

Sale Notice for Publication on 31-01-2026

<p>CFM ASSET RECONSTRUCTION PRIVATE LIMITED</p> <p>REGISTERED OFFICE: “Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat”</p> <p>CORPORATE OFFICE: CFM ARC P Ltd 1st Floor, Wakefield House, Spratt Road, Ballard Estate, Mumbai-400001</p> <p>EMAIL: tejas.joshi@cfmarac.in, sapna.desai@cfmarc.in</p> <p>CONTACT: 022-40055282/8976862751/88978 90250</p>	 <p>thoughtful regeneration</p> <p>CIN - U67100GJ2015PTC083994</p>
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E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS THROUGH PRIVATE TREATY UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) 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) and Director(s), in particular, that the below described immovable property/ies mortgaged/ charged (“**Secured Assets**”) to the CFM ARC P LTD, acting in its capacity as Trustee of CFM ARC T-1 IHFL (“**Secured Creditors**”), will be sold on “**As is where is**”, “**As is what is**”, “**Whatever there is**” and “**Without recourse basis**”. The Sale is under SARFAESI through “**Swiss Challenge Method**”, based on an existing offer in hand (“**Anchor Bid**”) made by an original offeror (“**Anchor Bidder**”), by way of online e-auction, for recovery of outstanding dues of the Secured Creditors, together with further interest, charges and costs etc. Prospective bidders interested in buying the Secured Assets may bid for any higher amount and the Anchor Bidder will have a right to match the same. And in case the original offeror (Anchor Bidder) fails to match the highest bid, the Secured Assets will be sold to the highest bidder in the online e-auction.

Name and Address of the Borrower/ Mortgagor	Ramchandra Sadigale @ Ramchandra Padmakar Sadigale And Sarika Sadigale @ Sarika Ramchandra Sadigale (Through PoA Holder Ramchandra Sadigale @ Ramchandra Padmakar Sadigale). 22A/703, Nisarg CHS, Bimbisar Nagar, Goregaon East, Mumbai-400065 705, 7th Floor, De-Elmas, Sonawala Cross Road No. 2, Near Atlanta Centre, Goregaon (East), Mumbai-400063. Maharashtra
Outstanding Debt of Secured Creditors	As per section 13(2) notices, the outstanding dues of the Secured Creditors as mentioned below, Rs.3,25,44,470/- (Rupees Three Crore Twenty-Five Lakhs Forty-Four Thousand Four Hundred Seventy Only) as on 17-01-2020 together with further other costs & expenses thereon due and payable till the final payment pending towards Loan Account No. HLLPM00412387 as on 17.01.2020 together with further interest, other costs, and expenses thereon due and payable till the final payment.
Possession	Physical possession taken on 06-03-2025
Date of Inspection	Upon request
Earnest Money Deposit (EMD)	Rs.30,60,000/- (Rupees Thirty lakhs Sixty Thousand Only)
Last Date for submission of EMD	On or before 5:00 PM on 16-02-2026
Reserve Price	Rs.3,06,00,000/- (Rupees Three Crore Six Lakhs Only)
Bid Increment	Rs.50,000/- (Rupees Fifty Thousand Only)
Date & Time of E-Auction	E-Auction/Bidding through website (https://swiss.clauctions.com) Date: 17-02-2026 - Time: 11.00 AM to 12.00 PM.
Pending Litigations known to CFM ARC T-1 IHFL	None to the best of our knowledge.
Encumbrances known to CFM ARC T-1 IHFL	Society Maintenance Dues O/s Rupees Seventeen Lakh Fifty Nine Thousand Six Hundred Ninety-Three Only (Rs 17,59,693.00)

Name and Signature of Bidder(s)

Description of the Secured Asset being auctioned	FLAT NO., 4502 HAVING CARPET AREA OF 1026 SQUARE FEET ON 45TH FLOOR, WING - C, IN THE BUILDING KNOWN AS "ROMA" OF THE PROJECT KNOWN AS "LODHA 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. Having Carpet Area (In SQMTR): 95.32 or 1026 SQ FT and EBVT: 9.66 SQ MTR or 104 Sq feet.
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[Terms and Conditions for Sale to be uploaded in ARCs website as well as at e-Auction website]

TERMS AND CONDITIONS OF SALE

Sale on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" of the Secured Assets (defined in the advertisement) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI") read with proviso to Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002 ("Rules").

