

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

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

CORPORATE OFFICE: 1 st floor, Wakefield House,
Sprott Road, Ballard Estate, Mumbai 400001.

**Delhi Office:- 101-104, Mohta Building Bhikaji Cama
Place New Delhi-110066**

EMAIL: sweta.rana@cfmarc.in

CONTACT: +91 7208974553, +91 9136482809



CIN - U67100GJ2015PTC083994

APPENDIX- IV-A

[Under Rule 8 (6) R/w 9(1) of Security Interest (Enforcement) Rules 2002]

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)R/w 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and to the Borrower (s) / Guarantor (s) / Mortgagor (s)/Pledgor (s), in particular, that the below described immovable property/Secured Asset mortgaged to CFM Asset Reconstruction Private Limited (CFM ARC/Secured Creditor), shall be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" on 17th March, 2026 for recovery of Rs. ₹ 260,88,12,643/- (Rupees Two Hundred Sixty Crores Eighty-Eight Lakhs, Twelve Thousand & Six Hundred Forty-Three Only) as on 31st January 2019 along with pendente lite interest & all applicable charges thereon as per demand notice dated 24.12.2024 together with further other costs & expenses thereon due to the secured creditors from Borrower (s) / Guarantor (s) / Mortgagor (s) and Pledgor (s).

CFM Asset Reconstruction Private Limited has received an offer from an interested purchaser for the below-mentioned secured asset at the stated Reserve Price, on an "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse" basis. The offer currently on record has been submitted by the original offeror ("anchor bidder"), who shall retain an exclusive Right of First Refusal (RFOR)/Right to Match the highest bid received, if any, in the proposed sale process.

Particulars	Details
Name of the Borrower	Era Infrastructure (India) Limited (in CIRP)
Name of the Mortgagor (s) /Guarantor (s)/ Pledgor (s)	1. Adel Landmarks Limited (in CIRP) 2. Bhisham Infrastructure Private Limited 3. Headway Buildcon Private Limited 4. Dessert Moon Realtors Private Limited 5. Hem Singh Bharana (in PIRP) 6. Purple Share & Securities Private Limited 7. Katya Buildwell Private Limited 8. Era Housing & Developers (India) Limited (in Liquidation) 9. Era Infra Engineering Limited (Discharged post Implementation of Resolution Plan)
LAN No.	Term loan II - 003LA02130890007, 003LA02131200006 and Term Loan III - 003LA02153570004, 003LA02160930001, 003LA02162080002, 003LA02162450001, 003LA02163370001

DESCRIPTION OF SECURED ASSET:	All that piece and parcel of land admeasuring 35 Kanal 4 Marla (equivalent to 4.4 Acres), situated at Village Kasar, Sector-3B, Tehsil Bahadurgarh, District Jhajjar, Haryana, and more particularly described in and bounded as per Sale Deed No. 8023 dated 06.03.2006, duly executed in favour of Bhisham Infrastructure Private Limited, together with all rights, easements, appurtenances, and structures, if any, attached thereto.	
SECURED DEBT:	₹ 260,88,12,643/- (Rupees Two Hundred Sixty Crores Eighty-Eight Lakhs, Twelve Thousand & Six Hundred Forty-Three Only) as on 31st January 2019 along with pendente lite interest & all applicable charges thereon as per demand notice dated 24.12.2024	
ENCUMBRANCE TO CFM ARC	Not Known	
DETAILS OF BANK ACCOUNT FOR REMITTING THE EMD	Account Holder	CFM ASSET RECONSTRUCTION PVT. LTD
	Account Number	002811100005871
	Bank	UNION BANK OF INDIA
	Branch	ANDHERI BRANCH, MUMBAI-400093
	IFSC	UBIN0800287
RESERVE PRICE (RP):	Rs.12,00,00,000/- (Rupees Twelve Crore Only)	
EMD:	Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakh Only)	
INSPECTION	Visit on request	
LAST DATE & TIME FOR BID SUBMISSION:	On or before 5:00 PM on 16-03-2026	
DATE, TIME and PLACE For E-AUCTION	E-Auction/Bidding through website (https://www.bankeauctions.com) Date: 17-03-2026 - Time: 11.00 AM to 12.00 PM.	
CONTACT:	Ms. Sweta Rana, Chief Manager, Email ID: - sweta.rana@cfmarc.in	

Encumbrances if any:

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <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: gujarat@c1india.com / support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.

