

CFM ASSET RECONSTRUCTION PRIVATE LIMITED REGISTERED OFFICE: “Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat” CORPORATE OFFICE: 1 st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai 400001. EMAIL: tejas.joshi@cfmarc.in , viraj.katariya@cfmarc.in CONTACT: 022-47831226, 8655921961, 89768 62751	 CIN NO: U67100GJ2015PTC083994
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APPENDIX- IV-A

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

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

GP Parsik Sahakari Bank Limited (hereinafter referred to as the “Assignor”), the original lender, assigned the debt owed by M/s Ban Parma Wires (hereinafter referred to as the “Borrower”), along with the underlying securities, in favour of CFM Asset Reconstruction Pvt. Ltd. (hereinafter referred to as “CFMARC”), acting in its capacity as Trustee of CFMARC Trust-1 GPPSB, on 18th March 2020.

Notice is hereby given to the public in general and in particular to the Borrower/(s) /Mortgagor(s) and Guarantor/(s) that the below described immovable assets (Secured Asset) mortgaged/charged to CFM Asset Reconstruction Private Limited (the Secured Creditor), the **physical possession** of which has been taken by the Authorised Officer of the CFM Asset Reconstruction Pvt Ltd on 18th April, 2026, will be sold on “As is where is basis”, “As is what is basis”, and “Whatever there is basis”, and “No recourse basis” on 24.09.2026 to recover the total outstanding dues of Rs.1,63,00,414.13/- (Rupees One Crore Sixty Three Lakh Four Hundred Fourteen and Paise Thirteen only) as on 31.07.2026 together with further contractual interest and other legal costs & expenses thereon due to the Secured Creditor from M/s. Ban Parma Wires (Borrower) through its prop. Mr. Ankit Subhaschandra Kedia, Mr. Subhaschandra Banwarilal Kedia - Guarantor and Mrs. Rinku Ankit Kedia – Guarantor.

DESCRIPTION OF SECURED ASSET:	1) Factory Land & construction thereon factory shed No.161,162 & 435 at survey No.382 plot area admeasuring 2800 sq.mtrs and construction thereon area admeasuring 11200 sq.ft at (Factory Shed No.161 admeasuring area 3600 sqft equivalent 334.45 sq.mt, Shed No.162 admeasuring area 3600 sq.ft. equivalent 334.45 sq.mtr., Shed No.435 admeasuring area 3000 sq.ft equivalent 278.81 sq.mtr. built up area with office admeasuring area 1000 sq.ft equivalent 92.93 sq.mtr., Murbad Shahapur Road, village Pawale, Tal. Murbad, Thane. 2) Land Mouje Pawale Survey No 377/1 Area Admeasuring Total 0-11-0 Talathi Saja Kolthan Tal Murbad Dist Thane. *(The remaining secured assets which are under physical possession may be enforced subsequently, if required, for recovery of the balance outstanding under provisions of the SARFAESI Act, 2002)	
SECURED DEBT:	Rs.1,63,00,414.13/- (Rupees One Crore Sixty-Three Lakhs Four Hundred Fourteen and paise Thirteen only) as on 31.07.2026 together with further contractual interest, other costs & expenses thereon due and payable till the final payment.	
DETAILS OF BANK ACCOUNT FOR REMITTING THE EMD	Account Holder	CFMARC Trust 1 GPPSB
	Account Number	024011400000004

	Bank	GP Parsik Sahakari Bank Ltd
	Branch	KALBADEVI BRANCH
	IFSC	PJSB0000023
RESERVE PRICE (RP):	Rs.1,30,00,000/- (Rupees One Crore Thirty Lakh Only).	
EMD (10%) :	Rs. 13,00,000/- (Rupees Thirteen lakh Only).	
INSPECTION DATE & TIME	11.00 AM TO 01:00 PM at 15.09.2026	
LAST DATE & TIME FOR BID SUBMISSION:	On or before 5:00 PM on 23.09.2026	
DATE, TIME and PLACE For E-AUCTION	E-Auction/Bidding through website (https://www.bankeauctions.com) Date: 24.09.2026 – Time: 11.00 AM to 12.00 PM.	
CONTACT:	Viraj Katariya: 8655921961 & Tejas Joshi - 89768 62751	

Encumbrances if any:

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: gujarat@c1india.com/ [Maharashtra maharashtra@c1india.com](mailto:maharashtra@c1india.com) / support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.