The Sale is under SARFAESI through "Swiss Challenge Method", based on an existing offer in hand ("Anchor Bid") by a bidder ("Anchor Bidder"), by way of online e-auction, for recovery of outstanding dues of the Secured Creditors, together with further interest, charges and costs etc. In the event of no participation, the Anchor Bidder shall be declared successful bidder. The Anchor Bidder carries the "Right of First Refusal" (RFOR) post conducting the e-auction process.

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

- 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 31-01-2026, in the format and manner as provided in these terms and conditions.
- Upon receipt of the EOI documents the CFM ARC/Auction Agency shall verify the details and intimate the Bidder if further details are required.
- The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider, <https://https://swiss.clauctions.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.
- The Bidders are required to register on portal <https://swiss.clauctions.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.clauctions.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 T-1 IHFL before submitting the bids. The Bidders will be able to bid on the date of e-auction only if the CFM ARC T-1 IHFL confirms the credit of EMD amount as on the date and time of e-Auction.

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

- Earnest Money Deposit (EMD) amount as mentioned in the e-sale notice dated 31-01-2026 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

Name and Signature of Bidder(s)

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.clauctions.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@clindia.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 31-01-2026 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: The Authorized Officer shall inform the declaration of H1 Bidder to the highest bidder. The H1 Bidder shall deposit 25% (inclusive of already deposited 10% EMD) of the H1 Bid amount ("Sale Consideration") on the same day or latest by next working day of the 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) 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 T-1 IHFL 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 T-1 IHFL 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 T-1 IHFL. 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 T-1 IHFL 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.

Account Holder	CFMARC TRUST-1 IHFL
Account Number	005111100013302

Name and Signature of Bidder(s)

ARC	UNION BANK OF INDIA
Branch	FORT BRANCH, MUMBAI-400023
IFSC	UBIN0800511

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 T-1 IHFL 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 T-1 IHFL that the Successful Bidder is a related party to the Borrower or ineligible under Section 29A of IBC, the Authorized Officer/ CFM ARC T-1 IHFL 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 T-1 IHFL 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 T-1 IHFL 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.clauctions.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.

Name and Signature of Bidder(s)

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 T-1 IHFL 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 T-1 IHFL'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 T-1 IHFL/ 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 T-1 IHFL or Secured Creditors shall not be liable for the same.

Name and Signature of Bidder(s)

37. The CFM ARC T-1 IHFL 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 T-1 IHFL/ 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.

Name and Signature of Bidder(s)

ONLINE BID DOCUMENT

(To be filled online in website <https://swiss.c1auctions.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://swiss.c1auctions.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://swiss.c1auctions.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)

Annexure I - 29A DECLARATION CUM UNDERTAKING BY BIDDER
(For prospective bidders)

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, Wakefied 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 nor (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 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.

I/ We therefore indemnify and keep indemnified to the CFM ARC and all its officers, harmless from any and all claims/ demands/ disputes if any raised by any and all claims/demands/disputes/ if any raised either by any other third party as the case may be and shall satisfy their claims without claiming refund and/or discount from final auction price.

Name of the Bidder	Signature of Bidder	Date

IN WITNESS WHEREOF, the Executant hereto has executed these presents the day, month and year first hereinabove written.

**For and on behalf of Name
of the Bidder**

Name: _____
 Title: _____
 E-mail: _____
 Mobile No.: _____
 Address: _____

धिकरण - II

दिनांक : ३१ जानेवारी २०२६
सुकृता ए. चिमाळकर
अॅडव्होकेट, उच्च न्यायालय,
३०१, मारुती मॅन्शन,
१७, रघुनाथ दादाजी स्ट्रीट,
फोर्ट, मुंबई ४०० ००१.