This notice is being given to all of you in compliance of Rule 8(6) R/w 9(1) of Security Interest (enforcement) 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. All 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 The Security Interest (Enforcement) Rule, 2002.

Date: 12-02-2026
Place: New Delhi

Sd/-
AUTHORISED OFFICER
CFM ASSET RECONSTRUCTION PVT.

LTD.

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002 THROUGH "SWISS CHALLENGE METHOD"

1. The intending bidders ("Bidders"), who wish to participate in the e-auction of the Secured Assets must send their expression of interest ("EOI") along with the Non-Disclosure Undertaking ("NDU"), Undertaking cum Indemnity and other documents (collectively "EOI Documents"), on the email/ offline mode as per details provided in the e-Auction Sale Notice dated 12-02-2026, in the format and manner as provided in these terms and conditions.
2. Upon receipt of the EOI documents the CFM ARC/Auction Agency shall verify the details and intimate the Bidder if further details are required.
3. The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider, <https://swiss.c1auctions.com> ("C1 India Private Limited"), at the Website - support@bankeauctions.com; maharashtra@c1india.com, Mr. Bhavik Pandya, Contact No. +91 8866682937, on the date and time mentioned above.
4. The Bidders are required to register on portal <https://swiss.c1auctions.com> using their mobile number and email-id and upload requisite KYC documents. Afterwards e-Auction service provider, C1 India Private Limited, will verify the KYC documents (may take 2 working days). Once the KYC is approved by C1 India Private Limited, the Bidders have to complete their registrations and formalities on <https://swiss.c1auctions.com> and transfer the EMD amount through offline mode i.e. Demand Draft or online mode i.e. NEFT/ RTGS/ Fund Transfer to the credit of bank details as under well in advance. Interested bidder may deposit Pre-Bid EMD with CFM ARC before submitting the bids. The Bidders will be able to bid on the date of e-auction only if the CFM ARC confirms the credit of EMD amount as on the date and time of e-Auction.

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5. Earnest Money Deposit (EMD) amount as mentioned in the e-sale notice dated 12-02-2026 shall be paid through online mode only i.e. NEFT/ RTGS/ Fund Transfer which can be done from any Scheduled Commercial Bank. Only NEFT/ RTGS/ Fund Transfer mode should be used for depositing EMD amount. Use of any other payment mode would result in non-credit of EMD amount. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. EMD amount of the unsuccessful Bidders will be returned within 10 working days without interest by the ARC.
6. Platform for e-Auction will be provided by ARC's e-Auction service provider 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://swiss.c1auctions.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 The Bidders may download free of cost, copies of Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from <https://www.auctiontiger.in>.
7. The bid price to be submitted shall be above the Reserve Price as provided in the e-sale notice dated 12-02-2026 and during the e-Auction, the Bidders will be allowed to offer higher bid. The properties under the Secured Assets will not be sold below the Reserve Price set by the Authorized Officer. The bid quoted below the Reserve Price

shall be rejected. An extension of 5 Minutes in the time period shall be provided in case of receipt of a bid in last ten minutes of e-Auction. In such extended time the Bidders shall be allowed to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-Auction shall be closed. The Bidders shall be allowed to revise its own Bid during bidding process on multiple time. The last highest bid shall be considered as H1 bid ("H1 Bid") and the highest bidder shall be considered as H1 bidder ("H1 Bidder").

