

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) 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 **13.01.2026** for recovery of **Rs.3,63,47,575/- (Rupees Three Crore Sixty Three Lakh Forty Seven Thousand Five Hundred Seventy Five only)** pending towards Loan Account No. **HHLLPM00412387**, by way of outstanding principal, arrears (including accrued late charges) and interest till **15.12.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **16.12.2025** 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: -

DESCRIPTION OF SECURED PROPERTY:	FLAT NO., 4502 HAVING CARPET AREA OF 1026 SQUARE FEET ON 45 TH 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.
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NAME AND SIGNATURE of BIDDER(S)

SECURED DEBT:	Rs.3,63,47,575/- (Rupees Three Crore Sixty Three Lakh Forty Seven Thousand Five Hundred Seventy Five only) pending towards Loan Account No. HHLLPM00412387 as on 15.12.2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs.3,37,00,000/- (Rupees Three Crore Thirty Seven Lakh only)
INSPECTION	Visit on request
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website (https://www.bankeauctions.com) Date: 13.01.2026 Time: 11.00 A.M. to 12.00 P.M
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 PM on 12.01.2026
EMD:	Rs.33,70,000/- (Rupees Thirty-Three Lakh Seventy Thousand only)
CONTACT:	0124-6910910, +91 7065451024 / 89768 62751

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 property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com ; maharashtra@c1india.com , Mr. Bhavik Pandya, Contact No. +91 8866682937

Kindly note that the redemption of debt notices u/s.13(8) of SARFAESI Act, 2002 has been issued. This statutory notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules R/w Rule 9(1) of The Security Interest (Enforcement) Rules, 2002 R/w The SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned secured properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any, or all the secured properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of The Security Interest (Enforcement) Rule, 2002.

Sd/-

Authorised Officer

CFM Asset Reconstruction Pvt. Ltd.

Acting as trustee of CFMARC Trust - 1 IHFL

Place: MUMBAI

Date: 24.12.2025

NAME AND SIGNATURE of BIDDER(S)

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted at website <https://www.bankeauctions.com> as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://www.bankeauctions.com>. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.
- 3) Physical DD can be submitted to Mumbai office along-with KYC once bid form is submitted online.
- 4) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Plot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Bhavik Pandya, Contact No. +91 8866682937, Email address: support@bankeauctions.com and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

The details regarding E Auction Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	No.1502, 15th Floor, Ambadeep Building, 14 K.G. Marg, New Delhi - 110001
Contact Persons	Mr. Bhavik Pandya, Contact No. +91 8866682937
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- 5) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 6) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen working days from the date of e-auction. The offeror will not be entitled to claim any interest, if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Said Property(ies) shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- 9) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.

NAME AND SIGNATURE of BIDDER(S)

- 10) The bid amount can be improved by **₹.100,000/- (Rupees One Lakh only)** per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.
- 11) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT) favouring CFM-ARC payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful on or before the **fifteenth day** of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of CFM-ARC. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 12) The offeror 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 offeror.
- 13) The stamp duty, registration charges, cess, sales tax, Goods and Services Tax ("GST") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 14) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 15) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 16) Presently there are no encumbrances known to CFM-ARC.
- 17) The Said Properties are offered for sale on "**AS IS WHERE IS AND AS IS WHAT IS BASIS", "WHATEVER THERE IS AND "NO RECOURSE BASIS**". Neither CFM-ARC nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.

NAME AND SIGNATURE of BIDDER(S)

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

NAME AND SIGNATURE of BIDDER(S)

- 28) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
- 29) The Authorized Officer is selling the Said Property(ies) pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any condition whatsoever pertaining to the same. The offerors should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The offerors shall not be entitled to issue or raise any requisitions or objections to or upon the title. The offerors should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC. The offerors shall be deemed to have undertaken a due diligence of the Said Properties and that the offerors are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 30) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM-ARC's decision in this behalf shall be final & binding.
- 31) 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.
- 32) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 33) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 34) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC TRUST-1 IHFL
Account Number	005111100013302
Bank	UNION BANK OF INDIA
Branch	FORT BRANCH, MUMBAI-400023
IFSC	UBIN0800511

35) Other terms and conditions pertaining to e-auction:

- a) Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b) In case of sole bidder/offeror, the said property will be sold to the sole bidder/ offeror.
- c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.

