

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**

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

**CORPORATE OFFICE:** CFM ARC P Ltd 1<sup>st</sup> Floor, Wakefield House, Spratt Road, Ballard Estate, Mumbai-400038

**EMAIL:** [tejas.joshi@cfmarac.in](mailto:tejas.joshi@cfmarac.in), [sapna.desai@cfmarc.in](mailto:sapna.desai@cfmarc.in)

**CONTACT:** 022-40055282/8976862751/88978 90250



CIN - U67100GJ2015PTC083994

**APPENDIX- IV-A**

[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**E-auction** Sale Notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/(s) and Guarantor/(s) that the below described immovable property (Secured Asset) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a Trustee of CFMARC Trust - 4 IndusInd ("The secured Creditor")** on 24-08-2024 and will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on **12.01.2026** for recovery of **Rs.11,50,63,194.82/- (Rupees Eleven Crore Fifty Lakhs Sixty Three Thousand One Hundred Ninety Four and Paise Eighty Two only)** pending towards Loan Account No(s). **SQL00065N and SQL00085N**, by way of outstanding principal, arrears (including accrued late charges) and interest till **18.12.2025** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **19.12.2025** along with legal expenses and other charges due to the Secured Creditor from **M/s Vivaan Bhoomi Private Limited Through its Director Mr. Kishore B Choudhary, Mrs. Kamal Kesharam Choudhary, M/s Vivaan Corporation**

**The reserve price of the properties and the earnest money deposit are given below: -**

DESCRIPTION OF SECURED PROPERTY:	SL No	Description	Reserve Price	EMD	Date and Time of Inspection
	1	All that piece of the office premises No. 503 having area admeasuring approx.1051 Sq. ft. carpet on 5th Floor as per the approved plans in the proposed composite building known as "MANTHAN PLAZA" situated at plot of land bearing CTS No. 962 - D adm. 2753 Sq. mtrs or there about at village	₹.1,89,00,000/- (Rupees One Crore Eighty-Nine Lakhs Only)	₹. 18,90,000/- (Rupees Eighteen Lakhs Ninety Thousand Only)	30 <sup>th</sup> December, 2025 Between 4:00 pm to 5:00 pm

**Corporate Office:** 1st Floor, Wakefield House, Spratt Road, Ballard Estate, Mumbai - 400 038

**Registered Office:** Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051

[www.cfmarc.in](http://www.cfmarc.in) | [info@cfmarc.in](mailto:info@cfmarc.in) | +91- 22 49703233 | CIN: U67100GJ2015PTC083994

		Kole Kalyan Nehru Road,			
		Santacruz, East, Mumbai 400055, which is bounded as: North: - CTS Nos. 1008, 1007 & 1001 South: - 36.60 Mtrs wide D.P. Road East: - CTS Nos994, 998 & 974 West: - 18.30 Mtrs wide D.P. Road			
	2	All that piece of the office premises No. 507 having area admsg approx. 1174 Sq. ft. carpet on 5th Floor as per the approved plans in the proposed composite building known as “MANTHAN PLAZA” situated at plot of land bearing CTS No. 962 – D adm. 2753 Sq. mtrs or there about at village Kole Kalyan Nehru Road, Santacruz, East, Mumbai 400055, which is bounded as: North: - CTS Nos. 1008, 1007 & 1001 South: - 36.60 Mtrs wide D.P. Road East: - CTS Nos 994, 998 & 974 West: - 18.30 Mtrs wide D.P. Road	₹. 2,11,00,000/- (Rupees Two Crore Lakhs Only)	₹.21,10,000/- (Rupees Twenty-One Lakhs Ten Thousand Only)	30 <sup>th</sup> December 2025 Between 4:00 pm to 5:00 pm
	3	All that piece of the office premises No. 510 having area admeasuring approx. 990 s. ft. carpet on 5th Floor as per the approved plans in the proposed composite building known as “MANTHAN PLAZA” situated at plot of land bearing CTS No. 962 – D adm. 2753 Sq. mtrs or there about at village Kole Kalyan Nehru Road, Santacruz, East, Mumbai	₹. 1,78,00,000/- (Rupees One Crore Seventy-Eight Lakhs Only)	₹.17,80,000/- (Rupees Seventeen Lakhs Eighty Thousand Only)	30 <sup>th</sup> December 2025 Between 4:00 pm to 5:00 pm

	400055, which is bounded as: North: - CTS Nos. 1008, 1007 & 1001 South: - 36.60 Mtrs wide D.P. Road East: - CTS Nos 994, 998 & 974 West: - 18.30 Mtrs wide D.P. Road			
<b>SECURED DEBT:</b>	<b>Rs.11,50,63,194.82/-</b> (Rupees Eleven Crore Fifty Lakhs Sixty-Three Thousand One Hundred Ninety-Four and Paise Eighty-Two only) as on 18 <sup>th</sup> December,2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.			
<b>TIME, DATE &amp; PLACE: For E-AUCTION</b>	E-Auction/Bidding through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> ) Date: 12.01.2026 Time: 11.00 A.M. to 12.00 P.M			
<b>LAST DATE AND TIME FOR BID SUBMISSION :</b>	On or before 5:00 PM on <b>10.01.2026</b> .			
<b>CONTACT:</b>	Mr. Tejas Joshi ; Email – <a href="mailto:tejas.joshi@cfmarc.in">tejas.joshi@cfmarc.in</a> ; <a href="mailto:sapna.desai@cfmarc.in">sapna.desai@cfmarc.in</a> CONTACT: 022-40055280/ 89768 62751 88798 90250			

**Encumbrances if any: Not known to the secured creditor**

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

Kindly note that the redemption of debt notices u/s.13(8) of SARFAESI Act, 2002 has been issued on **02-12-2025**. This statutory notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules R/w Rule 9(1) of The Security Interest (Enforcement) Rules, 2002 R/w The SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned secured properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any, or all the secured properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of The Security Interest (Enforcement) Rule, 2002.

Sd/-

Authorized Officer

CFM Asset Reconstruction Pvt. Ltd.

Acting as trustee of CFMARC Trust -4 IndusInd Bank

Date: 23.12.2025

Place: MUMBAI.

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

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

The details regarding E Auction Provider are mentioned below:

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

- 5) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 6) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen working days from the date of e-auction. The offeror will not be entitled to claim any interest, if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Said Property(ies) shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- 9) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 10) The bid amount can be improved by **₹.100,000/- (Rupees One Lakh only)** per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.

- 11) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT) favouring CFM-ARC payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful on or before the **fifteenth day** of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of CFM-ARC. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 12) The offeror shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the offeror.
- 13) The stamp duty, registration charges, cess, sales tax, Goods and Services Tax ("GST") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 14) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 15) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 16) Presently there are no encumbrances known to CFM-ARC.
- 17) The Said Properties are offered for sale on **"AS IS WHERE IS AND AS IS WHAT IS BASIS", WHATEVER THERE IS AND "NO RECOURSE BASIS"**. Neither CFM-ARC nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 18) The offerors are advised in their own interest to verify the Said Properties as also the above and any other dues from the respective authorities to their satisfaction before submitting the offers.

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



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

<b>Account Holder</b>	CFMARC Trust -4 IndusInd Bank
<b>Account Number</b>	201003430867
<b>Bank</b>	IndusInd Bank
<b>Branch</b>	Opera House Branch
<b>IFSC</b>	INDB0000001

- 35) **Other terms and conditions pertaining to e-auction:**
- Auction/ bidding will be only online bidding through the portal provided by the service provider.
  - In case of sole bidder/offeror, the said property will be sold to the sole bidder/ offeror.
  - Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
  - No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.
  - Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
  - Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.

- g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.
- h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
- i) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC.
- j) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-  
Authorized Officer



## **ONLINE BID DOCUMENT**

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

In the matter of sale of secured immovable and movable property(ies) of from Vivaan Bhoomi Pvt. Ltd. (Borrower), M/s. Vivaan Corporation (Co-Borrower), Mr. Kishore Bhooraram Choudhary (Co-Borrower), Mrs. Kamla Kesharam Choudhary (Mortgagor and Guarantor),

### **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. \_\_\_\_\_

### **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 Vivaan Bhoomi Pvt. Ltd. (Borrower) M/s. Vivaan Corporation (Co-Borrower) Mr. Kishore Bhooraram Choudhary (Co-Borrower) Mrs. Kamla Kesharam Choudhary (Mortgagor and Guarantor), 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  
1<sup>st</sup> Floor, Wakefield House, Spratt 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 **Office premises No. 503 ,507 and 510 on 5th Floor as per the approved plans in the proposed composite building known as "MANTHAN PLAZA" situated at plot of land bearing CTS No. 962 – D adm. 2753 Sq. mtrs or there about at village Kole Kalyan Nehru Road, Santacruz, East, Mumbai 400 055** hereinafter referred as "the secured asset") by way of Public auction sale / Private treaty or by way of any other mode of sale as laid down under SARFAEI Act, 2002 read with the rules thereunder and or the modes of sale available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.

c. That neither the (I) Prospective Purchaser nor(ii) any person acting jointly or in concert with the Prospective purchaser not (iii) any person who is a connected person with the Borrower or Borrower company namely Vivaan Bhoomi Pvt. Ltd. (Borrower) M/s. Vivaan Corporation (Co-Borrower) Mr. Kishore Bhooraram Choudhary (Co-Borrower) Mrs. Kamla Kesharam Choudhary (Mortgagor and Guarantor),

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 indemnity and hold harmless the CFMARC and /or the Secured Creditor.

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

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

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

Place:

Deponent(s)





### NOTICE

#### AMBUJA CEMENTS LIMITED

**Registered Office:-** Adani Corporate House, Shantigram, Near Vaishnav Devi Circle, S. G. Highway, Khodiyar, Ahmedabad, Gujarat-382421,

NOTICE is hereby given that the certificate(s) for the undermentioned securities of the Company has / have been lost / Misplaced and the holder(s) of the said securities / applicant(s) has / have applied to the Company to issue duplicate certificate(s).

Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate(s) without further intimation.