ऑक्सिस बँक लिमिटेड
(सीआयएन: ३५५१११एएफए१११५पीएलसी११११५५)
तुमहाला ०३/०३/२०२६ रोजी सकाळी १०:३० वा मजला, बाकिंग इन्टरनॅशनल सेंटर,
अर्जदाराना सादर करण्याचे व रजिस्ट्रारसमोर हजर राहण्याचे देखील निर्देश देण्यात येत आहेत,
कसूर केल्यास, तुमच्या गैरहजेरीत अर्जावर सुनावणी होऊन निकाल दिला जाईल.
For Paper Book follow the following Url :
<https://cls.drt.gov.in/drtlive/paperbook.php?rt=2026294200113>
माझ्या हस्ते आणि द्या न्यायाधिकारणाच्या शिक्क्याने ह्या दिनांक: १३/०१/२०२६ रोजी दिले.
सही/-
समन जारी करण्याकरीता प्राधिकृत अधिकाऱ्यांची स्वाक्षरी रजिस्ट्रार मुंबई डी.आर.टी. - I
टीप: जे लागू नसेल ते खोडून टाका.

गुध्दिपत्र

ICICI Home Finance काँपीट कार्यालय : आयसीआयसीआय होम फायनान्स कंपनी लिमिटेड, आयसीआयसीआय नॉंदणीकृत, अंग्रेजी-कॉलॉन रोड, अंधेरी (प).

लॉट क्र. २ आयशर प्रो ३०१९ एस सीडब्ल्यूसी बीएस चे गहाणखत, असलेले वेसिस क्र. एमसी २सीएएसआरएफ०पीसी८९०२५, इंजिन क्र. ई४२६सीडीपीसी४२९४४९, २०२३ मॉडेल, डिझेल इंजिन व्हाईट कार नोंदणीकृत क्र. एमएच०४एलकयु१६३९.

विक्रीच्या तपशीलवार अटी आणि शर्तीकरिता कृपया दी फेडरल बँक लि. ची वेबसाईट म्हणजेच <https://www.federalbank.co.in/web/quest/tender-notices> मध्ये दिलेल्या लिंकचा संदर्भ घ्यावा.
दी फेडरल बँक लि. करिता
राजेशकुमार पी
सहाय्यक उपाध्यक्ष
(सर्फेसी अॅक्ट अन्वये प्राधिकृत अधिकारी)

दिनांक: ३०.०१.२०२६

वेनंती
गाठी चार्टर्ड अकाऊंटंट
ची नियुक्तीसाठी
इंडब्ल्यु/२०२५-२६/०१
न ऑफ महाराष्ट्र लिमिटेड
mahatenders.gov.in वर
काऊंटंट संस्था आणि कॉस्ट
स्त अनुभव आहे, २) आणि
०० लाख पेक्षा जास्त आहे,
मागवित आहे. प्रस्तावासाठी
वाईट वरून डाऊनलोड करू
णि कॉस्ट अकाऊंटंट संस्था
(आरएफपी) डाऊनलोड
विहित केल्यानुसार त्यांच्या
जाची किंमत म्हणून रु.
% जीएसटी वगळून (विना
नलाईन सादर करावा. ही
भरायचे आहे. ई-पेमेंटची
ders.gov.in वर उपलब्ध
शीलासाठी कृपया २४x७
-४००१००५, ०१२०
काशित निविदे, संबंधित
दारांना संबंधित निविदा
ती आहे. तांत्रिक मदत -
न १६.०२.२०२६ पर्यंत
को लि. कडे ऑनलाईन
१६.०२.२०२६ रोजी
थेच्या जोखमीवर आणि

सीएफएम अॅसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड
नोंदणीकृत कार्यालय : ब्लॉक क्र. २/१००३, वेस्ट गेट,
वायएमसीए क्लब जवळ, सर्व्हे क्र. ८३५/१+३, एस. जी. हायवे, मकभरा,
अहमदाबाद-३८००५१, गुजरात. काँपीट कार्यालय : १ सा मजला, वेकफिल्ड
हाऊस, स्मॉट रोड, बॅलाई इस्टेट, मुंबई - ४०००१८.
ईमेल: tejas.joshi@cfmrc.in,
sapana.desai@cfmrc.in
संपर्क : ०२२-४०८३२२६६, ८९७६८६२७५१