NAME AND SIGNATURE of BIDDER(S)

- e) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
- f) Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
- g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.
- h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
- i) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC.
- j) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-
Authorized Officer

NAME AND SIGNATURE of BIDDER(S)

ONLINE BID DOCUMENT

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

In the matter of sale of secured immovable and movable property(ies) of from namely Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale Proprietor Orss Infra; Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale Proprietor Orss Impex and Sarika Sadigale Alias Sarika Ramchandra Sadigale (Through Poa Holder Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale

PARTICULARS OF THE OFFEROR/BIDDER:

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

- 4) Telephone Nos. (O) _____ (R) _____
(Mobile) _____ (E-Mail) _____
- 5) Document of proof of identity (tick whichever is being attached):
 - a. Driving License Number _____
 - b. PAN Card Number _____
 - c. Voter Identity Card Number _____
 - d. Passport Number _____
 - e. Certificate of Incorporation Number _____
 - f. Partnership Agreement details _____
- 6) Aggregate EMD Remittance details
 - a. Date of remittance _____
 - b. Name of Bank _____
 - c. Branch Name _____
 - d. Bank Account No. _____
 - e. IFSC Code No. _____
 - f. UTR No. _____OR
 - a. Date of Demand draft _____
 - b. Name of the Issuing Bank _____
- 7) DETAILS OF THE OFFER/BID:
Price Offered: Rs. _____ (Amount in figures)
Rs. _____
_____ (Amount in words)
- 8) Details of the bank account for refund of EMD in case of unsuccessful bidders
 - a. Name of Bank _____
 - b. Branch Name _____
 - c. Bank Account No. _____
 - d. IFSC Code No. _____

NAME AND SIGNATURE of BIDDER(S)

DECLARATION BY BIDDER / OFFEROR

(a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable and movable properties of Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale Proprietor Orss Infra; Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale Proprietor Orss Impex and Sarika Sadigale Alias Sarika Ramchandra Sadigale (Through Poa Holder Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale , and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.

(b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.

(c) I/We declare as a prospective purchaser or any person acting jointly or in concert with the prospective purchaser and that are not connected person with the borrower / mortgagor / guarantor. I/We further undertake that we meet the criteria and requirements as set out u/s. 29A of the Code of IBC,2016 and that we shall make full disclosure in respect of itself.

(d) 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 in <https://www.bankeauctions.com> is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/us in <https://www.bankeauctions.com> is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-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 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.

NAME AND SIGNATURE of BIDDER(S)

ON A ₹.500/- NON-JUDICIAL STAMP PAPER WITH NOTARY

To,
The Authorised Officer,
CFM ARC T-1 IHFL
CFM Asset Reconstruction Pvt. Ltd
1st Floor, Wakefield House, Sprott Road, Ballard Estate,
Mumbai 400 038

Affidavit cum Undertaking

I/We, _____

respectively (name of the Prospective Purchaser), do solemnly affirm and state as under:

- a. That I /We am/ are duly authorised and competent to make and affirm this affidavit for and on behalf of the Prospective Purchaser(s). I/We hereby unconditionally state, submit and confirm that the document is true, valid, and genuine.
- b. I /We hereby unconditionally state, submit and confirm that the Prospective Purchaser is not disqualified from submitting the offer letter and /or tender to purchase the property being **FLAT NO. 4502, 45TH FLOOR, WING - C, ROMA, LODHA FIORENZA, OFF. WESTERN EXPRESS HIGHWAY, GOREGAON (EAST), MUMBAI - 400063, Maharashtra** hereinafter referred as "the secured asset" by way of Public auction sale / Private treaty or by way of any other mode of sale as laid down under SARFAEI Act, 2002 read with the rules thereunder and or the modes of sale available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.
- c. That neither the (I) Prospective Purchaser nor(ii) any person acting jointly or in concert with the Prospective purchaser not (iii) any person who is a connected person with the Borrower or Borrower company namely Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale Proprietor Orss Infra; Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale Proprietor Orss Impex and Sarika Sadigale Alias Sarika Ramchandra Sadigale (Through Poa Holder Ramchandra Sadigale Alias Ramchandra Padmakar Sadigale
- d. That neither the (I) Prospective Purchaser nor (ii) any person acting jointly or in concert with the Prospective Purchaser nor (iii) any person who is a connected person; (a) the Prospective Purchaser or (b) any person acting jointly or in concert with the Prospective Purchaser:
 - i) is an undischarged insolvent,
 - ii) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
 - iii) is at the time of submission of the sale offer, a person who (a)has an account which has been classified as non performing asset in accordance with the guidelines of the Reserve Bank of India under the Banking Regulation Act, 1949 or the guidelines of the financial sector regulator issued under any other law for the time being in force, or (b) controls or manages or is the promoter of a the borrower Company or the Guarantor Company whose account has been, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act,1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the Corporate Insolvency resolution process of the Corporate Debtor and all such overdue amounts along with interest, cost and charges thereon has not been fully repaid at the time of submission of this Sale offer;
 - iv) has been convicted of any offence punishable with two years or more or with imprisonment and two years have not passed from the date of release from such imprisonment: or
 - v) has been a Promoter or in the management or control of a Borrower Company in which a preferential transaction has taken place and in respect of which an order has been made by the Honourable National Company Law Tribunal (or its appellate tribunals or Courts). (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction by the Prospective purchaser pursuant to a resolution plan approved under the code or pursuant to the scheme or plan approved by a financial sector regulator or court, and the Prospective purchaser has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction) which has taken place prior to the acquisition of the financial assets of the Borrower Company by the Secured Creditor;

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

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

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

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

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

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

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

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

Solemnly affirmed at ----- on this----- day of -----, 2025.

Place:

Deponent(s)

SBI भारतीय स्टेट बैंक
State Bank of India

Home Loan Center, Kalyan,
Ground Floor & 1st Floor, Millennium Heights,
Shahad Mohone Road, Shahad, Kalyan (W) - 421103

Rule 8(1) POSSESSION NOTICE [for Immovable Property]

Whereas, The undersigned being the Authorised Officer of the State Bank of India under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to the Borrower/Guarantors to repay the amounts mentioned in the notice with further interest as mentioned below, within 60 days from the date of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers and public interest general that undersigned has taken Symbolic Possession of the property described herein below in exercise of the powers conferred on him under section 13 (4) said Act read with rule 8 & 9 of the said rules on **Date 22/12/2025**. The Borrower/Guarantors mentioned in Column No. 1 below have defaulted in the repayment of principal and payment of interest of credit facilities obtained by them from the bank and said facilities have turned to be Non-Performing Assets (NPA). The notice were issued to them under section 13(2) of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned and re-served and as such they are hereby informed by way of public notice about the same.