Folio No.	Name(s) of holder(s) and Jt. holder(s), if any	No of Securities	Dist. No. Start to End	Certificate No.
A08972	Asha Arun Patankar and	1000	751506- 752505	827
A08972	Joint Late Arun Chintaman Patankar	500	901043076- 901043575	827

**Place: Mumbai**  
**Date: 22.12.2025**

**Name of Shareholders / Claimants**  
**Asha Arun Patankar**  
**Joint Late Arun Chintaman Patankar**

### Public Notice For E-Auction Cum Sale

Sale of Immovable property mortgaged to IFIL Home Finance Limited (IFIL HFL) Corporate Office at Plot No 98, Udyog Vihar, Phase-IV, Gurgaon-122015, (Haryana) and Branch Office at:- Office no. 107 and 108, A wing, 1st Floor, Pride silicon plaza, next to chaturshring temple, SB road, Pune 411016 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of IFIL-HFL had taken the possession of the following properties pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts/prospect nos. with a right to sell the same on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS AND WITHOUT RECOURSE BASIS" for realization of IFIL-HFL's dues. The Sale will be done by the undersigned through e-auction platform provided at the website- [www.ifilhome.com](http://www.ifilhome.com)

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property/ Secured Asset	Date of Physical Possession	Reserve Price
Miss. Vibhavani Ketan Koli, Mauli Gnuha Udayog Mr. Krishna Wamanrao Kadam Mrs. Sushma Kadam (Prospect No. IL10601585, IL10801398)	20/03/2025 Rs.3226814 (Rupees Thirty Two Lakh Twenty Six Thousand Eight Hundred and Fourteen Only)	All that part and parcel of the property bearing Flat no. 310, 3rd Floor, Samarth Srushni, Constructed on CTS No. 857, Situated at Village - Kanhe, Taluka - Maval, Dist. - Pune, Maharashtra, India, 412106 Property Type: Built_Up_Area, Carpet_Area Property Area: 430.00, 324.00	19/11/2025  <b>Total Outstanding As On Date 08/12/2025</b> <b>Rs. 3555889/-</b> (Rupees Thirty Five Lakh Fifty Five Thousand Eight Hundred and Eighty Five Only)	<b>Rs.1032000/-</b> (Rupees Ten Lakh Thirty Two Thousand Only)  <b>Earnest Money Deposit (EMD) Rs.103200/-</b> (Rupees One Lakh Three Thousand Two Hundred Only)
	<b>Bid Increase Amount Rs. 25,000/-</b> (Rupees Twenty Five Thousand Only)			

**Date of Inspection of property**  
16-Jan-2026 1100 hrs -1400 hrs.

**EMD Last Date**  
20-Jan-2026 till 5 pm.

**Date/ Time of E-Auction**  
22-Jan-2026 1100 hrs-1300 hrs.

EMD payments are to be made vide online mode only. To make payments you have to visit <https://www.ifilhome.com> and pay through link available for the property/ Secured Asset only. Note: Payment link for each property/ Secured Asset is different. Ensure you are using link of the property/ Secured Asset you intend to buy vide public auction.

For Balance Payment - Login <https://www.ifilhome.com> > My Bid > Pay Balance Amount.


**TERMS AND CONDITIONS:-**

- For participating in e-auction, intending bidders required to register their details with the Service Provider <https://www.ifilhome.com> well in advance and has to create the login account, login ID and password. Intending bidders have to submit / send their "Tender FORM" along with the payment details towards EMD, copy of the KYC and PAN card at the above mentioned Branch Office.
- The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount". In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will be automatically extended for 5 minutes.
- The successful bidder should deposit 25% of the bid amount (after adjusting EMD) within 24 hours of the acceptance of bid price by the AO and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
- The purchaser has to bear the cess, applicable stamp duty, fees, and any other statutory dues or other dues like municipal tax, electricity charges, land and all other incidental costs, charges including all taxes and rates outgoings relating to the property.
- The purchaser has to pay TDS application to the transaction/ payment of sale amount and submit the TDS certificate with IFIL HFL.
- Bidders are advised to go through the website <https://www.ifilhome.com> and <https://www.ifil.com/home-loans/properties-for-auction> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
- For details, help procedure and online training on e-auction prospective bidders may contact the service provider E mail ID:- [care@ifilhome.com](mailto:care@ifilhome.com), Support Helpline Numbers @1800 2672 499.
- For any query related to Property details, Inspection of Property and Online bid etc. call IFIL HFL toll free no. 1800 2672 499 from 09:30 hrs to 18:00 hrs between Monday to Friday or write to email:- [care@ifilhome.com](mailto:care@ifilhome.com)
- Notice is hereby given to above said borrowers to collect the household articles, which were lying in the secured asset at the time of taking physical possession within 7 days, otherwise IFIL-HFL shall not be responsible for any loss of property under the circumstances.
- Further the notice is hereby given to the Borrowers, that in case they fail to collect the above said articles same shall be sold in accordance with Law.
- In case of default in payment at any stage by the successful bidder / auction purchaser within the above stipulated time, the sale will be cancelled and the amount already paid will be forfeited (including EMD) and the property will be again put to sale.
- AO reserves the rights to postpone/cancel or vary the terms and condition of tender/auction without assigning any reason thereof. In case of any dispute in tender/auction, the decision of AO of IFIL-HFL will be final.

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002**

The Borrower are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of Tender/Auction, failing which the property will be auctioned/sold and balance dues if any will be recovered with interest and cost.

**Place:- Pune Date: 23-Dec-2025** **Sd/- Authorised Officer, IFIL Home Finance Limited**




### MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

#### E-Tender Notice No/43/2025

Sealed E-tenders are invited for the work from the registered contractors. E-tender will be available on ([www.mahatenders.gov.in](http://www.mahatenders.gov.in)) website.

Sr. No.	Name of work	Estimated cost in Rs.	Period for blank E-Tender available
			From To
<b>A</b>	<b>EE, MIDC, Civil Division, Pune</b>		
	M&R to WSS at Rawet Providing specified repairs and renovation of meter testing room at WTP Rawet by applying ACPRS-PLCR treatment.	35,84,320/-	24/12/2025 07/01/2026
<b>B</b>	<b>EE, MIDC, Baramati Division, Baramati</b>		
	1 Kurkumbh MIDC Industrial Area... Kurkumbh, Addl Kurkumbh, Indapur Industrial Area... M&R to roads... Removing encroachment in Kurkumbh, Addl Kurkumbh, Indapur Industrial Area (2nd Call)	5,23,570/-	24/12/2025 02/01/2026
	2 Indapur MIDC Industrial Area...Transporting diesel from petrol pump to Chandgaon Jackwell for one year.	3,29,400/-	07/01/2026
3	Indapur MIDC Indl. Area... M&R to WSS @ Baramati, Indapur & Kurkumbh Industrial Area ... AMC of various capacity DG sets & allied works.	12,91,841/-	24/12/2025 07/01/2026
4	Baramati MIDC Indl. Area...Barmati, Kurkumbh, Indapur, Phaltan & Lonand Indsutrial Area... Oil filtration of Transformers, Voltage stabilizers & allied work.	18,08,592/-	24/12/2025 07/01/2026
5	Baramati MIDC Indl. Area...M&R to WSS... Providing purging system at rising main to increase do by primary disinfection of raw water at Baramati WTP.	31,46,497/-	24/12/2025 07/01/2026
6	Baramati MIDC Industrial Area...M & R to NRB... Providing facility management services to guest house including cleaning services, kitchen services and reception management services at Guest house Baramati.	32,44,625/-	24/12/2025 07/01/2026
<b>C</b>	<b>DE, Ahilyanagar Sub Division Under EE, E&amp;M Division, Pune</b>		
1	Shrirampur (G.C.) MIDC Industrial Area...M&R to WSS for Shrirampur Industrial area... Retrofitting and Upgradation of Pump and Allied equipments for Shrirampur water supply scheme at Raw water and Pure water pumping station.	40,01,324/-	24/12/2025 07/01/2026
<b>D</b>	<b>EE, MIDC, Sangli Division, Sangli</b>		
1	VITA (KHANAPUR) (G.C) MIDC INDUSTRIAL AREA .. Vita Industrial Area... M & R to Roads... Providing 75 mm thick MPM (for pothole filling), 50 mm thick DBM & 25 mm thick BC for the service road in A block of Vita Industrial Area.	37,88,554/-	24/12/2025 07/01/2026
<b>E</b>	<b>EE, MIDC, Kolhapur Division, Kolhapur</b>		
1	M&R to water supply scheme @ Kagal-Hatkanangale, Gokul-Shirgaon, Shirol, Gadhinglaj, Ajara and Halkarni MIDC Indl. Area... Day to Day Maintenance of HT/LT electrical installations along with oil filtration of transformers & allied maintenance of Sub stations at various Raw/Pure water works & HRTS, Kagal for one year.	18,41,823/-	24/12/2025 07/01/2026
2	GOKUL-SHIRGAON. ...M&R to Roads in Gokul Shirgaon Industrial Area... Housekeeping of roads in Gokul Shirgaon Industrial Area including pre-monsoon works, cleaning of gutters, nallas, collection of garbage etc. for the year 2025-26.	31,59,222/-	24/12/2025 07/01/2026
3	KOLHAPUR (SHIROLI) INDUSTRIAL AREA... M&R to Roads in Shirol Industrial Area... Housekeeping of roads in Shirol Industrial Area including pre-monsoon works, cleaning of gutters, nallas etc. for the year 2025-26.	36,60,994/-	24/12/2025 07/01/2026
4	Gokul-Shirgaon Industrial Area... Providing, erecting & commissioning of CCTV surveillance system at main road, internal road & other locations in Industrial Area.	40,23,526/-	24/12/2025 07/01/2026
5	Kagal Hatkanangale (G.C.) & 5 star Industrial Area... M&R to street lights @ Kagal Hatkanangale Five Star Industrial Area... Replacement of old 70 watt HPSV fitting by 60W LED fittings for street lights @ approach road to Talandage village in Kagal Hatkanangale Industrial Area.	40,32,422/-	24/12/2025 07/01/2026
<b>F</b>	<b>DE, Satara Sub Dn. Under EE, Kolhapur Division, Kolhapur</b>		
1	SATARA MIDC INDUSTRIAL AREA... M&R to Satara Industrial Area... Providing Tree plantation at AM-20 Truck Terminus Plot on Behalf of DIC Satara. (2nd Call)	7,60,283/-	24/12/2025 02/01/2026