This notice of 30 days is being given to all of you in compliance of Rule 8(6) R/w 9(1) of Security Interest (enforcement) Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ties / Secured Assets at the aforementioned date and time. All the Secured Properties/Secured Assets shall be sold at the discretion of the Authorized Officer/Secured Creditor through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 14-08-2026

Place: Tal. Murbad, Thane

Sd/-

CFM Asset Reconstruction Private Limited
[Acting as trustee for CFMARC trust- 1 GPPSB]



बैंक ऑफ इंडिया
Bank of India
Relationship beyond banking

डॉंबिवली (पश्चिम) शाखा : अवर अनौ हाऊस
सीएचएल, टाकमराळा, गोपी सिने मॉलचवड, डॉंबिवली
(पश्चिम) ४११२०२

दूरध्वनी (०२५१) २४०००२७, २४०००५५
ई-मेल : dombivli@vsnl.com | bankofindia.co.in

कच्चा सूचना

परिशिष्ट - नियम - ८(१) (यह शर्थात मालमतेसाठी)

ज्याअर्थी, बँक ऑफ इंडियाचे (संस्थेचे नाव) अघोहस्ताक्षर प्रामुखी अधिकारी यांनी सिस्चुटिगपडेअनर
अँड कन्ट्रन्डरनात आण फावनासिजल असेरँड अँड एफोर्मेटो अँड सिस्चुटिटी इस्टेस्ट अँड, २०००
अंतर्गत आण सिस्चुटिटी इस्टेस्ट (एफोर्मेटो) रुल्य, २००२ च्या नियम ३ सध बाबतच्यालया
१३(२२) अन्वये प्रदान करणयात आलेल्या अधिकार्यांचा वापर करूंक दितांन. ०१.०६.२०१६ रोजी मारणां
सुद्धा याची करून जाली. ०१. प्रओपक्राया अश्यालया करनीयालया. मसला देवाती देना सुद्धेन
नसूत केलेली र. ४०,१६,६०५.६४ (चव्वीन सधे थोडोला लाख अठ्ठुवाणुण हजार सधेन
सव्याऐंशी आण चोराष्ट येसे मारु) (कम सधर सूचना प्रान झाल्याच्या दिनांकापासुत ६० दिवसांचा
अवर परतेरुंड करणयाचे आवाहन केले हावे.)

कर्जदार रुक्मेची परतेरुंड करणयात अघोहस्ताक्षर शिष्यालामुळे, याद्वारे कर्जदार आण सधसंसायन जनतेस सूचन
देणयात येते की, अघोहस्ताक्षर सधर सध कायद्याच्यालयात १३ च्या उपलक्य (४) सध सिस्चुटिटी
इस्टेस्ट (एफोर्मेटो) रुल्य, २००२ च्या नियम ८ अन्वये त्यांना प्रदान करणयात आलेल्या अधिकार्यांचा वापर
करूंक खोदी यमन केलेल्या मालमतेचा दितांक **१३ ऑगस्ट २०१६** रोजी क्वाटी चेतला आहे.

निशेधतः कर्जदार आण सधसंसायन जनतेत याद्वारे सधया करणयात येते की, त्यांना सधर मालमतेबाबत
कोणत्याही व्यवहार करु नये आण सधर मालमतेबाबत केलेला कोवातीही व्यवहार बँक ऑफ इंडिया
(संस्थेचे नाव) च्यांच्या र. ४०,१६,६०५.६४ रुक्मेच्या आण त्यावरील व्याजाच्या भाराच्या अधीन
राहील.

तत्पन (८) च्या यमनुकानात उपलब्ध सधेच्या संदर्भास सध सधेसी अँडरच्यालयात १३ चे उप-
कलम माला त्या विरोधकीकडे कर्जदाराचे लख येवुन पेतते जात आहे.

स्थायर मिळकतीची यादी

सिस्टंर १, १०.१, १३था मजला, (कार्पोरेशन) शेवळक ३०१.३१. फूट म्हणजेने ३०.९८ की. मीटर
नानंद विप्रमो को.ऑ. हाऊसिंग सोसायटी म्णुतु ओळखल्या जाणाऱ्या इमारतीमध्ये, प्लॉट क्र. १६,
अपघुवय सीएचएलसलयात, सुभाष रोड, विजुणगर, डॉंबिवली (प.) येथील स्थिति, नवीन सधे र. १५,
असुद्ध र. ३२५० हिससा र. १८, प्लॉट क्र. १६ आण डॉंबिवली (प.) र. २०८८ व २०८७, शेवळक (ऊन.९८
की. मीटर असायल्या जमीनवर बांधलेली, गाव नावनास, तालुका कल्याण, जिल्हा ठाणे आण उप-
जिल्हा नोंदी कल्याण व जिल्हा नोंदी ठाणे येथे स्थित आण कल्याण कल्याणी महानगरपालिकेच्या
हद्दीतील सधर मिळकत. **प्लॉटच्या सीमावडत** - असेलः प्लॉट क्र. १५, दक्षिणेसः की. जोशी यांच्या
मालमती मिळकतीत, पूवेसः प्लॉट क्र. ११, पश्चिमेसः रस्ता