8. After conclusion of e-Auction: It is clarified that the confirmation of H1 Bidder as the Successful Bidder shall be subject to the right of first refusal (RFOR)/Right to Match of the Anchor Bidder. Where the Anchor Bidder is declared as a Successful Bidder upon deposit of 25% (inclusive of already deposited 10% EMD) of the Sale Consideration, the amount deposited by the H1 Bidder (EMD and/or 25% of the Sale Consideration) in accordance with this Para shall be refunded to the H1 Bidder by the CFM ARC within 10 working days. The amount already deposited by the H1 Bidder as EMD for participation in the e-Auction process shall be appropriated against the 25% of the Sale Consideration. If the H1 Bidder fails to deposit 25% of the Sale Consideration within the time stipulated herein (in case of non-exercise of ROFR by Anchor Bidder), the EMD deposited by the H1 Bidder shall be forfeited.
9. The "Anchor Bidder" shall be informed of the H1 Bid and shall have right to match the Sale Consideration on the same day of the e-Auction after being informed by the authorised officer about the H1 Bid.
10. In the event where the Anchor Bidder opts to match the H1 Bid, the Anchor Bidder shall provide a written confirmation along with the 25% of the Sale Consideration to the CFM ARC on the same day or no later than the next day of intimation by the Authorized Officer. It is clarified that the Anchor Bidder shall be considered as a Successful Bidder only upon receipt of 25% of the Sale Consideration by the CFM ARC . If the Anchor Bidder fails to deposit 25% of the Sale Consideration after exercising the right of first refusal, the H1 bidder will be considered as Successful Bidder. The amount already deposited by the Anchor Bidder as EMD for participation in the e-Auction process shall be appropriated against the 25% of the Sale Consideration. In the event where the Anchor Bidder does not opt to match the H1 Bid, the EMD deposited by the Anchor Bidder during the participation shall be refunded within a period of 7 days thereof without any deduction whatsoever.
11. The Successful Bidder of the e-Auction sale shall be any of the following: -
 - The H1 Bidder, where the Anchor Bidder fails to match the H1 Bid submitted by the H1 Bidder.
 - The Anchor Bidder, where the Anchor Bidder matches the H1 Bid submitted by H1 Bidder.
12. In each case, the Bidder shall not be declared as Successful Bidder if such Bidder fails to deposit 25% of the Sale Consideration with the CFM ARC within stipulated timelines.
13. The Sale Consideration shall be deposited by the Successful Bidder in the form of Banker's Cheque/Pay Order/Demand Draft/ Account Transfer, RTGS/ NEFT and/or any other acceptable mode of money transfer. The Bank account details are as under.

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14. Upon the receipt of the 25% of Sale Consideration from the Successful Bidder, the EMD submitted by other Bidders shall be returned forthwith without interest within 10 working days from the date of e-auction.
15. The Successful Bidder shall within 90 days from the date of e-Auction pay the balance amount (75% of the Sale

Consideration) to the CFM ARC in the manner as instructed by the Authorized Officer.