### NKSGB CO-OP. BANK LTD.

(MULTI STATE SCHEDULED BANK)

**Recovery Dept. :** Laxmi Sadan, 361, V. P. Road, Girgaum, Mumbai-400004  
**Tel. No. :** (022) 67545020/21/25/40/48/73/98; **Email id :** [recovery@nksgb-bank.com](mailto:recovery@nksgb-bank.com)

#### POSSESSION NOTICE [(RULE 8 (1))] [FOR IMMOVABLE PROPERTY]

WHEREAS,

The undersigned, being an Authorized Officer of NKSGB Co-op. Bank Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Act, 2002 (SARFAESI ACT, 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued **Demand Notice on 22/10/2024** to the following Borrower(s) & Mortgageor(s) calling upon them to pay the amount mentioned in the said notice within 60 days from the date of the receipt of the same. The Borrower(s) & Mortgageor(s) having failed to pay the amount mentioned against their respective names, this notice is hereby given to the Borrower(s) & Mortgageor(s) and Public-in-General that the undersigned has taken **SYMBOLIC POSSESSION** of the Asset described herein below **Schedule "A"**, in exercise of the powers conferred on him Under Section 13(4) of the said Act, read with Rule 8 of the said Rules on **17/12/2025** under Section 14 of the SARFAESI ACT, 2002.

The Borrower(s), Mortgageor(s) in particular and public-in-general is hereby cautioned not to deal with the below mentioned property and/any dealing with the said Asset, will be subject to the charge of the NKSGB Co-op. Bank Ltd. for the following amount and further interest and charges applicable thereon.

The borrower(s) & Mortgageor(s) attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured asset.

Name of the Borrower/Mortgagor/Guarantor	Total Amount Due
1. Mr. Shivnath Ramchandra Mishra (Borrower)	<b>Rs. 21,58,842.77</b> (Rupees Twenty One Lakhs Fifty Eight Thousand Eight Hundred Forty Two and Paise Seventy Seven Only) as on 30/11/2025 and further interest along with incidental expenses thereon.
2. Late Dr. Ramchandra Munneswar Mishra (Co-Borrower & Mortgageor)	
3. Ms. Reena Ramchandra Mishra (Co-Borrower)	
4. Mrs. Chandrawati Ramchandra Mishra (Co-Borrower)	


#### Schedule "A" : Description of the Immovable Property mortgaged

All that piece and parcel of Commercial Shop No.06, admeasuring 165.00 sq.ft.s carpet area (i.e.198.00 built up area) on the Ground floor, in the society known as 'MANGAL KUNJ CO-OPERATIVE HOUSING SOCIETY LTD', located at Plot No. 19, Suburban Scheme VI, Opp. Mc Donald's, Sahar Road, Andheri East, Mumbai-400053, constructed on the piece and parcel of land bearing C.T.S. No. 683, Plot 19 of Village Andheri, within the limit of Sub District of Mumbai City and within the limits of Mumbai Municipal Corporation, together with proportionate right in the land under the building and with right to use and avail common areas and facilities and with right of ways and easements and parking made available to the said premises alongwith share certificate and membership attached to the said premises, owned by Late Dr. Ramchandra M. Mishra. The above scheduled property is bounded by as follows :

EAST BY	WEST BY	NORTH BY	SOUTH BY
Under Construction Building	Sahar Road	Samadhan Apartment	Internal Road

**Sd/-**  
**AUTHORIZED OFFICER**  
**NKSGB Co-op. Bank Ltd.**  
**(Under the SARFAESI Act 2002)**

**Place : Mumbai**  
**Date : 23/12/2025**



### CFM ASSET RECONSTRUCTION PRIVATE LIMITED

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

**CORPORATE OFFICE:** 1st Floor, Wakefield House, Spurt Road, Ballard Estate, Mumbai-400038

**EMAIL:** [tejas.joshi@cfmrc.in](mailto:tejas.joshi@cfmrc.in), [info@cfmrc.in](mailto:info@cfmrc.in), **CONTACT:** 022-40055282/897682751

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

**NOTICE** is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable property (Secured Asset) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. (acting in its capacity as a Trustee of CFMARC Trust - 4 Insulind ("The secured Creditor") on 24-08-2024 and will be sold on "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis" on 12.01.2026 for recovery of **Rs.11,50,63,194.82/- (Rupees Eleven Crore Fifty Lakhs Sixty Three Thousand One Hundred Ninety Four and Paise Eighty Two Only)** pending towards Loan Account No(s). **MLQ00065N and MLQ00085N**, by way of outstanding principal, arrears (including accrued late charges) and interest till 18.12.2025 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. 18.12.2025 along with legal expenses and other charges due to the Secured Creditor from **M/s Vivvan Bhoomi Private Limited Through its Director Mr. Kishore B Choudhary, Mrs. Kamal Kesharam Choudhary, M/s Vivvan Corporation** The reserve price of the properties and the earnest money deposit are given below:-

SL No	Description	Reserve Price	EMD	Date and Time of Inspection
1.	All that piece of the office premises No. 503 having area admeasuring approx. 1051 Sq. ft. carpet on 5th Floor as per the approved plans in the proposed composite building known as "MANTHAN PLAZA" situated at plot of land bearing CTS No. 962 - D adm. 2753 Sq. mtrs or there about at village Kole Kalyan Nehru Road, Santacruz, East, Mumbai 400055, which is bounded as: North:- CTS Nos. 1008, 1007 & 1001 South:- 36.60 Mtrs wide D.P. Road East:- CTS Nos994, 998 & 974 West:- 18.30 Mtrs wide D.P. Road	<b>₹.1,89,00,000/-</b> (Rupees One Crore Eighty-Nine Lakhs Only)	<b>₹. 18,90,000/-</b> (Rupees Eighteen Lakhs Ninety Thousand Only)	30th December, 2025 Between 4:00 pm to 5:00 pm
2.	All that piece of the office premises No. 507 having area admsg approx. 1174 Sq. ft. carpet on 5th Floor as per the approved plans in the proposed composite building known as "MANTHAN PLAZA" situated at plot of land bearing CTS No. 962 - D adm. 2753 Sq. mtrs or there about at village Kole Kalyan Nehru Road, Santacruz, East, Mumbai 400055, which is bounded as: North:- CTS Nos. 1008, 1007 & 1001 South:- 36.60 Mtrs wide D.P. Road East:- CTS Nos 994, 998 & 974 West:- 18.30 Mtrs wide D.P. Road	<b>₹. 2,11,00,000/-</b> (Rupees Two Crore Lakhs Only)	<b>₹.21,10,000/-</b> (Rupees Twenty-One Lakhs Ten Thousand Only)	30th December 2025 Between 4:00 pm to 5:00 pm
3.	All that piece of the office premises No. 510 having area admeasuring approx. 990 s. ft. carpet on 5th Floor as per the approved plans in the proposed composite building known as "MANTHAN PLAZA" situated at plot of land bearing CTS No. 962 - D adm. 2753 Sq. mtrs or there about at village Kole Kalyan Nehru Road, Santacruz, East, Mumbai 400055, which is bounded as: North:- CTS Nos. 1008, 1007 & 1001 South:- 36.60 Mtrs wide D.P. Road East:- CTS Nos 994, 998 & 974 West:- 18.30 Mtrs wide D.P. Road	<b>₹. 1,78,00,000/-</b> (Rupees One Crore Seventy-Eight Lakhs Only)	<b>₹.17,80,000/-</b> (Rupees Seventeen Lakhs Eighty Thousand Only)	30th December 2025 Between 4:00 pm to 5:00 pm

**SECURED DEBT:** **Rs.11,50,63,194.82/-** (Rupees Eleven Crore Fifty Lakhs Sixty-Three Thousand One Hundred Ninety-Four and Paise Eighty-Two Only) as on 18th December, 2025 together with further interest, other costs, and expenses thereon due and payable till the final payment.

**TIME, DATE & PLACE: For E-Auction**  
**E-Auction/Bidding through website (<https://www.bankauctions.com>)**  
**Date: 12.01.2026 Time: 11:00 A.M. to 12:00 P.M**

**LAST DATE AND TIME FOR BID SUBMISSION:**  
On or before 5:00 PM on 10.01.2026.

**CONTACT:** Mr. Tejas Joshi ; Email – [tejas.joshi@cfmrc.in](mailto:tejas.joshi@cfmrc.in) ; [sapna.desai@cfmrc.in](mailto:sapna.desai@cfmrc.in)  
**CONTACT:** 022-40055280/ 89768 62751 87398 90250


**Encumbrances if any: Not known to the secured creditor**

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

Kindly note that the redemption of debt notices u/s 13(8) of SARFAESI Act, 2002 has been issued on 02-12-2025. This statutory notice is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules R/w Rule 9(1) of The Security Interest (Enforcement) Rules, 2002 R/w The SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned secured properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any or all the secured properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of The Security Interest (Enforcement) Rule, 2002.

**Sd/- Authorised Officer**  
**CFM Asset Reconstruction Pvt. Ltd.**  
**Acting as trustee of CFMARC Trust -4 Insulind Bank.**

**Date: 23/12/2025**  
**Place: MUMBAI**



### NASIK ZONAL OFFICE

Gruh Nirman Bhavan, Old Agra Road, Gadkari Chowk, Nashik-422002, Tel: 0253-2314942  
**Head Office: "Lokmangal", 1501, Shivajinagar, Pune 411005**

[See rule 8(1)]  
**POSSESSION NOTICE**  
**(For Immovable Property)**

Whereas,

The undersigned being the Authorized Officer of the Bank of Maharashtra, Nashik Zone under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(2) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued a demand notice on below mentioned date calling upon the following **BORROWER/S** to repay the aggregate amount mentioned below with interest thereon within 60 days from the date of receipt of the said notice.