जोडपत्र-IV-ए
(सिक््युरिटी इंडेस्ट (एफओसॅमेंट) रुल्स, २००२ अंतर्गत)
सिक््युरिटीइंडेस्ट अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एफओसॅमेंट ऑफ सिक््युरिटी इंडेस्ट अँड, २००२
रुहवाचा सिक््युरिटी इंडेस्ट (एफओसॅमेंट) रुल्स, २००२ च्या नियम ८(६) च्या तरतुदी अंतर्गत स्थावर मतेच्या विक्रीकरिता
विक्री सूचना.
सर्वसामान्य जनता आणि विशेषतः कर्जदार आणि हमीदार/गहाणवटदार यांना याद्वारे सूचना देण्यात येते की, खालील
वर्णिलेल्या स्थावर मिळकती (तारण मालमत्ता) या तारण धनकोडे गहाण/प्रमाणित आहेत, ज्यांचा प्रत्यक्ष कब्जा सीएफएम
अॅसेट रिकन्स्ट्रक्शन प्रा.लि. (सीएफएमएआरसी ट्रस्ट-१ आयएचएफएल च्या क्षमतेत कार्यरत, "तारण धनकोडे")
च्या प्राधिकृत अधिकाऱ्यांनी घेतला आहे. ती रामचंद्रे सदिगळे उर्फ रामचंद्र पद्माकर सदिगळे आणि सारिका सदिगळे
(दुसरे पीओए धनक रामचंद्र सदिगळे उर्फ रामचंद्र पद्माकर सदिगळे) कडून तारण धनकोणा धकीत त्यावरील पुढील व्याज
आणि इतर परिचय आणि खर्च आणि १५.१२.२०२५ पर्यंत बकीत मुद्दल धकबाकी राहून (जमा झालेले प्रलंबित प्रभार
समाविष्टित) आणि व्याज तारण धनकोला देय १६.१२.२०२५ पासून कर्ज करार आणि इतर संबंधित कर्ज दस्तावेजांच्या
अटीनुसार लागू पुढील व्याजासह कार्यदेशीर खर्च आणि इतर प्रभा अच्या मार्गे कर्ज खतात क्र. एचएचएलएलपीएम करिता
प्रलंबित रु. ३,६३,४०,५७५/- (रुपये तीन कोटी लाख त्रसह लाख सत्तेचाळीस हजार पाचशे पंचाशतहत्तर मात्र)
च्या रकमेच्या वसुलीकरिता १७.०२.२०२६ रोजी "जे आहे जेथे आहे", "जे आहे जसे आहे", "जे काही आहे तेथे आहे"
आणि "विना अवलंब तत्त्वाने" विकण्यात येणार आहेत.
सीएफएम अॅसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेडला खाली नमूद केलेल्या तारण मालमतेसाठी, नमूद केलेल्या राखीव
किमतीवर, "जरी आहे तरी", "ज्या स्थितीत आहे त्या स्थितीत" आणि "जे काही आहे त्या आधारावर", तसेच
"कोणत्याही अवलंबाशिवाय" या अटीवर, एका इच्छुक खरेदीदारकडून प्रस्ताव प्राप्त झाला आहे. सध्या नोंद असलेला हा
प्रस्ताव मूळ प्रस्ताव देणाऱ्याने "अंसार बिडर" सादर केला आहे, ज्याला प्रस्तावित विक्री प्रक्रियेत, प्राप्त झालेल्या
कोणत्याही सर्वोच्च बोतीरीही जुळवून देण्याचा किंवा ती नाकारण्याचा विशेष अग्रहक (आरएफओआर/उईट टू मॅक) राहिल.

