

**APPENDIX IV-A
SALE NOTICE IS FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES
UNDER THE PROVISIONS OF SARFAESI ACT, 2002.**

Sale Notice for sale of movable/immovable Assets under the Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) read with proviso to rule 8(6) and section 2(1)(l)(iv) of the security interest enforcement Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described movable/immovable properties mortgaged to the secured Creditor, the Physical possession of which has been taken by the authorized officer of CFM Asset Reconstruction Pvt Ltd (CFM-ARC) on 16-01-2025, the secured creditor will be sold "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on **22-04-2026** for recovery of Rs. 39,53,29,450.38 [Rupees Thirty Nine Crore Fifty Three Lakh Twenty Nine Thousand Four Hundred Fifty and Paise Thirty Eight Only] due as on 28-02-2026 and further interest and other costs thereon due to the secured creditor from Borrower M/s Gold Finger Jaggary P. Ltd. (Borrower and Mortgagor), Deepak Sharma -Guarantor, Vineeta Sharma - Guarantor, Kanhyalal Jain - Guarantor, M/s Chhoriya Builders & Associates Mortgagor - Guarantor, Rahul Desai - Guarantor

DESCRIPTION OF SECURED PROPERTY	
	<p>A) Plant and Machineries situated at below stated factory and land</p> <p>B) Factory buildings along with land situated at Mauje Dalewadi, Taluka Daund, District Pune, within the jurisdiction of Grampanchayat Dalewadi and Panchayat Samiti Daund, and falling under the limits of Pune Municipal Council.</p> <p>Details of the land are as follows:</p> <p>a) Gat No. 1341 total admeasuring area comprising of 00H33R and bounded by: Towards the East: Gat No. 1340 Towards the West: Gat No. 1342 Towards the South: Gat No. 1336 Towards the North: Gat No. 1344 and 1345</p> <p>b) Gat No. 1340 total admeasuring area comprising of 00H41R out of which 00H3.5R and bounded by Towards the East: Gat No. 1339 Towards the West: Gat No. 1341 Towards the South: Gat No. 1340 Towards the North: Gat No. 1344 and 1345</p> <p>c) Gat No. 1339 total admeasuring area comprising of 00H23R out of which 00H1.5R and bounded by: Towards the East: Gat No. 1338 Towards the West: Gat No.1340 Towards the South: Gat No. 1336 Towards the North: 1346</p>



	<p>d) Gat No. 1338 total admeasuring area comprising of 00H23R out of which 00H1.75R and bounded by : Towards the East: Gat No. 1337 Towards the West: Gat No. 1339 Towards the South: Gat No. 1336 Towards the North: Gat No. 1346</p> <p>e) Gat No. 1337 total admeasuring area comprising of 00H23R out of which 00H2R and bounded by: Towards the East: Gat No. 1326 Towards the West: Gat No. 1338 Towards the South: Gat No. 1336 Towards the North: Gat No. 1346</p> <p>f) Gat No. 1326 total admeasuring area comprising of 00H91R out of which 00H10R and bounded by: Towards the East: Nala Towards the West: Gat No. 1337 Towards the South: Gat No. 1327 Towards the North: Gat No. 1325</p>
SECURED DEBT	Rs. 39,53,29,450.38 [Rupees Thirty Nine Crore Fifty Three Lakh Twenty Nine Thousand Four Hundred Fifty and Paise Thirty Eight Only] as on 28-02-2026 and plus future interest @ contractual rate and other costs till realization in full.
RESERVE PRICE (R.P.)	<p>Option I (Both Assets): A) Rs. 4,48,00,000/- (Rupees Four Crore Forty-Eight Lakh Only) B) Rs. 2,52,00,000/- (Rupees Two Crore Fifty-Two Lakh Only)</p> <p>Option II: A) Rs. 4,48,00,000/- (Rupees Four Crore Forty-Eight Lakh Only)</p> <p>Note: Preference shall be given to the sale under Option I in the first instance.</p>
EMD	<p>Option - I [Both assets] - Rs. 70,00,000/- (Rupees Seventy Lakh Only)</p> <p>Option - II Rs. 44,80,000/- (Rupees Forty Four Lakh Eighty Thousand Only]</p>
INSPECTION	On 02-04-2026 & 10-04-2026 Time: 11.00 AM to 1.00 PM



DETAILS FOR DEPOSITING EMD	Account Name	CFMARC Trust - 1 PMC
	Account No	000320110001157
	Bank name	Bank of India
	Branch	Ballard Estate Branch
	IFSC Code	BKID0000003
LAST DATE / TIME FOR SUBMISSION OF BID	21-04-2026 on or before 5:00 PM	
Auction DATE : TIME:	on 22-04-2026 from 11.00 AM to 11:30 AM.	
CONTACT:	Mrs. Trupti Kasture (8976961650) Email: trupti.kasture@cfmarc.in Mrs. Sapana Desai (8879890250) Email: sapna.desai@cfmarc.in	

Encumbrances if any: Not known to the secured creditor.

This notice being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ties / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ties / Secured Assets. The notice u/s. 13(8), the Borrower, Guarantor, Mortgagor hereby directed to pay the outstanding dues as mentioned above along with further interest, other costs and expenses thereon are due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date : 18-03-2026
Place: Pune

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