The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under **sub section 4 of section 13 of the said Act with rule 8 of the Security Interest Enforcement Rules, 2002.**

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Bank of Maharashtra for an amount mentioned below and interest thereon.

The borrower's attention is invited to provisions of sub-section (8) of sectioned 13 of the Act, in respect of time available, to redeem the secured asset.

The details of the property/ies mortgaged to the Bank and taken Symbolic possession by the Bank are as follows:-

Sr. No	Name of the Borrower/s and Branch	Demand Notice Date	Outstanding dues as on notice of 13(2)	Description of immovable/ movable property/ies
1.	<b>1. Mr. Narendra Vitthal Deshmukh and 2. Mrs. Pratibha Narendra Deshmukh (Branch: Deolali Camp)</b>	<b>09/10/2025</b>  <b>Date and type of possession</b> <b>22/12/2025</b> <b>Symbolic Possession</b>	<b>Rs. 66,62,948.00</b> (In Rupees. Sixty Six Lakhs Sixty Two Thousand Nine Hundred Forty Eight Only) + Interest thereon	1.All the piece and parcel of the property Annapurna Bunglow, Pushkaraj Co Op Housing Society, Plot No 3, Survey No 508/9, Final Plot No 32,TPS 2,Bhabha Nagar, Kholghat Road, Mumbai Agra Maha Marg, Nashik 422011 <b>Owned by - 1. Mr. Narendra Vitthal Deshmukh</b> 2.Mrs. Pratibha Narendra Deshmukh Built up Area- 92.69 Sq Meter, Plot Area 291 Sq Meter <b>Bounded as follows-</b> <b>On Or Towards East:</b> Plot No 6, <b>On Or Towards West:</b> Road, <b>On Or Towards South:</b> Plot No 2, <b>On Or Towards North:</b> Plot No 4 All the said properties together with all the things appurtenant thereto and also all rights of access and easement, ways, path, light, air, liberty, privileges etc. thereto together with fittings , fixtures, common amenities alongwith separate light and water meter connection.
2.	<b>1. M/S New A S Chumbhale Dairy (Prop Mr. Vishal Ashok Chumbhale) , 2. Mrs. Nirmala Ashok Chumbhale (Guarantor) and 3. Mr. Arjun Keru Chumbhale (Guarantor) (Branch: Indiranaagar)</b>	<b>Demand Notice Date</b> <b>07/10/2025</b>  <b>Date and type of possession</b> <b>17/12/2025</b> <b>Symbolic Possession</b>	<b>Rs. 93,04,956.00</b> (In Rupees. Ninety Three Lakhs Four Thousand Nine Hundred Fifty Six Only) + Interest thereon	1.All the piece and parcel of the property bearing Gat No 42/1/1 out of N.A. adm. area 6790 sq mtrs situated at mauje Viholi,Tal and Dist Nashik <b>Bounded as follows-</b> <b>On Or Towards East:-</b> Gaulane Shiv Road, <b>On Or Towards West :-</b> Gat No 42/1(P), <b>On Or Towards South :-</b> Gat No 42/2, <b>On or Towards North -</b> Pathardi Shiv Road <b>Property Owner: 1.Mr Vishal Ashok Chumbhale</b> 2. Mrs Nirmala Ashok Chumbhale All the said properties together with all the things appurtenant thereto and also all rights of access and easement, ways, path, light, air, liberty, privileges etc. thereto together with fittings , fixtures, common amenities alongwith separate light and water meter connection 2. CC:Hypothecation of stock and other materials in which firm deals and all book debts/receivables, other current asset present and future, up to 90 days be taken

**AUTHORISED OFFICER**  
**BANK OF MAHARASHTRA, NASIK ZONE**

**Date: - 22/12/2025**  
**Place: - Nashik**

### कार्यालयक अभियंता का कार्यालय


### भवन निर्माण विभाग, भवन प्रमण्डल,

### जामताड़ा

### शुद्धि पत्र

एतद् द्वारा सूचित किया जाता है कि निविदा आमंत्रण सूचना पी0आर0 सं0- 368449 (Building)\*25-26D के द्वारा प्रकाशित अल्पकालीन टेन्डर रेफरेंस नं0- BCD/EE-Jamtara/49/Jamtara 2025-26 dt- 12-12-2025 में प्रकाशित अग्रघन की राशि- 7,02,500=00 के स्थान पर अग्रघन की राशि- 3,51,300=00 रु0 मात्र पढ़ा जाय। निविदा के अन्य नियम एवं शर्तें यथावत रहेगी।

कार्यालयक अभियंता  
**PR 369154 (Building)25-26\*D भवन प्रमण्डल, जामताड़ा**



### MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

#### Extension Notice

#### E Tender Notice No. 66/2025-2026 (Mumbai)

Vide above E Tender Notice, tender for following work were published in Daily Navakal, Mumbai, Daily Free Press Journal, Mumbai, Daily Vrittamanas, Mumbai on 01/01/2026.


Sr. No.	Name of Work	Estimated Cost
1.	TALOJA INDUSTRIAL AREA...M & R Taloja Water Supply Scheme.... Providing services for water meter reading manually in Taloja Indl. Area for period of 2 (Two) Year	₹ 5,27,472.00

Now the Extension Notice is hereby issued for extending the date of availability of E Tender on website of <https://mahatenders.gov.in> for the above works.

The blank tender forms for above works will be available upto 01/01/2026 on following website <https://mahatenders.gov.in>.

Please note that the bidders who have already submitted / uploaded their offer will again have to reload or resubmit their offer with or without change, such bidders shall also note that if offers is not reloaded or resubmitted, their bid will be out of completion for the this tender in particular.

Other contents of the tender notice remain unchanged.



### SMFG INDIA CREDIT COMPANY LIMITED

**Corporate Office:** 10th Floor, Office No. 101,102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.

#### DEMAND NOTICE

UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("the Act") AND THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("the Rules")

The undersigned being the authorized officer of SMFG INDIA CREDIT COMPANY LIMITED (SMFG India Credit) under the Act and in exercise of powers conferred under Section 13(12) of the Act read with the Rule 3, issued Demand Notice(s) under Section 13(2) of the Act, calling upon the following borrower(s) to repay the amount mentioned in the respective notice(s) within 60 days from the date of receipt of the said notice. The undersigned reasonably believes that borrower(s) is/are avoiding the service of the demand notice(s), therefore the service of notice is being effected by affixing and publication as per Rules. The contents of demand notice(s) are extracted herein below:-

Name of the Borrower(s)	Demand Notice Date and Amount
1. TRIMURTI ENTERPRISES 2. YASHWANT KACHARU SASAL 3. SUREKHA YASHWANT SASAL	16/12/ 2025  <b>Rs. 4986192/- (Rupees Forty Nine Lakhs Eighty Six Thousand One Hundred Ninety Two Only) as on 8/12/2025</b>

#### Description of Immovable Property Mortgaged

1. BASEMENT UNIT NO.4 IN THE BUILDING NO. 1 IN RAHUL NAGAR BUILDINGS-COMPLEX SITUATED ON THE LAND BEARING SURVEY NO. 6654 TO 6737 (PART) IN KOHOJ KHUNTAVLI, AMBERNATH WITHIN THE MUNICIPAL LIMITS OF THE AMBERNATH MUNICIPAL CORPORATION, AMBERNATH DIVISION, TALUKAAMBERNATH DIST. THANE ADMEASURING 300 SQ.FT. (CARPET AREA).

2. BASEMENT UNIT NO. 6 IN THE BUILDING NO. 1 IN RAHUL NAGAR BUILDINGS-COMPLEX SITUATED ON THE LAND BEARING SURVEY NO. 6654 TO 6737 (PART) IN KOHOJ KHUNTAVLI, AMBERNATH WITHIN THE MUNICIPAL LIMITS OF THE AMBERNATH MUNICIPAL CORPORATION, AMBERNATH DIVISION, TALUKAAMBERNATH DIST. THANE



बँक ऑफ महाराष्ट्र

Bank of Maharashtra

एक वाणिज्य एक बैंक

नाशिक अंशधारि कार्यालयः

गृहनिर्माण भवन, जुना आग्रा रोड,  
गडकी चौक, नाशिक-४२२००१, फोन: ०२५३ - २३४९४४२  
(मुख्य कार्यालयः) ५५०१, 'लोकमंगल', शिवाजीनगर, पुणे: ४११ ००८।

नियम ८(१) नुसार

ताबा सूचना

(अवल मालमचेसाठी)

ज्याअर्थी,

खालील सर्व करणार बँक ऑफ महाराष्ट्र, झोपल कार्यालय, नाशिकचे अधिकृत अधिकारी यांनी सिस्यूट्रायझेशन अँड रिस्कन्टक्शन ऑफ फायनान्सियल असुरेन्स अँड एकोसिमेट ऑफ सिस्यूट्री इन्टेरेस्ट अवंट २००२ च नियमविरुद्ध इन्टेरेस्ट (एकोसिमेट) रस्सू २००२ या कायद्याच्या स्लट ८ सह वाचल्या जाणाऱ्या कलमत १३(२) नुसार प्राप्त अपेक्षाकारत मागणी सूचना/नोटिस कर्जदार यांना खालील मुद्दे ताखेत पाठविली होती. सदर नोटिसप्रमाणे कर्जाची खाली नमुद थकीत रकम सदर मागणी सूचना प्राप्त झालेपासून ६० दिवसांचे आत परतेफळ करावी. अशी मागणी बँकेने कर्जदार/थकबाकीदार यांचेकडे या मागणी नोटीसीद्वारे केली होती.

खाली नमुद कर्जदार/थकबाकीदारी यांनी थकीत रकमेची व्याजासह परतेफळ केलेली नसल्याने, कर्जदार व तमाम जनतेला या नोटिसद्वारे सूचना देण्यात येते की, सिस्यूट्री इन्टेरेस्ट एकोसिमेट नियम, २००२ सतर कायद्याच्या नियम ८ सह वाचल्या जाणाऱ्या कलमत १३(१) नुसार खाली नदी करणार यांना प्राप्त झालेल्या अधिकात्मकपत्रा, प्राप्त अधिकाऱ्या वापर करून खालील परिशिष्टात वर्णन केलेल्या मिळकतीचा प्रतिकात्मक ताबा खाली दाखविलेल्या ताखेतला बँक ऑफ महाराष्ट्रचे अधिकृत अधिकारी यांना दिला आहे.