तारण मिळकतीचे वर्णन:	प्लॅट क्रमांक ४५२२, ज्याचे चर्टड शेड १०२६ चौसर फूट आहे, आणि ज्यामध्ये १,६६ चौसर मीटर किंवा १०४ चौसर फूट क्षेत्रफळाची बाळकणी, प्लॅट ५५ व्या मजल्यावर, विंग - सी मध्ये, "लोडा फिऑरॉ" नावाच्या प्रकल्पातील "तेजा" नावाच्या गावातील आहे, सध्या नोंद असलेल्या सर्व्हे क्रमांक ५८७ (भाग) आणि ५८६ (भाग) आणि गोरगाव गावातील २५८ (भाग) या जमिनीवर बांधकामित, वेस्टर्न एक्सप्रेस हायवे जवळ, गोरगाव (पूर्व), मुंबई - ४०००६३, महाराष्ट्र. यासाठी २ कार पार्किंगची जागा समाविष्ट.										
तारण कर्ज	१७.०१.२०२० रोजीस रु. ३,२५,४५,४७०/- (रुपये तीन कोटी पंचवीस लाख चव्वेचाळीस हजार चारशे सत्तर मात्र) सह एकत्रित अंतिम प्रदानापर्यंत बकीत आणि देय त्यावरील पुढील व्याज, इतर परिचय आणि खर्च.										
इएमसी सादर करण्यासाठी बँक खात्याचा तपशील	<table border="1"> <tr> <td>खाते धारक</td> <td>सीएफएमएआरसी ट्रस्ट-१ आयएचएफएल</td> </tr> <tr> <td>खाते क्रमांक</td> <td>००५११११०००१३३०२</td> </tr> <tr> <td>बँक</td> <td>पुनियन बँक ऑफ इंडिया</td> </tr> <tr> <td>शाखा</td> <td>फोर्ट शाखा, मुंबई - ४०००२३</td> </tr> <tr> <td>आयएफएससी</td> <td>पुढीआयएन०८००५११</td> </tr> </table>	खाते धारक	सीएफएमएआरसी ट्रस्ट-१ आयएचएफएल	खाते क्रमांक	००५११११०००१३३०२	बँक	पुनियन बँक ऑफ इंडिया	शाखा	फोर्ट शाखा, मुंबई - ४०००२३	आयएफएससी	पुढीआयएन०८००५११
खाते धारक	सीएफएमएआरसी ट्रस्ट-१ आयएचएफएल										
खाते क्रमांक	००५११११०००१३३०२										
बँक	पुनियन बँक ऑफ इंडिया										
शाखा	फोर्ट शाखा, मुंबई - ४०००२३										
आयएफएससी	पुढीआयएन०८००५११										
राखीव किंमत (आर.पी.)	रु. ३,०६,००,०००/- (रुपये तीन कोटी सहा लाख मात्र)										
ईएमपी निरिक्षण	रु. ३०,६०,००,०००/- (रुपये तीस लाख सत्त हजार मात्र)										
बोली सादर करण्याची अंतिम तारीख आणि वेळ	१६-०२-२०२६ रोजी सायं. ५.०० वा. किंवा पूर्वी										
ई-लिलावाकरिता ठिकाण, तारीख आणि वेळ	वेबसाईट (https://www.banksecurities.com) मार्फत ई-लिलाव/बोली सावणे दिनांक-१७-०२-२०२६, वेळ: सु. ११.०० वा. ते सु. ११.०० वा.										
संपर्क:	श्री. तेजस जोशी: ८९७६८६२७५१										