Name of the Borrowers / Mortgagors / Guarantors Branch Name & Account Nos.	13(2) Demand Notice Date/ NPA Date/ Outstanding Amount	Property Address of Secured Assets/ Assets to be enforced
1. M/s Avinya Fabriccontrol Pvt. Ltd. A private limited company through its directors: Mr. Mahendra Shahaji Yewale ... Borrower	Notice Date: 27.11.2025 NPA Date: 26.10.2025 O/s Amt.: Rs. 2,21,08,437.53 (Rupees Two Crore Twenty One Lakh Eight Thousand Four Hundred Thirty Seven & Paise Fifty Three Only) as on 31.10.2025 plus further interest and charges, if any from 01.11.2025	Hypothecation of Stock & Book Debts in the name of M/s Avinya Fabriccontrol Pvt Ltd at 30/1/34, Thippesh Industrial Area, Nelamangala, Bangalore - 562 123.
2. Mr. Mahendra Shahaji Yewale ... Borrower, Guarantor & Mortgagor		SCHEDULE - II
3. Mrs. Savitra Mahendra Yewale ... Co-borrower & Guarantor		Hypothecation of Plant & Machineries in the name of M/s Avinya Fabriccontrol Pvt Ltd situated at 30/1/34, Thippesh Industrial Area, Nelamangala, Bangalore - 562 123.
4. Mr. Ajit Anandrao Salunkhe ... Guarantor & Mortgagor		SCHEDULE - III
5. Mrs. Anagha Rajiv Raich ... Guarantor		New allotted Redeveloped Flat no 202, (Old Flat no 4, Gr. Floor), 2nd Floor, Having built up area about 678 Sq. Fts. in the building known as " Samyukal Co-op Housing Soc Ltd", Situated on land bearing Plot no 38, Sector-1, Koparkhairane, Navi Mumbai in District Thane, Registration District and Sub district of Thane, within Jurisdiction of Navi Mumbai Municipal Corporation. Owned by Mr. Mahendra Shahaji Yewale.
6. Mr. Rajiv Chandra Raich ... Guarantor		SCHEDULE - IV
RAJAJI NAGAR BRANCH BENGALURU. Loan A/c Nos. CC/ 11513010000012, ADHYP - M / 11530070000018 & ADHYP - M / 11530070000019.		Flat No.202, 2nd floor, admeasuring about 595.31 Sq.ft. alongwith Terrace area of 73.6 Sq.fts. in "C1" building known as "Mantra Majestica Co-op Housing Soc. Ltd.", situated as Sasane Nagar, Kale Padal, Hadapsar, Pune 411208 constructed on land bearing Survey Hissa Nos. 42A/1G, 42A/11, 42A/1E+6A, 42A/11/1, 42A/1H, 42A/11/2, 42A/11/1/ of Village Hadapsar, Pune Registration District and Sub-District Haveli within jurisdiction of Municipal Corporation of Pune. Owned by Mr. Ajit Anandrao Salunkhe
GOREGAON MUMBAI BRANCH Loan A/c. No. SS-M/02330500000090, TJTOP/02230630000003		

1. Mr Ajit Anandrao Salunkhe ... Borrower & Mortgagor	Notice Date: 27.11.2025	SCHEDULE - I
2. Mrs Rupali Ajit Salunkhe ... Co-Borrower	NPA Date: 24.09.2025	Flat No.202, 2nd floor, admeasuring about 595.31 sq.ft. alongwith Terrace area of 73.6 Sq.fts. in "C1" building known as "Mantra Majestica Co-op Housing Soc. Ltd.", situated as Sasane Nagar, Kale Padal, Hadapsar, Pune 411208 constructed on land bearing Survey Hissa Nos. 42A/1G, 42A/11, 42A/1E+6A, 42A/11/1, 42A/1H, 42A/11/2, 42A/11/1/ of Village Hadapsar, Pune Registration District and Sub-District Haveli within jurisdiction of Municipal Corporation of Pune. Owned by Mr. Ajit Anandrao Salunkhe
GOREGAON MUMBAI BRANCH A/c. No. TJTOP/02230630000005	O/s Amt.: Rs. 7,15,448.00 (Rupees Seven Lakh Fifteen Thousand Four Hundred Forty Eight Only) as on 31.10.2025 plus further interest and charges, if any from 01.11.2025.	