सदर नोटिसद्वारे विशेषतः कर्जदार तसेच तमाम जनतेला ताकीद देण्यात येते की, खालील परिशिष्टात वर्णन केलेल्या मिळकतीसंबंधी कोणीही कुलनाही व्यवहार कर नये व असा कोणताही व्यवहार केल्यास बँक ऑफ महाराष्ट्र च्या प्लूम कर संक्रम व त्यावरील व्याज इत्यादी रकमेच्या कर्जाबाबतास राहिल.

सुक्षेपोटी मालमनेवरील गहाण सोडविण्यासाठी सदर कायद्याच्या कलमत १३ पोर्टकलम ८ मध्ये नमुद केलेल्या मुदतीकडे आम्ही कर्जदारांचे लक्ष आमंत्रित केले आहे.

बँकेकडे गहाण ठेवलेल्या आणि बँकेने ताब्यात घेतलेल्या मालमनेचे तपशिल खालील प्रमाणे आहेत.

अ. क्र.	कर्जदाराचे नांव व शाखा	मागणी सूचना दिनांक	धक्कित रकम ₹१(१) नोटीस	स्थवार / जॉम मिळकतीचे वर्णन
१.	श्री. संतु विठ्ठल देशमुख व २. श्री. प्रतिभा संंद देशमुख (शाखा: देवळाली कैय)	०९/१०/२०२५  ताबा तिथिक व ताख्या प्रकार  २२/१२/२०२५ प्रतिकात्मक ताबा	रु.६६,६२,९४८/- (अक्षरी रूपेचें स्वार्णव लख लाख बासठ हजार नऊशे अठरावाडीस फक्त) + त्यावरील व्याज	१. सर्व वस्तू व पार्सल प्राप्तिचे अग्रहणी बांतले, पुकरात कर-ऑफ. हौसिंग सोसायटी, प्लांट नं.३, सर्व नं. ५०७/१९, फायनल प्लांट नं.३२, टिगीस २, भामानगर, चीट घाट रोड, मुंबई आया महामार्ग, नाशिक-४२२०११.  मालक: १. श्री. संतु विठ्ठल देशमुख, २. श्री. प्रतिभा संंद देशमुख बिल्डअप क्षेत्र: ९२.६९ चौ.मी., प्लांट क्षेत्र ९१ चौ.मी.  चतुःभुजा घातमार्गे: पुर्वेला: प्लांट नं.६, पश्चिमेला: रस्ता, दक्षिणेला: प्लांट नं.२, उत्तरेला: प्लांट नं.४ नमुद प्राप्ती त्यांस संलग्न असलेल्या सर्व गोष्टींसह आणि त्यासोबतच प्रवेशाचे व उपमार्गाचे सर्व हक्क, मार्ग, रस्ते, प्रकाश, हात, स्वातंत्र्य, विशेषधिकार इत्यादी, विशेष फिटिङ, फिक्सर्स, सामान्य सुविधा आणि स्वतंत्र बीज व पाणी मॉटर कंडासनसह.
२.	श्री. मे. न्यू ए एस चुंघळे डेउसी (प्रोग्रा श्री. विशाल अशोक चुंघळे), श्री. निर्मला अशोक चुंघळे (जामिनदार) आणि (जामिनदार) श्री. अर्जुन केरु चुंघळे (जामिनदार) (शाखा: इंद्रितामगर)	मागणी सूचना दिनांक  ०९/१०/२०२५  ताबा तिथिक व ताख्या प्रकार १९/१२/२०२५ प्रतिकात्मक ताबा	रु.९३,०४,९५६/- (अक्षरी रूपेचें स्वार्णव लख लाक हजार नऊशे छपफ फक्त) + त्यावरील व्याज	१. सर्व वस्तू व पार्सल प्राप्तिचे गत नं.४२९/१ पैकी बिरोतोती क्षेत्र ६५० चौ.मी. मोजे, बिरोतोती, ला. व जि. नाशिक चतुःभुजा घातमार्गे: पुर्वेला: गोळाणे शिव रोड, पश्चिमेला: गत नं. ४२९/१, दक्षिणेला: गत नं.४२९/२, उत्तरेला: पाथडी शिव रोड मालक: १. श्री. विशाल अशोक चुंघळे, २. श्री. निर्मला अशोक चुंघळे नमुद प्राप्ती त्यांस संलग्न असलेल्या सर्व गोष्टींसह आणि त्यासोबतच प्रवेशाचे व उपमार्गाचे सर्व हक्क, मार्ग, रस्ते, प्रकाश, हात, स्वातंत्र्य, विशेषधिकार इत्यादी, विशेष फिटिङ, फिक्सर्स, सामान्य सुविधा आणि स्वतंत्र बीज व पाणी मॉटर कंडासनसह.  २. सीरी: स्टॅक आणि इन्व्हेंटरी न्यामयेची मूल व्यवहार कडे बुक डेव्हिएट/वेणी, चातू वर्तमान आणि भविष्यातील मामलता, ९० दिवसांपर्यंतचे हायोपॉथिकेजन

दिनांक: १२/१२/२०२५  
टिकाण: नाशिक

(सदर नोटिस हो मूद वेळी नोटीसीचे भाषांतर असत.)  
अधिकाऱ्या लोककिता डावी भाषांतरित नोटीस दाखल करत जाईल)

अधिकृत अधिकारी  
बँक ऑफ महाराष्ट्र, नाशिक झोप

**✓ YES BANK** **येस बँक लिमिटेड**  
 नोंदणीकृत कार्यालय: येस बँक हाऊस, वेस्टर्न एक्सप्रेस हायवे, सांताक्रुझ (पू), मुंबई, ४०० ०५५  
 शाखा: ११५ मजला, सी विंग, एम्पायर टॉवर, रिलायबल टेक पार्क, बलाउड सिटी कॅम्पस, प्लॉट क्र. ३१, ठाणे-बेलापूर रोड, ऐरोली, नवी मुंबई-४००७०८.

# स्थावर मिळकत करिता कब्जा सूचना

ज्याअर्थी, निम्नस्थावरीकरांनी येस बँक लिमिटेड (बँक) चे प्राधिकृत अधिकारी वित्तीय मालमतेचे सिक्युरिटायझेशन आणि रिकन्स्ट्रक्शन ऑफ फायनान्सिअल असेट अँड एन्वोर्समेंट ऑफ फिक्स्चरिटी इंटरस्ट अँड, २००२ (अँड) अमलबजावणी अंतर्गत आणि सिक्युरिटी इंटरस्ट (एन्वोर्समेंट) रूल्स, २००२ च्या नियम १ सह वाचलेल्या कायद्याच्या कलम १३(१२) अंतर्गत प्रदान केलेल्या अधिकारांना वापर करून, येस बँक लिमिटेडचे अधिकृत अधिकारी म्हणून अधोव्यावस्थीकृत यांनी संबंधित कर्जदारांना खाली नमूद केलेल्या मागणी सूचना जारी केली आहे संबंधित सूचनेने नमूद केलेली खाली नमूद केलेली रकम सदर सूचना मिळवण्यापासून ६० दिवसांच्या आत परत करण्याचे आवाहन केले आहे.

कर्जदार/ताण पुरविणारे यांनी सदरहू रक्कम चुकती करण्यामध्ये कसूर केलेली आहे म्हणून कर्जदार/ताण पुरविणारे आणि सर्वसाधारण जनतेस याद्वारे सूचना देण्या येते की, निम्नस्थावरीकरांनी त्यांना प्रदान केलेल्या अधिकारांचा वापर करून सदर अंर्बद्धच्या कलम १३(४) च्या नियम ८ च्या रूढत अन्वयेत यात याखाली वर्णन केलेल्या मिळकतीच्या प्रात्यक्ष कब्जा घेतलेले आहे.

विशेषतः कर्जदार/ताण पुरविणारे आणि सर्वसाधारण जनता यांना याद्वारे सावधान करण्यात येते की, त्यांनी सदरहू मिळकतीच्या देवघेवीचा व्यवहार करू नये आणि सदरहू मिळकतीवरील कोणताही देवघेवीचा व्यवहार हा येस बँक लिमिटेडच्या खाली नमूद रकम त्यासह त्यासंबंधित खर्च, प्रभार, परिव्यय आणि व्याज समाविष्टित सर्व इतर थकीत रकमेच्या अधीन राहील.

कृपया नोंद घ्यावी की, उपरोक्त अधिनियमाच्या कलम १३(८) अंतर्गत विक्री किंवा हस्तांतर करिता जाहीर पिलव/निविदा द्वारे/खाजगी कारामार्फत सूचनेच्या प्रसिध्दीच्या तारखेपूर्वी कोणत्याही वेळी आमच्या द्वारे झालेले सर्व खर्च, प्रभार आणि परिव्यय प्रदान केलेल्या सह आमचे थकीत प्रदान केलेल्या तरात मत्ता आमच्या द्वारे विक्री किंवा हस्तांतर केले जाणार नाही आणि ताण मतेच्या हस्तांतर किंवा विक्री करिता आमच्या द्वारे पुढील पावले उचलणार नाही.