16. In case the Successful Bidder fails to deposit the balance amount (75% of the Sale Consideration) within the time stipulated above, the entire deposit made by the Successful Bidder (towards Sale Consideration and/or EMD) shall be forfeited by the Authorised Officer without any further notice.
17. At any stage during the e-Auction process or before issuance of sale certificate to the Successful Bidder, if it comes to the knowledge of the Authorized Officer/ CFM ARC that the Successful Bidder is a related party to the Borrower or ineligible under Section 29A of IBC, the Authorized Officer/ CFM ARC shall cancel the bid process/ sale and the amount deposited by the Successful Bidder will be forfeited.
18. Payment of the Sale Consideration by the Successful Bidder to the CFM ARC will be subject to TDS deduction at the applicable rates under Section 194-IA of Income Tax Act, 1961 and deposited to the credit of Central Government on behalf of the ARC. However, it is advised that the TDS certificate for the same needs to be provided to the ARC.
19. On receipt of the entire Sale Consideration, the Authorized Officer shall issue the sale certificate as per Rules ("Sale Certificate"). The Successful Bidder shall bear the stamp duties, including those of sale certificate and registration charges, all statutory dues payable to Government/ any authority, Taxes, GST and rates and outgoing, both existing and future, relating to properties forming part of the Secured Assets, if applicable.
20. No request for inclusion/ substitution of names, other than those mentioned in the bid, in the Sale Certificate will be entertained. The Sale Certificate will be issued only in the name of the Successful Bidder.
21. In the event any stay/injunction/restraint order is passed by the DRT/ DRAT/ High Court or any other court against the issue of Sale Certificate, the Sale Certificate may not be issued until such order is vacated. In such an event the Secured Creditors and the CFM ARC confirm that they have no objection to the withdrawal of the bid by the Successful Bidder if such stay continues for a period exceeding 30 days and in such an event the amounts till then paid by the Successful Bidder shall be forthwith repaid to the Successful Bidder Provided However that in case if the terms of the stay/injunction/restraint order restrict or restrain the Successful Bidder from withdrawing the bid then the Successful Bidder cannot withdraw the bid without the prior approval/necessary order from the concerned tribunal or court.
22. The Authorised Officer of CFM ARC/Secured creditor shall not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale.
23. The Authorised Officer/ Secured Creditors have the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason, therefore.
24. Bidders are advised to properly read the e-Sale Notice, Terms & Conditions of e-Auction, Help Manual on operational part of e-Auction and follow them strictly.
25. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <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://swiss.c1auctions.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, contact details of which are available on the e-Auction portal.
26. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the Successful Bidder shall be forfeited to the ARC/ARC by the Authorised Officer.

27. The Authorized Officer/ CFM ARC has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/ modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier Bidder fails to perform.
28. It is to be noted that e-auction is being held with an Anchor Bid already in hand. The bidder for Anchor Bid carries the "Right of First Refusal" post conducting the e-auction process. In the event of no participation in the e-auction process, the bidder for Anchor Bid shall be declared as successful bidder.
29. Highest bid will be provisionally accepted on "subject to approval" basis and the highest Bidder shall not have any right/ title over the property/ Secured Assets until the sale is confirmed by the Authorized Officer.
30. All intimation to Bidders will be primarily through e-mail by the ARC/ Authorised Officer. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, Bidders are expected to make efforts to find out status from the ARC/ Authorised Officer. Non-receipt of information should not be an excuse for default/ non-payment.
31. The Bidders can inspect the property/ Secured Assets on date and time mentioned above at his/her expense. The Bidders who are interested in inspecting the Secured Assets may contact the Authorised Officer by giving at least 2 (Two) working days' advance notice to the Authorised Officer for a site visit on all working days between 11 am to 5 pm. The person deputed for inspection by the Bidders should carry with him/ them appropriate authorizations on the letterhead of the organization/ person he/ she/ they represent(s), failing which inspection may be refused.
32. The property/ Secured Asset is being sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis and the Bidders should make their own discreet independent inquiries & verify the concerned
33. Registrar/ SRO/ Revenue Records/ other Statutory authorities regarding the encumbrances and claims/ rights/ dues/ charges of any authority, if applicable, such as Sales Tax, Excise/ GST/ Income Tax/ Municipality/ Local Body/ Civil Body, etc. besides the CFM ARC 's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc., over the property before submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the CFM ARC / Secured Creditors. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/ rights/ dues. No claim of whatsoever nature regarding the property put for sale charges/ encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
34. The Bidders/ Anchor Bidder (s), in order to protect his/ their individual interests is/ are advised to verify the Secured Asset, conduct due diligence at his/ their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders/ claimants to their satisfaction before submitting the bids. Any bid made shall be deemed to have been submitted after complete satisfaction of the Bidder in respect of title (including mortgage/ charge of the ARC) of the property/ Secured Assets and/ or all claims there against and after due & proper inspection of the Secured Assets and hence the Bidders shall not be entitled to make any requisition or raise any query/ objection vis-à-vis Authorised Officer/ ARC as to the title (including mortgage/ charge of the ARC) or condition of the Secured Asset or any part thereof or any dues/ taxes/ levies irrespective as to whether disclosed or undisclosed.
35. It is presumed and understood that by submitting a bid, the Bidder(s) including Anchor Bidder has made his/her/ their own independent assessment, due-diligence, legal and otherwise of the Secured Asset and their condition and has sought independent professional, financial and legal advice.
36. Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transportation, demarcation in respect of any action related to Secured Asset and any other incidental expenses including insuring laborers for the same shall be borne by the Successful Bidder and the CFM ARC or Secured Creditors shall not be liable for the same.