Now the steps are being taken for substituted service of notice by the Authorized Officer of TJSB Sahakari Bank Limited. The above Borrowers and/or their guarantors (where ever applicable) are advised to make the payments of outstanding amount within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice as per the provision of Securitisation and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002. Please be informed that the said notice is also under section 3(13) of SARFAESI Act, 2002 informing the Borrowers/Co-Borrowers/Guarantors/Mortgagors that the said mortgaged property should not be sold/leased/transferred without prior consent/NOC of secured Bank.

Sd/-

(Authorised Officer)

Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

SEAL

Date : 24.12.2025

Place : Thane.

Registered Office: TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Tel. 022-69368500

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of India

A Government of India Undertaking

BRANCH - VASHI MAIN SECTOR 17

Plot 74, Persepolis Building, Sector 17, Vashi, Navi Mumbai-400 703
Email: ubin0806277@unionbankofindia.bank.in, Mob: 9326206271

APPENDIX IV POSSESSION NOTICE (For immovable Property) [Rule 8 (1)]

Ref No: Vashi/NPA/001/2025

Date : 19/12/2025

Whereas: The undersigned being the authorized Officer of the Union Bank of India, Vashi Sector 17 Branch/SalID: 052711, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on their last known addresses however the same have returned and re-served and as such they are hereby informed by way of public notice about the same.

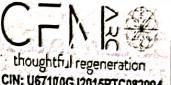
Date: 19.12.2025

Place: Vashi, Navi Mumbai.

Sd/-

Authorised Officer

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
REGISTERED OFFICE: Plot 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, Sproat Road, Ballard Estate, Mumbai-400038. Email: Telas.Joshi@Cfmrc.in; Sapna.Desai@Cfmrc.in Contact: 022-40055282/89768 62751


thoughtful regeneration
CIN: U67100GJ2015PTC083994

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-auction Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) 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 13.01.2026 for recovery of Rs.3,63,47,575/- (Rupees Three Crore Sixty Three Lakh Forty Seven Thousand Five Hundred Seventy Five only) pending towards Loan Account No. HHLPM00412367, by way of applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 16.12.2025 along with legal expenses and other charges due to the Secured Creditor from RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE and SARAKA SADIGALE @ SARAKA RAMCHANDRA PADMAKAR SADIGALE (THROUGH POA HOLDER RAMCHANDRA SADIGALE @ RAMCHANDRA PADMAKAR SADIGALE). The reserve price of the properties and the earnest money deposit is given below -

DESCRIPTION OF SECURED PROPERTY: 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 "Locda 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.

SECURED DEBT: Rs.3,63,47,575/- (Rupees Three Crore Sixty Three Lakh Forty Seven Thousand Five Hundred Seventy Five only) pending towards Loan Account No. HHLPM00412367 as on 13.12.2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.

RESERVE PRICE (RP): Rs.3,37,00,000/- (Rupees Three Crore Thirty Seven Lakh only)

INSPECTION: Visit on request

TIME: DATE: E-Auction/Bidding through website (<https://www.bankeauctions.com>)
PLACE: For E-AUCTION Date: 13.01.2026 Time: 11.00 A.M. to 12.00 P.M.

LAST DATE AND TIME FOR BID SUBMISSION: On or before 5:00 PM on 12.01.2026

EMD: Rs.33,70,000/- (Rupees Thirty-Three Lakh Seventy Thousand only)

CONTACT: 0124-6910910, +91 7065451024 / 89768 62751

Encumbrances If any: Not Known to the secured creditor

For detailed terms & conditions of the sale, please refer the link provided in Secured Creditors website i.e., <https://www.cfmrc.in> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com; maharashtra@c1india.com, Mr. Bhavik Pandya, Contact No. +91 8866682937

Kindly note that the redemption of debt notices u/s 13(8) of SARFAESI Act, 2002 has been issued. This statutory notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules R/w Rule 9(1) of The Security Interest (Enforcement) Rules, 2002 R/w The SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned secured properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any, or all the secured properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of The Security Interest (Enforcement) Rule, 2002.

Date: 24.12.2025
Place: MUMBAI
Sd/- Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust - 1 IHFL