१ मिळकत बहुमसली इमारतीमध्ये स्थित आहे

सिधका : डॉंबिवली

दिनांक : ११.०८.२०१६

सही/-

प्रामुखी अधिकारी, बँक ऑफ इंडिया

[illegible]



सेन्ट्रल बँक ऑफ इंडिया
Central Bank of India
ESTD IN 1911 FOR "INDIA" "CENTRAL" TO GO SINCE 1955

क्षेत्रीय कार्यालय - पहिला मजला,
 ओबेरॉय मारफाना टॉवर, शासकीय दूध
 डेअरी समोर, जालाना रोड, छ.संभाजीनगर

सिक्कयुरिटी इंटरस्टेड (अचल नामगत्तेसाठी) कल्ल, २००२ चे नियम C (१) नुसार

(अचल नामगत्तेसाठी) ताबा च्या च्या

ज्या अर्थी, खालील सही करणारा सेन्ट्रल बँक ऑफ इंडियाचे अधिकृत यांनी सिक्कयुरिटीयडोशन अँड रिस्कमॅनेजरा ऑफ फायनान्सियल अँडदुव्वा अँड यनफॉर्मॅट ऑफ सिक्कयुरिटी इंटरस्टेड अँड, २००२ (SARFAEIS) Act) अन्वये आणि सिक्कयुरिटी इंटरस्टेड (एफॉर्मॅट) कल्ल, २००२ च्या नियम ३ या (वारच्या जाणवता नियम ३(२) आणि ३(२२) अन्वये प्राप्त अधिकारांकरुन सही करणारा ३१/०५/२०२३ची कर्जदवार, (१) श्री. संतोष शिवालगा गवडे यांना मागील पकीतीस बघवली होती. या नोटीसीस बघवले त्यांना, नोटीसीस नमूद केलेली रक्कम रु. १६,३१,३५९.०० (अक्षरें रूपये सोळा लाख एकतीस हजार तीनशे त्रिकोणीशे पैसे फक्त) आणि त्यावर पुढील यावर वद्दार शुल्क रु. १०००, नोटीस मिळाल्याच्या ताखेसुद्धा ०५ दिवसांच्या आत परत करणारा सांगण्याना आलेले होते.

कर्जदारांनी बँकेची सुटण १२ रुकम परत करणारा करुन केलेल्या मुल्ये, कर्जदवार, हमीदार आणि सर्वसाधारण जनतेला यादुवारे सूचित करणारा येते की, खाली सही करणारा अधिकाऱ्याने सिक्कयुरिटी इंटरस्टेड (अचल नामगत्तेसाठी) कल्ल, २००२ च्या नियम C वापर करच्या जाणवता सदर कायद्याच्या नियम १३ च्या पोट-कलम (४) अन्वये प्राप्त अधिकारांकरुन वापर करुन, खाली येथील केलेल्या मालमत्तेना **यासोबतच्या ताबा ३०/०५/२०२३ रोजी** घेतली आहे.

कर्जदार आणि हमीदार संच सर्वसाधारण जनतेला यादुवारे साधत करणारा येते की, त्यांनी या मालमत्तेबाबत कोणताही व्यवहार करु नये; आणि या मालमत्तेबाबत केलेला कोणताही व्यवहार सँट्रल बँक ऑफ इंडियाच्या रु. १६,३१,३५९.०० (अक्षरें रूपये सोळा लाख एकतीस हजार तीनशे पैसे फक्त) आणि त्यावर पुढील यावर व शुल्क यांच्या मोबाल्यासाठी असेल.

ताखण घेतलेली मालमत्ता परत मिळवण्यासाठी उपलब्ध असलेल्या वेळेजवाबत, कर्जदाराचे लक्ष सदर कायद्याच्या कलम १३ च्या पोट-कलम (८) मधील तरतुदीकडे वेगळे जात आहे.