37. The CFM ARC does not undertake any responsibility to procure any permission/ license, NOC, etc., in respect of the property/ Secured Asset offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/ local authority/ Co-operative Housing Society or any other dues or taxes, if applicable, in respect of any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax Act regarding purchase of property/ Secured Asset and to pay the tax to the authorities as per applicable rates.
38. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The CFM ARC / Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/ postpone/ cancel the sale/ modify any terms and conditions of the sale/ conduct a fresh auction without any prior notice and assigning any reason.
39. Intending bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counteroffer/ conditional offer/ conditions by the Bidder and/ or Successful Bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI and the Rules framed thereunder.
40. The sale is subject to confirmation by the Secured Creditor.
41. The sale is subject to conditions/ rules/ provisions prescribed in the SARFAESI, the Rules framed thereunder and the terms & conditions mentioned above.
42. In case of any dispute regarding payment/ registration of the property/ Secured Assets or any other matter relating to this e-Auction, the decision of Secured Creditor will be final.

ONLINE BID DOCUMENT

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

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 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

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 nor (iii) any person who is a connected person with the Borrower or Borrower company namely M/s Era Infrastructure

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 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 -----, 2026.

Place:-

Deponent(s)

T20 WORLD CUP India weigh options as Sharma out for Namibia clash



India's captain Suryakumar Yadav during a practice session ahead of match in New Delhi on Wednesday

MEENAKSHI RAO

WHAT TO WATCH

NEW DELHI: On most World Cup evenings, India take the field cushioned by expectation. This one arrives with a wrinkle.

POWERPLAY: Namibia's new-ball discipline against India's reshaped top order. MIDDLE OVERS: India's spin and variation versus Namibia's ability to rotate strike. DEATH OVERS: Dew could make yorkers and pace-off deliveries decisive.

Just before their Group A encounter with Namibia at the Arun Jaitley Stadium, star opener Abhishek Sharma has been hospitalised with a stomach infection and is unlikely to take guard. The left-hander's aggressive powerplay batting has been central to India's early tempo in this format.

bursts of brilliance. The powerplay could set the tone. Without Abhishek's fearless starts, India may begin cautiously, which could allow Truempelmann and Smit a window. Early wickets are Namibia's clearest path to relevance in this contest.

This leaves India with the immediate question of a stitching up a new combination at the mouth. Sanju Samson would have been the most straightforward batting replacement from the 15-member squad. A right-hander who can counter-attack and shift gears quickly, Samson offers balance alongside Ishan Kishan. However, his recent returns have been less than modest, and the team management may hesitate to disrupt roles too sharply. That opens the door for Washington Sundar.

Beyond that phase, India's control in the middle overs often proves decisive. With Suryakumar Yadav dictating tempo and a spin unit that squeezes opposition scoring, India are designed to dictate rather than chase momentum. Context sharpens the stakes. Pakistan top the group table with four points from two matches, and India can ill-afford complacency—particularly after their batting stutter against the USA, where Suryakumar's 84 off 49 balls salvaged the innings. Net run rate and momentum both matter at this stage. Conditions in Delhi are expected to favour batters once settled, though early movement under lights may assist seamers.

Including the all-rounder would give India greater bowling flexibility and allow them to recalibrate the batting order without relying on a like-for-like opener.

Dew could tilt the toss toward chasing, with a par first-innings score around 170-180. For India, this is about authority.

It would mean Ishan assumes greater responsibility at the top while stroke-makers slot around him. India have options—and in tournament cricket, options are insurance. On paper, India remain the overwhelming favourites. The two sides have met once in T20 World Cup history—in Dubai in 2021—when India recorded a comfortable nine-wicket victory.