भार असल्यास ज्ञात नाही:
विक्रीच्या अटी व शर्तीचा तपशीलासाठी कृपया - लिलावात भाग घेण्यासाठी बोली सादर करण्यापूर्वी तारण धनकोडी वेबसाईट म्हणजेच www.cfmrc.in वरील विक्री सूचनेत दिलेल्या लिंकचा संदर्भ घ्यावा.
बोलीदार वेबसाईट <https://www.banksecurities.com> सा सुध्या भेट देऊ शकतात किंवा संपर्क सेवा पुत्रवटदार म. सी। इंडिया प्रायव्हेट लिमिटेड, बोलीदार सपोर्ट क्र. ०१२४-४३०२०२०/२१/२२, +९१ ७२९९१८११२४/११३५/११२६; ईमेल: support@banksecurities.com श्री. भाविक पांड्या, संपर्क क्र. +९१ ८८६६६६८२९३७/११७४८७७६८.
सिक््युरिटी इंडेस्ट (एफओसॅमेंट) रुल्स, २००२ च्या नियम ८(६) सह ९(१) च्या अनुगलनामध्ये, सर्व कर्जदार, सर्व हमीदार आणि सर्व गहाणदार यांना उपरोक्त नमूद केलेल्या तारलेला: आणि वेळेस, वर नमूद केलेल्या तारण मालमत्ता/मालमतेचा लिलाव/विक्री आयोजित करण्याबाबत सूचित करण्यासाठी ही सूचना आपणा सर्वांना दिली जात आहे. सर्व तारण मालमत्ता/तारण संपत्ती अधिकृत अधिकारी/तारण धनकोच्या विवेकबुद्धीनुसार, सिक््युरिटी इंडेस्ट (एफओसॅमेंट) रुल्स, २००२ च्या नियम ८(५) अंतर्गत विहित केलेल्या कोणत्याही पद्धतीद्वारे विकल्या जातील.

सही/- प्राधिकृत अधिकारी,
सीएफएम अॅसेट रिकन्स्ट्रक्शन प्रा. लि.
दिनांक: ३१.०१.२०२६
टिकाण: मुंबई

कब्जा सूचना

ज्याअर्धी, जना स्मॉल फायनान्स बँक लिमिटेड चे प्राधिकृत अधिकारी सिक््युरिटीइंडेस्ट अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एफओसॅमेंट ऑफ सिक््युरिटी इंडेस्ट अँड २००२ अन्वये आणि सिक््युरिटी इंडेस्ट (एफओसॅमेंट) रुल्स २००२ चे नियम ३ सहवाचता कलम १३(१२) अन्वये त्यांना मिळालेल्या शक्तीच्या आधारे कर्जदार/सह-कर्जदारांना त्यांच्या नावासमोरील रकमेसह सर्व सूचनेमध्ये नमूद अशा लागू द्याने त्यावरील व्याज च्यासह भरण्याच्या आणि/किंवा वसुलीच्या दिनांकापर्यंत पुढील व्याज लागू असलेले अनुषंगिक खर्च, परिचय, प्रभार इ. सदर सूचनेच्या प्राप्ती पासून ६० दिवसांनी चुकती करण्यासाठी मागणी सूचना जारी केली आहे.