## प्रात्यक्ष कब्जा सूचना/कर्जदार/गहाण ठेवलेल्या मिळकतीच्या तपशील


अ. क्र.	कर्ज खाते क्र.	कर्जदार, सह-कर्जदार आणि हमीदार/ताण पुरविणाऱ्यांचे नाव	गहाण थकीतकर्तेचे वर्णन (१३(१) सुचनेनुसार संपूर्ण पत्ता)	१३(१) कलम सुचनेनुसार एकूण द्यावा केलेली रकम	कलम १३(२) सुचनेची तारीख	प्रात्यक्ष ताब्यात पोषण्याची तारीख	अतिरिक्त जिल्हा दंडाधिकारी पालतूर/ठाणे/ सीजेपम न्यायालय कलम-१४
१	ग्राहक आयडी- १९३८२ १९२	रॉबल वन (कर्जदार) दिकप संतु ऑक्रेल (रॉबल वनचे मालक) मुमम डी. ऑक्रेल (सह-कर्जदार १) दिकप संतु ऑक्रेल (गणपतदार)	स्फॅट क्र. १०, (आपार्टमेंट) व्हीएस-३/३९/१० (जेपन- ३/३९/१०), मोरापसिग ६३.४०८ चौ. मी. क्षेत्र, रास मडला, प्राचव सीएणएसएल, इमारत क्र. व्हीएस-३, (जेपन- ३/३९), प्लॉट क्र. १५ वर बांधकामित, सेक्टर १, नोड वामी, नवी मुंबई -४०००३६ मालकी द्वारे दीपक संतु ऑक्रेल	रु. १,०५,११,१०९.२८	०५-०८-२०२४	२२-१२-२०२५	मुख्य न्यायदंडाधिकारी ठाणे, आदोल दिकप-१०-ऑक्टो-२०२५, खटला क्र- १५०६/२०२५
२	एचएणएस००३ ४०७७०	श्री. नंदि प्रताप छत्राजी सिंग (कर्जदार आणि मागणारा) श्री. पंकज नंदि प्रताप सिंग (सह-कर्जदार आणि मागणारा) श्री. आनंद कुमार नंदि प्रताप सिंग (सह-कर्जदार)	स्फॅट क्र. ६०५, क्षेत्र मोरापसिग ५८.०५ चौ. मी. (रास मडल क्षेत्र), ६वा मडला, श्री सिंग, व्हर्नरटॉल व्हीटी विलिंग्ज, निलते ग्रामपंचायत कार्यालयअवळ, गाव निवजे, रा. कल्याण, ठाणे ४२२ २०४, रास मडला छत्राजी सिंग आणि पंकज नंदि प्रताप सिंग बांधकामद्वारे मालकी.	रु. ६१,८८,६३२.१५	२९-०६-२०२४	१९-१२-२०२५	मुख्य न्यायदंडाधिकारी ठाणे, आदोल दिकप-२९-ऑक्टो-२०२५, खटला क्र- १६०३/२०२५

टिकान: मुंबई  
दिनांक: २३-१२-२०२५

सही / - (प्राधिकृत अधिकारी)  
येस बँक लिमिटेड

[illegible]

<div>  <b>kotak®</b> </div> <div> <b>कोटक महिंद्रा बैंक लिमिटेड</b>  <b>कांपोर ऑलख क्र. एएफ६११०एमएच११५सीएलसी०३८१३७</b>  <b>नंदा, कांपोर</b> : २७ बीकेसी, सी २७, जी ब्लॉक, वांटे-कुंती कोमलमय, वांटे (१), मुंबई-४०००१९, महाराष्ट्र.  <b>कांपोर कार्यालय</b> : अरुणमा प्लाजा, २११ भवन, १६६/१६, सोपरी रोड, कोल्हापुर हिल्स, कुंती कुंवे नगर, हॉटेल हर कृपाया जवळ, सांतक्रुझ (१), मुंबई - ४०० ०१८, महाराष्ट्र. </div>			
<div> <b>मागणी सूचना</b> </div>			
<p>सिन्धुविद्युतप्रवेशन अँड रिकन्स्ट्रक्शन ऑफ फावनागिअल अँसेट अँड एफोर्मॅन्स ऑफ सिन्धुवीटी इंडोरेस्ट अँड, २००२ चे अनुच्छेद १३ (२) सहायन सिन्धुवीटी इंडोरेस्ट (एफोर्मॅन्स) रल्ल, २००२ चे नियम ३ अंतर्गतस्थापित केलेले सिन्धुविद्युतप्रवेशन अँड रिकन्स्ट्रक्शन ऑफ फावनागिअल अँड अँसेट अँड एफोर्मॅन्स ऑफ सिन्धुवीटी इंडोरेस्ट अँड, २००२ (सदर कायदा) कोमलमय <b>कॉर्पोरेशन बँक लिमिटेड (एएमबीबीए) चे प्राधिकृत अधिकारी</b> आहेत. सदर कायदाचे अनुच्छेद १३(२) सहायन सिन्धुवीटी इंडोरेस्ट (एफोर्मॅन्स) रल्ल, २००२ चे नियम ३ अंतर्गत प्राप्त अधिकारांचा वारा करून प्राधिकृत अधिकारिणी खालील निर्देशित कर्जदाराना <b>केएमबीबीए</b> त्यांनाही याच संबंधित माणी सूचेनत निर्देशित रकमेस सदर कर्जदाराने केलेला कार सहायनन अन्य दस्तावेज/लिखित बाबी याकरून <b>केएमबीबीए</b> सदर माणी सूचेनमये विचारणीत पश्किलानुसार खालील निर्देशित तासामुळे प्रदानाच्चा व/वा वसुल्तया तारपेयवत व्याज कोमलमय <b>६० दिवसास</b> पुनःप्रदान करुनये निर्देश देणारी माणी सूचना सदर कायदाचे अनुच्छेद १३ (२) अंतर्गत जारी केली आहे. कर्जाच्या धर्कित पुनःप्रदानासाठी प्रतिवर्ती म्हणून सदर कर्जदाराने <b>केएमबीबीए</b>कडे खालीलप्रमाणे येथील गणण ठेवण्यात आली आहे.</p>			
अ. क्र.	कर्जदार/सह-कर्जदार आणि हमीदार यांचे नाव सह कर्ज खाते क्रमांक	मागणी सूचना तारीख आणि रकम	गहाण भिलकतीचे वर्णन
१.	कर्ज खाते क्र. आयएलएसी३०४४ १. श्री. मंगेण मधुसुदन काले (गणण/गहाणदार) २. श्री. प्रणिभा मोंशी काले (सह-कर्जदार)	मागणी सूचना तारीख १२ डिसेंबर, २०२५ १५ डिसेंबर, २०२५ रु. १५,४१,०००.७१/- (सहाय पाच लाख पचसत्त हजार सातशे वसठ आणि बहातर येथे मना)	पुढील भिलकतीतली गहाण: रामबाडी, मानपाडा रोड, डॉमिवली (पूर्व), मुल्तका कायद्या, जि. ठाणे येथे स्थित वया को-अपरेटिव्ह हाऊसिंग सोसायटी (अ) असा ज्ञात भारतीयनीतिती हाऊसिंग मजदुरावरील निवासी तारीख जी. बी.-४०२ रमाल भिलकतीचे चे सर्व भाग आणि विभाण, सल्ले मोजपायल ५२० चौ. फू. बिल्ट-अप क्षेत्र (४८.२२ चौ. मी. बिल्ट अप)
२.	येथे पात असलेले: अनु. क्र. १ आणि २ कतिता : बी.-४०२, विपा सोसायटी, राम बाडी, एप सी रोड, डॉमिवली पूर्व, अगवाळ मालंच्या जवळ, ठाणे, महाराष्ट्र - ४२१२०१.	एएमबी तारीख : ०६ नोव्हेंबर, २०२५	
<p>सदर कर्जदाराने वगळीतपणाने <b>केएमबीबीए</b> यांना दत्तक करणारे <b>केएमबीबीए</b> कडून प्राप्त करणारे <b>केएमबीबीए</b> कडून येथे अनुच्छेद १३(४) व असा निमागणवत ताही निर्देशित प्रभुत्व प्राप्तकीविषयात कायद्या सुरू केलेली व्याजा खर्च व जबाबदारी तारीख सदर कर्जदारांनी केले. सदर कायदाधारावरील सदर कर्जदारांना <b>केएमबीबीए</b> यांच्या लिखित पुसंतीनासोबत विलगीत संपत्तीची विक्री, भाडोकरा वा अन्य क्लेयसात हस्तगत करण्य मर्याद आहेत.</p> <p>सदर कायदा या त्यावर्गीत स्थापित निमाग्या कोणीही व्यक्तीने नये क्लेयसा वा भांग करण्यस प्रोत्साहन दिव्यस कायदावर्तीत त्यांना केत व/वा दंड होऊ शकती.</p>			
<b>विकाय : मुंबई, महाराष्ट्र</b> <b>दिनांक : २३.१२.२०२५</b>		<b>कोटक महिंद्रा बँक लिमिटेड</b> <b>प्राधिकृत अधिकारी, (सी. श्रेया कायथ - असॉसिएट उपाध्यक्ष - लीगल)</b> <b>सही/-</b>	



# एनकेजीएसबी को ऑप. बँक लि.

वसुली विभाग : तृतीय सदन, ३६१, व्ही. पी. रोड, गिरगाव, मुंबई-४०००४४.

दू. : (०२२) ६७५४५०२०/२१/२५/४०/४८/७३/८६, ईमेल : [recovery@nkgssb-bank.com](mailto:recovery@nkgssb-bank.com).

## कळजा सूचना (नियम ८(१)) (स्थायर मिळकतीसाठी)

ज्याअर्थी,

निम्नस्वाक्षरीकारांनी एनकेजीएसबी को-ऑप. बँक लि. चे प्राधिकृत अधिकारी म्हणून दि. सित्कवृटायाइशेन अँड रिस्कन्ट्रक्शन ऑफ फायनान्सियल अँड अँड एफोर्समेंट ऑफ सित्कवृटाई इंडस्ट्री (एफोर्समेंट) अँड, २००२ (सर्फेसी) अन्यत्वे आणि सित्कवृटाई इंडस्ट्री (एफोर्समेंट) अँड, २००२ चा नियम ३ सहवाचता कलम १३(१२) अन्यत्वे प्रदान केलेल्या अधिकाराचा वापर करून सदरहू सूचना प्राप्त झाल्याच्या ताखेपुसामु ६० दिवसात सूचनेमध्ये नमूद केलेली रक्कम चुकती करण्यासाठी खालील कर्जदारांना बोलावण्यावरील २२/१०/२०२४ रोजी मागणी सूचना निगमित केलेली आहे. सदरहू कर्जदारांनी सदरहू रक्कम चुकती करण्यामध्ये कसूर केलेली आहे म्हणून कर्जदार आणि सर्वसाधारण जनतेस यादारे सूचना देण्यात येते की, निम्नस्वाक्षरीकर्त्यांनी सर्फेसी अँड, २००२ च्या कलम १४ अंतर्गत सदरहू अधिनियमाचे कलम ३१(३) सहवाचता सरू कलसच्या नियम ८ अन्यत्वे त्यांना प्रदान केलेल्या अधिकाराचा वापर करून नवे घेतलेली परिशिष्ट “ए” मध्ये वर्णन केलेल्या मतेचा सांकेतिक कळजा हा १७/१२/२०२५ रोजीस घेतलेला आहे.