For Namibia, it is about stretching the contest and competing in moments. If India are clinical, it reinforces their contender status. If Namibia push their deep, they earn respect. Under the Delhi lights, expectation and opportunity will share the same stage.

The disparity in ranking and exposure is evident. India field multiple batters averaging above 30 in T20s with strike rates beyond 140, while their bowling unit has been among the most economical in the tournament.

Jasprit Bumrah, who has returned to training after recovering from a minor stomach bug of his own, is expected to spearhead the attack alongside Arshdeep Singh. Control at the death remains India's strongest currency.

Namibia, though, are not here to decorate the schedule. Captain Gerhard Erasmus anchors their batting with calm authority. Jan Frylinck provides left-handed aggression in the middle order, while JJ Smit and Ruben Truempelmann lead a disciplined seam attack capable of exploiting early movement.

Namibia's cricket is built on structure—tight overs, sharp fielding and partnerships rather than

PROCLAMATION REQUIRING THE APPEARANCE OF A PERSON ACCUSED

(See Section 84 Bharatiya Nagarik Suraksha Sanhita) Whereas complaint has been made before me that accused person namely Kuldeep S/o Lt. Pura R/o A-76, Shabad Dairy Dairy, Delhi has committed (or is suspected to have committed) the offence in case FIR No. 624/16 U/s 33 Delhi Excise Act at PS: S.B. Dairy, Delhi and it has been returned to a warrant of arrest thereupon issued that the said accused Kuldeep can not be found and whereas it has been shown to my satisfaction that the said accused Kuldeep has absconded (or is concealing himself to avoid the service of the said warrant). Proclamation is hereby made that the said accused Kuldeep of FIR No. 624/16 U/s 33 Delhi Excise Act of PS: S.B. Dairy, Delhi is required to appear before this court to answer the said complaint on or before 19.03.2026.

By Order Bharti Beniwal Judicial Magistrate First Class-05 North, Room No.114, First Floor, Rohini Courts, Delhi DP/1435/ON/2026

NORTHERN RAILWAY TENDER NOTICE (Through e-tendering) Name of work with its location: Comprehensive Annual maintenance Contract of IPS of Amara Raja make for three years over Delhi Division

NORTH CENTRAL RAILWAY ABSENTEE NOTICE "You have been continuously absent from your duty without authorization since 16.03.2020 therefore you must report to the office of Sr. Section Engineer / Tele/West/Aligarh within 10 days from the date of publishing of the notice, otherwise it will be deemed that you are not interested to continue the railway Service and the Railway Administration will take ex-parte decision against you."

GOVERNMENT OF PUNJAB GREATER MOHALI AREA DEVELOPMENT AUTHORITY PUDA BHAWAN, SECTOR 62, SAS NAGAR, Tender Reference No. 6805-6815 dated 10-02-2026

NORTH CENTRAL RAILWAY T.Noticeno.230-Elect/TRD/PRY/JE-TenderNotice/2026/615 Date : 09.02.2026 E-TENDER NOTICE Sr. Divl. Electrical Engineer/TRD/N. C. Rly/Prayagraj, for and on behalf of the President of India, invite the following E-Tender, the details of the tenders are as under:-

COURT NOTICE (U/o 5 Rule 20 CPC) IN THE COURT OF Sh. Sandeep Kumar Addl. Civil Judge Sr. Divin. Narwana Punjab National Bank, Village Kharal, Tehsil Narwana, District Jind

NORTH CENTRAL RAILWAY CORRIGENDUM-01 Corrigendum to Tender Notice No. AGC/Br/L/2025-26/04 Date: 21.01.2026

EAST CENTRAL RAILWAY E-TENDER NOTICE E-TENDER NOTICE NO. TRS-G-T-OPN-07-RSP-25-26 DDU dt. 09-02-2026

NORTH CENTRAL RAILWAY REFURBISHMENT WORK AT DIBRUGARH WORKSHOP E-tender Notice No. DBWS-NIET-55-2025-26 Dated: 07-02-2026

APPENDIX IV-A Sale Notice for sale of Immovable Property E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

NORTH CENTRAL RAILWAY E-Procurement Tender Notice No. 26/03 Dt. 10.02.2026 E-Procurement Tender Notice On behalf of the President of India, The Principal Chief Materials Manager, North Central Railway, Prayagraj, (An ISO 9001:2015 certified unit) invites the following E-Procurement Tenders.