अ. क्र.	कर्ज क्र.	कर्जदार/सह-कर्जदार/हमीदार/गहाणदार	रोजीप्रमाणे १३(१) सूचना दिनांक/ बकीत देय (रु. मध्ये)	दिनांक/वेळ आणि कब्जा प्रकार
१	३१८५४२०००२३२०	१. पुत्रस गुलाब दयावाडी (कर्जदार) २. तारिह पुत्रस दयावाडी (सह-कर्जदार) ३. यामिन पुत्रस दयावाडी (सह-कर्जदार)	१९/११/२०२५ रु. २७,६७,४४२.८३ (रुपये सत्तावीस लाख सत्तसह हजार एकोणे वेचऱ्यांस आणि व्याप्ती पैसे मात्र) १७/११/२०२५ रोजीस	तारीख: २९.०१.२०२६ वेळ: सांघ. ०४.३० सांकेतिक कब्जा
मिळकतीचे वर्णन: जमिन येथे स्थित जुने सर्व्हे क्र. ५४०/१ए, न्यू सर्व्हे क्र. २३७/१ए, प्लॉट क्र. २+३+३ असलेले क्षेत्र ५११.२६ चौ.मी., प्लॅट क्र. २०३, २१ मजला, ररा चर्टड शेड ६१.९८ (६६७ चौ.फू.) नुमास मु स्थित अण क्षेत्र ७६.६७ चौ.मी. (८२५ चौ.फू.) ओम गणेश रेसिडेन्सी, कोल्हापूर रोड, कुपवाड सिंग, ता. मिरज जिल्हा सांगली-४१६४१६ चे ते सर्व भाग आणि विभाग., सीमाबद्ध द्वारे: पूर्व: साइड मार्जिन, पश्चिम: फु. क्र. २०२ यांची मिळकत, दक्षिण: प्लॅट क्र. २०४ यांची मिळकत, उत्तर: साइड मार्जिन आणि रस्ता.				
२	३१८५४२००००२४१ आणि ३१८५४२००००१०००	१. राध्यासिद्ध लक्ष्मण बत्रे (कर्जदार) २. सरस्वती लक्ष्मण बत्रे (सह कर्जदार), ३. सिद्धराय लक्ष्मण बत्रे (सह कर्जदार), ४. लक्ष्मण बसप्पा बत्रे (सह कर्जदार)	१८.११.२०२५ रु. १२,७६,३५०.३१ (रुपये बारा लाख सहाशत हजार तीसशे पन्नास आणि एकतीस पैसे मात्र) १६.११.२०२५ रोजीस	तारीख: २९.०१.२०२६ वेळ: सांघ. ०४.३० सांकेतिक कब्जा
मिळकतीचे वर्णन: स्थावर मिळकत असलेले जमिन मोजमापित एकूण क्षेत्र १२५.७५ चौ.मी.मिटर. म्हणू १३५३.०७ चौ.फू. असलेले आणि येथे स्थित सर्व्हे क्र. ४३६/१ए/२, प्लॉट क्र. २ बी, हनुमान नगर, मिरज आणि कुपवाड सिटी, ता. मिरज, जिल्हा सांगली-४१६४१६ चे ते सर्व भाग आणि विभाग., वर किंवा त्याद्वारे पूर्वेकडे: विष्णू आपटे यांची खोटी केलेली मालमत्ता, पश्चिमेकडे: ३० फीट रस्ता, दक्षिणेकडे: उर्वरित जमिन उत्तरेकडे: श्रीमंत सायबजा बिराजदार यांची मिळकत.				

ज्याअर्धी वरील नमूद कर्जदार/सह-कर्जदार/हमीदार/गहाणदारांनी धकीत रकमेची परतफेड करण्यास कसूर केली असल्याने वरील नमूद कर्जदारांना आणि जनेतेला याद्वारे सूचना देण्यात येते की, जना स्मॉल फायनान्स बँक लिमिटेड चे प्राधिकृत अधिकार्यांनी वरील नमूद दिनांकांरोजी सदर नियमांच्या नियम सहवाचता सदर अँवटच्या कलम १३(४) अन्वये त्यांना मिळालेल्या शक्तीचा वापर करून वरील नमूद मिळकत/तारण मतेचा कब्जा घेतला. वरील नमूद कर्जदार/सह-कर्जदार/हमीदार/गहाणदारांनी आणि सर्वसामान्य जनतेला याद्वारे इशारा देण्यात येते की, उपरोक्त मिळकत/तारण मते सह कोणताही व्यवहार करू नये आणि, सदर मिळकत/तारणमतेसह कोणताही व्यवहार केल्यास हा जना स्मॉल फायनान्स बँक लिमिटेड च्या अधीन राहिल.

सही/- प्राधिकृत अधिकारी
जना स्मॉल फायनान्स बँक लिमिटेड करिता

जना स्मॉल फायनान्स बँक (रोडब्लुड कमर्शियल बँक)
नोंदणीकृत कार्यालय : दि के अचे, तळ आणि पहिला मजला, सर्व्हे क्र. १०/१, ११/२ आणि १२/२बी, डोमपूर लगत, कोतामंगला इनर गिंड रोड, इन्जीनल बिझनेस पार्कच्या पुढे, चल्तापट्टा, बंगळूर-५६००११.
शाखा कार्यालय: कार्यालय क्र. ७०४/७०५, मोदी प्लाझा, सहस्रीनारायण चिप्टर समोर, मुकुंद नगर, सातारा रोड, पुणे-४११०३७.