विशेषण: कर्जदार, गहाणवटदराचे आणि सर्वसामान्य जनात यादारे सावधान करण्यत येते की, त्यांनी खालील नमूद मिळकतीसह दयेवेची व्यावहार करू नये आणि सदरहू मतेवरील कोणताही दयेवारी व्यावहार हा एनकेजीएसबी को-ऑप. बँक लि. च्या खालील रक्कम आणि खालील नवेवत आणि अनुपरीक्ष प्रमाणाच्या अधीन राहिली.

कर्जदार आणि गहाणवटदराचे लक्ष तारण मता विमोचनासाठी उपलब्ध वेळेच्या संदर्भात अधिनियमाच्या कलम १३ च्या पोट-कलम (८) च्या तालुदीकडे वेधण्यत येत आहे.

कर्जदार/सह-कर्जदार/गहाणवटदरा/हमीदार यांची नावे	एकूण रक्कम देय
१. श्री. शिवनाथ रामचंद्र मिश्रा (कर्जदार)	रु. २१,५८,८४२.७७ (रुपये सत्तर लाख अठ्ठावत हजार आठशे बेचाळीस आणि सत्त्याहतर पैसे मात्र)
२. मयत. दई. रामचंद्र मुनेश्वर मिश्रा (सह-कर्जदार आणि गहाणवटदार)	३०/११/२०२५ रोजीस आणि खालील पुढील नवेवत सह अनुषंगिक खर्च
३. कु. रितो रामचंद्र मिश्रा (सह-कर्जदार)	
४. श्रीम. चंद्रावती रामचंद्र मिश्रा (सह-कर्जदार)	


## परिशिष्ट “ए” (स्थायर गहाण मिळकत)

वाणिज्यिक दुकान क्र. ०६, तळ मजल्यावर मोजमापित १६५.०० चौ. फू. चटई (म्हणजेच १९८.०० बिल्ट अफ क्षेत्र), “मंगल कुंज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.”, चटई क्र. १९, उपनगर योजना VI, मॅक डोनाल्डच्या समोर, सहार रोड, अंधेरी पूर्व, मुंबई-४०० ००३, गाव अंधेरीस पाली.टी.एस. क्र. ६८३ धारक जमिनीच्या भाग आणि विभागांवर बांधकामित, मुंबई शहराच्या उज जिन्हाच्या हद्दीत मुंबई महानगरपालिकाच्या हद्दीत, त्यासह इमारती खालील जमिनीमधील प्राणशरीर हक्क आणि सदर परिसरामध्ये उपनग्न सामाईक क्षेत्र आणि सुविधांचा वापर आणि घेण्यासाठी हक्क सह मागणां हक्क आणि सुविधांप्रकार सह सदर परिसराशी जोडलेले शेोर प्रमाणपत्र आणि सभासदत्व, मयत दई. रामचंद्र एस. मिश्रा यांच्या मालकीचे. वरील परिशिष्टीत मिळकत पुढीलप्रमाणे सीमावध:

पूर्व द्वारे	पश्चिम द्वारे	उत्तर द्वारे	दक्षिण द्वारे
बांधकामाधीन इमारत	सहार रोड	समाधान अपार्टमेंट	अंतर्गत रस्ता

टिकाण : मुंबई  
दिनांक : २३/१२/२०२५  
टिप: स्वैर भाषांतर, तफावत आढळल्यास मूळ इंग्रजी मजकूर ग्राह्य धरण्यात येईल.

सहा/ /  
प्राधिकृत अधिकारी  
एनकेजीएसबी को – ऑफ. बँक लि.



**LIC MUTUAL FUND**

**LIC Mutual Fund Asset Management Limited**  
(Investment Managers to LIC Mutual Fund)  
CIN No: U67190MH1994PLC077858

Registered Office: Industrial Assurance Bldg, 4th Floor, Opp. Churchgate Station, Mumbai – 400 020  
Tel.No.022-66016000 Toll Free No. 1800 258 5678 Fax No.022-66016191  
Email: service\_licmf@kfinetech.com • Website: www.licmf.com

**NOTICE NO. 58 OF 2025-2026**

**DECLARATION OF INCOME DISTRIBUTION CUM CAPITAL WITHDRAWAL (IDCW) UNDER LIC MF AGGRESSIVE HYBRID FUND**

NOTICE is hereby given that LIC Mutual Fund Trustee Private Limited, the Trustee to LIC Mutual Fund, has approved the declaration of distribution under IDCW Option of the following Scheme: -

Name of the Scheme/Plan	Face Value (₹ per unit)	IDCW Rate (₹ per unit)*	Record Date**	NAV as on 19 <sup>th</sup> December 2025 (₹ per unit)
LIC MF Aggressive Hybrid Fund – Regular Plan-IDCW Option	10	0.12	26 <sup>th</sup> December 2025	16.0306

\* The payout shall be reduced by the amount of applicable statutory levy.

\*\*Or the immediate next Business Day if that day is not a Business Day.

Pursuant to payment of IDCW, the NAV of the IDCW Option of the aforesaid Scheme would fall to the extent of payout and statutory levy, if any.

The above IDCW is subject to the availability of distributable surplus and may be lower to the extent of distributable surplus available on the Record Date.

In case the distributable surplus is less than the quantum of IDCW on the record date, the entire available distributable surplus in the Scheme / plan will be declared as IDCW.

IDCW will be paid to those Unitholders / Beneficial Owners whose names appear in the Register of Unit holders maintained by the Mutual Fund / statement of beneficial ownership maintained by the Depositories, as applicable, under the IDCW Option of the aforesaid Scheme / plan as on the record date.


In view of individual nature of tax consequences, each investor is advised to consult his / her own professional financial / tax advisor.

Date : 22<sup>nd</sup> December 2025  
Place: Mumbai

**For LIC MUTUAL FUND ASSET MANAGEMENT LIMITED**  
Sd/-  
**Authorized Signatory**

**As part of Go-Green initiative, investors are encouraged to register/update their email ID and Mobile Number with us to support paper-less communication.**