APPENDIX IV-A Sale Notice for sale of Immovable Property E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

NORTH CENTRAL RAILWAY E-Tender Notice No. Dy.CE/GSU/AGC/Tenders Date : 09.02.2026 E-Tender Notice E-Tender Notice No. DYCE-GS-AGC-01-2026 dated 09.02.2026

PROCLAMATION REQUIRING THE APPEARANCE OF ACCUSED PERSON See Section 84 Bharatiya Nagarik Suraksha Sanhita, 2023 Whereas complaint has been made before me that the accused Pawan Gandhi, S/o. Gulvinder Singh, R/o. E-145, E-Block, JJ Colony, Sector-25 Rohini, Delhi has committed (or is suspected to have committed) the offence in a case vide FIR No. 44/2018 U/S 33 Delhi Excise Act registered at P.S. Shahbad Dairy, Outer North District, Delhi and it has been returned on a warrant of arrest thereupon issued stating that the said accused Pawan Gandhi could not be found and whereas it has been shown to my satisfaction that accused Pawan Gandhi is absconded (or is concealing himself to avoid the service of the said warrant).

NORTH CENTRAL RAILWAY E-Tender Notice No. CEN-2025-26-10 Date: 09.02.2026 The Dy. Chief Engineer/Const./North Central Railway/Prayagraj, for and on behalf of the President of India, invite the following E-Tenders on prescribed form for the following works up to 15.00 hrs, on 04.03.2026. The details of the tenders are as under:-

NORTH CENTRAL RAILWAY E-Tender Notice No. CEN-2025-26-10 Date: 09.02.2026 The Dy. Chief Engineer/Const./North Central Railway/Prayagraj, for and on behalf of the President of India, invite the following E-Tenders on prescribed form for the following works up to 15.00 hrs, on 04.03.2026. The details of the tenders are as under:-

TATA MEMORIAL CENTRE ADVANCED CENTRE FOR TREATMENT, RESEARCH AND EDUCATION IN CANCER (ACTREC) SECTOR-22, KHARGHAR, NAVI MUMBAI 410 210 Grant-In-Aid Institution of Department of Atomic Energy, Government of India POSITIONS AVAILABLE Advertisement No.: ACTREC/ADVT/A-018A-02/2026 03/02/2026

PROCLAMATION REQUIRING THE APPEARANCE OF ACCUSED PERSON See Section 82 CrPC Whereas complaint has been made before me that accused person Ravi @ Khanjra S/o Ghanchand, R/o: H.No. 28/184, Tilokpuri, Delhi, has committed (or is suspected to have committed) the offence in FIR No. 14851/23, PS Pandav Nagar, East Distt., Delhi and it has been returned to a warrant of arrest thereupon issued that the said accused Ravi @ Khanjra cannot be found, and whereas it has been shown to my satisfaction that the said accused Ravi @ Khanjra has absconded (or is concealing himself to avoid the service of the said warrant);

NORTH CENTRAL RAILWAY E-Tender Notice No. Dy.CE/GSU/AGC/Tenders Date : 09.02.2026 E-Tender Notice E-Tender Notice No. DYCE-GS-AGC-01-2026 dated 09.02.2026

CFM ASSET RECONSTRUCTION PRIVATE LIMITED REGISTERED OFFICE: Block no. A/1003, West Gate, Near YMCBA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat

CFM ASSET RECONSTRUCTION PRIVATE LIMITED E-auction Sale Notice for the sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6)(b) of the Security Interest Enforcement Rules, 2002.