अचल मालमत्तेचे विवरण

श्री. संतोष शिवालगा गवडे यांचे याच मालकीच्या निवासी सनदिना (फ्लॅट) - रहानुरवाडी, औरंगाबाद (छ.संभाजीनगर) महानगरपालिका हवुदीतील; विक्री दस्तऐवज क्र. AGG-2-11038-2018, दिनांक १०.११.२०१८; गट क्र. १०/पी, सनदिना क्र. १५, क्षेत्रफल ४४.१५ चौ.मी. (४५ चौ. फूट), पहिला मजला, 'श्रमिक फ्लॅट' नोअन को-ऑपरेटिव्ह हाउसिंग सोसायटी, रहानुरवाडी, औरंगाबाद (छ.संभाजीनगर) येथील इमारत पर-ए-५ मधील सनदिना, तालुका व जिल्हा - औरंगाबाद, नांदपी पालिका - औरंगाबाद; **आणि ज्याच्या सीमा खालीलप्रमाणे आहेत: पूर्व - भोक्की जागा, पश्चिम - भोक्की फ्लॅट क्र. A-4/13, दक्षिण - सनदिना क्र. A-4/16सुट - सनदिना क्र. A-4/12**

सही,
 प्राधिकृत अधिकारी

दिनांक - १०/०८/२०२३
 तिथिण - छ. संभाजीनगर (दिन - सूर्य चमकत, लक्षावत अक्षरणा नुक झाली घाटा)

[illegible]

PUBLIC NOTICE

APPENDIX-16

Smt. Shobhana Himatlal Saraiya, a member of the Ghatkopar Shakuntala Co-operative Housing Society Ltd. and having her address at S. No. 236-A, CTS No. 5681 (Part), Building No. 17, Shri Gururudutt Mandir Marg, Pant Nagar, New Delhi - 110075, and holding Flat No. B-702 in the building of the Society, dated on 10th June 2026.

Mrs. Rashmi K. Doshi and Mr. Shashikant Tejani have applied to the Society for transfer of shares and interest in the corresponding shares of the Society to their names in their capacity as the legatees under the Last Will and Testament of the deceased member.

The Society hereby invites claims or objections from the heir or heirs or other claimants/objectors to the transfer of the said shares and interest of the deceased member in the capital/property of the Society, within a period of 14 days from the publication of this notice, along with copies of such documents and other proofs in support of their/her/their claims or objections for transfer of the shares and interest of the deceased member in the capital/property of the Society.

If no claims/objectors are received within the period prescribed above, the Society shall be free to transfer the shares and the interest of the deceased member in the capital/property of the Society in favour of Mrs. Rashmi K. Doshi and Mr. Shashikant Tejani.

The claims/objectors, if any, received by the Society for transfer of the shares and interest of the deceased member in the capital/property of the Society shall be taken in a manner as provided in the bye-laws of the Society.

A copy of the registered bye-laws of the Society is available for inspection by the claimants/objectors in the office of the Secretary in the Secretariat of the Society between 7 PM to 8 PM from the date of publication of the notice till the date of expiry of its period.

For and on behalf of the
Ghatkopar Shakuntala Co. Ltd.
Hon. Chairman/Hon. Secretary

सर्वजनिक सूचना

यादो सर संशोधना कळविण्या येते की, भारतीय भागीदारी अधिनियम, 1932 च्या अटीनुसार नोंदीपणून भागीदारी संस्था

जाहिर सूचना

सादरी सूचना देण्या येते की, माझ्या आजी श्रीमती नूना अश्लेषा जाधव यांच्या अंती ताराबाई चौडीयार वाघमारे यांना त्यांच्या आज्ञावलीत फल्टर क्र. एक/२३९२, मु. महाकाली नगर, एसएमए सोसायटि, मावई क्रास रोड, खोलीय (प.), मुंबई-४०००५५ येथील निवासी

माताजींच्या याच मुहूर्तः वाघप कर्मण्यत आहत होते, यादुदे "सदर फल्टरींच्या" म्हणून त्यांच्या संवोधनापुढीत आले, जी त्यांना एसएमए सोसायटिअन्तर्गत त्यांच्या दिनांक १९/१०/२००० च्या वाघप अजंठादर कार्यालय आहत होते

आणि सदर ताराबाई चौडीयार वाघमारे यांचे दिनांक १८/१२/२०१३ रोजी निधन झाले असून त्यांचे पती चौडीयार वाघमारे हे त्यांच्यापुढील मयत झाले आहेत.