**Mutual Fund investments are subject to market risks, read all scheme related documents carefully.**

 <b>अक्सिस फायनान्स लिमिटेड</b> (सीआयएस: युए५१२१एमएच३९५५पीएसी१२१७६५) अक्सिस हाऊस, सी-२, बांड्रीव इस्टर्नल सेंटर, पांढुरा बुक मार्ग, वरली, मुंबई - ४०००२५ सदस्य क्र.: एएफएन/सीओ/२०२५-२६/विभाग/नॉम्बर/४६० दिनांक: १८ नोव्हेंबर, २०२५ स्वीड पोस्ट / रिजल्ट ई.पी./इंग्लिश टोन बाधा येऊ न देता	
प्रति,	
<p>१. रचना सतिश मोरे पत्त: क्र. ४०४, बी विंग, अमित आकेड, हॅटपाडा, बदलापुर, हेट्पाडा, बदलापुर, डाणे, महाराष्ट्र ४२१५०३ ईमेल आयडी: 04122001@gmail.com दूरध्वनी क्र.: ९८४२९११९</p>	<p>२. अर्वच सतिश मोरे पत्त: क्र. ४०४, बी विंग, अमित आकेड, हॅटपाडा, बदलापुर, हेट्पाडा, बदलापुर, डाणे, महाराष्ट्र ४२१५०३ ईमेल आयडी: 04122001@gmail.com दूरध्वनी क्र.: ९३७०९८०३१</p>
<p><b>महोदय/महोदया,</b></p> <p><b>निष्ठा: सिस्कुअरिटाइझेशन अँड रिस्कन्ट्रोल ऑफ फायनान्सियल असैट्स अँड एफोर्समेंट ऑफ सिस्कुअरिटी इंटरसेक्टर, २००२ (काळातून काढण्यात आलेल्या दस्तऐवजी) च्या कलम १३(२) व त्या अंतर्गत बनविण्यात आलेल्या नियमानुसार कलम १३(२) अंतर्गत सूचना मी, निम्मासाक्षरीकार, अक्सिस फायनान्स लिमिटेड (यानंतर "एएफएन/तारण धनको") असा उद्देशू), ही कंपनी अधिनियम, १९५६ अंतर्गत स्थापित कंपनी आणि रिझर्व बँक ऑफ इंडिया अँड, १९३४ अंतर्गत नोंदीकृत एक विभक्त-बँकीक फायनान्सियल कंपनी, जिचे नोंदीकृत कार्यालय आहे अक्सिस हाऊस, अक्सिस फायनान्स लिमिटेड, तळ मजला, सी-२, बांड्रीव इस्टर्नल सेंटर, पांढुरा बुक मार्ग, वरली, मुंबई - ४०००२५ येथे चा प्राधिकृत अधिकारी म्हणून, खालीलप्रमाणे सिस्कुअरिटाइझेशन अँड रिस्कन्ट्रोल ऑफ फायनान्सियल असैट्स अँड एफोर्समेंट ऑफ सिस्कुअरिटी इंटरसेक्टर अँड, २००२ (यानंतर "सरफेसी अँड" असा उद्देशू) च्या कलम १३(२) अंतर्गत याद्वारे सूचना देत आहे:</b></p> <p>एफएनने तिच्या सर्वसाधारण कामकाजाच्या ओघात, कर्जदारांच्या विनितीवरून, कर्जदाराने अन्य कोणत्याही धनकोकडून घेतलेले कर्ज फेडण्यासाठी मालमतेवर कर्ज मंजूर केले. सदर कर्जसुविधा सुविधात्मक कर्णासाठी एफएन/तारण पुर्वदावहार यांनी त्यातील मूल अटी आणि शर्तीवर रु. २५,३०,००० (<b>रुपये पंचवीस लाख लक्षा सत्र हजार मानू</b>) च्या रकमेकरिता ("पुत सुविधा") परिशिष्ट ए मध्ये अधिक विशिष्ट: वर्गीकृती एफएनच्या यांना स्वाभाव मासव्यात गहाण ठेवली आहे.</p> <p>१. त्यानुसार, तुम्ही प्रेषिती यांनी कर्जदार, सह-कर्जदार व गहाणदार म्हणून तुमच्या क्षमतेत गहाण करू करार २१.१२.२०२२ आणि २०.०२.२०२३ ("सुविधा करार") सही आणि निष्पादित केला आहे आणि सदर सुविधा करारच्या अंतर्गत देय असलेली सर्व रक्कम परतफेडीत चुक केली. एफएनने रु. २५,३०,००० (<b>रुपये पंचवीस लाख लक्षा सत्र हजार मानू</b>) च्या रकमेकरिता ("पुत सुविधा") परिशिष्ट ए मध्ये अधिक विशिष्ट: वर्गीकृती एफएनच्या यांना स्वाभाव मासव्यात गहाण ठेवली आहे.</p> <p>(सुविधा करारच्या अटीनुसार परसुविधेकरित निर्माण/सादर केलेली सुविधा आणि तारण दस्तावेजात यांचा सदर सूचनेत वापरत "व्यवहार दस्तावेज") असा उद्देशू).</p> <p>२. सदर कर्ज सुविधेच्या परतफेडीसाठी तारण सुरक्षेसाठी, ०२.०२.२०२३ रोजी गहाणदाराने येथील <b>परिशिष्ट ए</b> मध्ये अधिक विशिष्ट: वर्गीकृती जमीन/मालमतेमध्ये त्यांचे सर्व हक्क, नामाधिकार, हिस्सांधाचे प्रभात आणि गहाण निर्माण केली परसुविधा सुविधात्मक केली आहे. (<b>परिशिष्ट ए</b> मध्ये नमूद केलेली मालमतेच्या यांतर "तारण मासव्यात") असा उद्देशू).</p> <p>३. येथे नमूद करणे आवश्यक आहे की, कर्जदार/गहाणदार/सह-कर्जदार सुविधा करारच्या सुक्रुताद्वारे परिशिष्ट ए मध्ये नमूद मिळकत गहाण ठेवून एफएनला कर्ज सुविधा घेतली आहे आणि त्याद्वारे एफएनला एक यांत्रित तरतूबा हिस्सांधाचे कर्ज देऊन आहेत. परिशिष्ट ए मध्ये नमूद तारण ही सरफेसी अँडच्या कलम २(१)(इडेसी) च्या व्याख्येतील "तारण मासव्यात" आहे.</p> <p>४. तुम्ही प्रेषिती यांच्या विनितीनुसार, एफएनने येथील परिशिष्ट बी मध्ये तपशिलावार वर्गीकृतीनुसार विनिर्दिष्ट मासव्यात विविध तारखणांवर कर्ज सुविधा वितरित केले असून त्याचा तपशील <b>परिशिष्ट सी</b> मध्ये दिलेला आहे.</p> <p>५. व्यवहार दस्तावेजांनुसार, तुम्ही कर्जदार/गहाणदार/सह-कर्जदार यांनी सदर कर्ज सुविधेखातीर देय रक्कम परतफेडी करणे आवश्यक होत व पुढे आपण कर्जदार/गहाणदार/सह-कर्जदार यांनी तारण व्याज संस्थेक सुविधा करारानाम्यात नमूद केलेल्या कारनाम्यावर दावे त्यांच्या आणि इतर शुल्क देखील भरणे आवश्यक होते.</p> <p>६. तपशील, आपण कर्जदार/गहाणदार/सह-कर्जदार यांनी ट्रान्झॅक्शन डॉक्यूमेंट्सच्या अटी व शर्तीचे पालन केले व फिलिटलिटी अंतीमदे अंतर्गत देय रकमेच्या परतफेडीत चुक केली. एफएनने वे विविध चूकसूचना नोटिसद्वारे आपण पतेदार(गम) यांचा डिफॉल्टवाबत माहिती दिली होती. मात्र आजगायनायत त्यामध्ये दुस्तरी करण्यात आलेली नाही किंवा थकबाजी परतफेड करण्यासाठी कोणीही पावले उचललेली नाही.</p> <p>७. या संदर्भात हे नमूद करणे महत्वाचे आहे की, आपण प्रेषिती यांनी सतत डिफॉल्ट केल्यामुळे, आपले खाते वेळोवेळी डिफॉल्ट बँक ऑफ इंडिया वर जारी मालमतेमध्ये सुविधात्मक निश्चि/मागंडांक तत्त्वानुसार ०३.११.२०२२ पासून नंतर परफॉर्मिंग अँडेंट ("एनपीए") झाले आहे.</p> <p>८. येथे नमूद करणे आवश्यक आहे की, आपले खाते एनपीए म्हणून वर्गीकृत झाल्याची माहिती एफएनने तुम्ही प्रेषिती यांचा दर सुविधेकरिता एफएन/एनपीए/सीओ/ऑक्टो-२५/२६७३ व एफएन/एनपीए/सीओ/ऑक्टो-२५/२६८४ धाकट दिनांक ०७.११.२०२५ रोजीच्या एनपीए कर्णाकरिता पाठवारे कळविली होती.</p> <p>९. सरफेसी अँडच्या तरतुदीनुसार, तारण धनकोचे वित्त कर्ज हे तारण मालमतेच्या सापेक्ष सुविधात्मक कर्ज आहे आणि तुम्ही कर्जदार/गहाणदार/सह-कर्जदार यांनी व्यवहार दस्तावेजांनुसार तारण कर्ज/पुत सुविधेच्या परतफेडीत कर्ज केली आहे.</p> <p>१०. <b>१७ नोव्हेंबर, २०२५ रोजी रु. २७,७०,९५०/- (रुपये सत्तावीस लाख सत्र हजार नऊषे पासास फक्त) ही परिशिष्ट सी मध्ये अधिक विशिष्ट: वर्गीकृत दिल्यानुसार तारण धनकोचा कर्जदार/गहाणदार/सह-कर्जदार यांचेकडून देय रकमेच्या परतफेडीत चुक केली.</b></p> <p>११. वर्तमानात, सिस्कुअरिटी इंटरसेक्टर सिस्कुअरिटी इंटरसेक्टर अँड रिस्कन्ट्रोल ऑफ फायनान्सियल असैट्स अँड एफोर्समेंट ऑफ सिस्कुअरिटी इंटरसेक्टर अँड, २००२ च्या कलम १३(२) अंतर्गत कर्जदार/गहाणदार/सह-कर्जदार यांना ही वैधानिक सूचना जारी करण्याचा आपण प्राप्त झाला आहे व आपण सर्व प्रेषिती यांना संयुक्त व स्वतंत्रतः आवानत केली की, आपण कर्जदार अँड इंटरसेक्टरला असलेली एकूण देय रक्कम रु. २७,७०,९५०/- (<b>रुपये सत्तावीस लाख सत्र हजार नऊषे पासास फक्त</b>) ११ नोव्हेंबर, २०२५ रोजी देय आहे, तसेच त्यावरील लागू व्याज, पुढील व्याज, डिफॉल्ट व्याज, प्रीमियम, खर्च, अकारणी इत्यादी कारनाम्यातीत दावे परतफेड करावी. ही रक्कम या सूचनेच्या दिनांकापासून ६० (साठ) दिवसांच्या आत परतफेड करणे आवश्यक आहे व अप्रत्यक्ष सिस्कुअरिटी इंटरसेक्टरला परतफेड करणे कोणत्याही पुढील संदर्भात आपण व आपल्या जोडीचा व खर्चावर कारनाम्याचा अधिकार राहील.</p> <p>१२. या सूचनेच्या दिनांकापासून ६० (साठ) दिवसांच्या कालावधीनंतर आपण मागणीचे पालन करण्यात आणत/उलटित, तर तारण धनको सरफेसी अँड अंतर्गत खालील उपप्रयोगांना करितः</p> <ul style="list-style-type: none"> <li>ए. मनेचे रोखीकरण करण्याकरिता भाडेपट्टा, अभिरहताकर किंवा विक्रीद्वारे हस्तांतरित करण्याच्या अधिकांसारक कर्जदारांच्या याविरुद्ध, अभिरहताकर किंवा विक्रीद्वारे हस्तांतरित करणे.</li> <li>बी. सरफेसी अँडच्या कलम १३(४)(सी) आणि कलम १५ साठी परंतुकाम्येचे विहित नुसार हस्तांतरित करणे.</li> <li>सी. एफएनने दुरु करणाऱ्या अधिकांसारक कर्जदारांच्या याविरुद्धाचे व्यवस्थापक म्हणून कोणत्याही व्यक्तीची नियुक्ती करणे.</li> </ul> <p>१३. डी. सुक्रुताकडून कोणतीही तारण मत्ता यंत्रणी संपादित केली आहे आणि ज्यांच्याकडून तुम्हाला कोणतेही पैसे येणे आहेत किंवा येणे होणार आहेत, त्यापैकी तारण कर्जांच्या प्रदानासाठी पुरेसे ठरले एवढे पैसे एफएनला एत अत्र करणाऱ्याकरिता लेजी नोटिफिकेशने आवश्यक तेव्हा कोणत्याही समयी सोपोवणे.</p> <p>१४. मी आपले लक्ष सरफेसी अँडच्या कलम १३(८) कडे वेधतो, ज्याद्वारे तुम्हाला तारण मालमतेचा भाडेपट्टा, अभिरहताकर किंवा विक्रीद्वारे हस्तांतरित/प्राप्त/यावरील कर्ज किंवा जनेकडून परतफेड किंवा निविदा मागवून किंवा जोडीह लिलावाकरिता सूचना प्रकाशनाच्या तारखेनुसार कोणत्याही वेळी उपर्युक्तित सर्व परित्यक्त, प्रभात आणि खर्चासारक एफएन</p>	