माझ्या अश्लेषांचे बाळ मंगलम चौडीयार वाघमारे यांचेही दिनांक ०५/१२/१९९४ रोजी निधन झाले असून माझ्या अश्लेषांचे बाळ बाबू चौडीयार वाघमारे यांचे दिनांक १०/११/२००० रोजी निधन झाले (येथेही अश्लेषा आहेत), त्यामुळे माझ्या

अश्ली नतीस अश्लेषा जाधव या एकवित्त कायदेशीर वरिष्ठ आणि प्रतिनिधी असून त्या मु. व्हीकीली स्ट्रिट, मालमत्ता आणि परिणाम, त्याम्हणे सदर फल्टरींच्या जागादेशील समाधिस्थ आहेत, यांचा वारसा मिळण्यास कायदेशीरतया पात्र आहेत.

जर कोणाही सदर फल्टर क्र. एक/२३९२ र मु. ताराबाई चौडीयार वाघमारे आणि चौडीयार वाघमारे यांच्या मध्यामरुत कायदेशीरतया कळ्या न्याय्य म्हणजे कोणाहीदर आल्यास, त्यांनी अघोरातयात्री चकिल श्री. हरिदत्त पी. सुळ, शांती क्र. ३, अंकासर टोरेज, जयकल्याण नगर, मालाड (प.), मुंबई-४०००५५ यांच्याशी ही सूचना प्रकाशित झाल्याच्या तारापुढीय १५ (पंधरा) दिनांकांच्या आत लेखी पुराव्यासह संपर्क साधला; अन्यथा कोणाहीदर आले असल्यास तो त्याग केलेला मानला जाईल.

सही/-

चकिल श्री. हरिदत्त पी. सुळ

स्थळः मुंबई

दिनांकः १९/०८/२०२६

PUBLIC NOTICE

[illegible]



सेन्ट्रल बँक ऑफ इंडिया
Central Bank of India

ESTD IN 1906 सेन्ट्रल बँक ऑफ इंडिया "CENTRAL TO YOU SINCE 1906"

क्षेत्रीय कार्यालय - पहिला मजला,
होमिदास मालानी टॉवर, हासदीया बुध
डेझरी समोर, जालना रोड, छ.संभाजीनगर

सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुलस, २००२ च नियम C (१) नुसार

(अचल मागमत्तसाठी) ताबा सूचना

ज्याअर्थी, खाली सही करणारे अधिकारी, 'सेंट्रल बँक ऑफ इंडिया'चे 'अधिकृत अधिकारी' (Authorised Officer) म्हणून, 'सिक्युरिटीएक्ट'अन्वयेत अँड 'रिस्कन्यूट्रक्चर ऑफ कांफालन्सिबल अँसेसुर अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरस्ट अँक्ट, २००२' (SARFAESI Act) अन्वयेत आणि 'सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुलस, २००२'चे नियम ३ सह वाचल्या जाणाऱ्या कलम १३(२) आणि १३(२) अन्वयेत प्राप्त अधिकारांचा वापर करून, याचादरम्यान श्री. संतोष शिवलाल गावंडे आणि हासदीया श्री. विजय शिवलाल गावंडे हे श्री. रणजित धर्मानिष्ठ चव्हाण यांना दिनांक २२/०५/२०२६ रोजी मागणी नोटीस (Demand Notice) बजावून खालीलप्रमाणे नमूद रुकम परत करण्यास सांगितले होते: कर्जदाराच्या बाबतीत: रु. १४,६२,४०७/- (अक्षरी रुपये चौदा लाख बेंचाळीस हजार चारशे सात फक्त); आणि हमीदारांच्या बाबतीत: रु. १०,३०,११६/- (अक्षरी रुपये दहा लाख दहा हजार एकशे सोळा फक्त), त्यावर पुढील याप्रमाणे द्या, (मुदत) आणि अजून शेष देय रुकमेसह, परत मागणी नोटीस दिव्यासाच्या तारखेपासून ६० दिवस/ शिष्टाचारानुसार होत आहे. (एन्फोर्समेंट) रुलस, २००२ चे कलम C सह वाचल्या जाणाऱ्या सदर कायद्याच्या कलम १३ याचा पोट-कलम (१) अन्वयेत प्राप्त अधिकारांचा वापर करून, दिनांक १० ऑगस्ट २०२६ रोजी खाली वर्णन केलेल्या मागमत्त याचा 'संकेतित ताबा' घेतला आहे.

याद्वारे कर्जदार आणि हमीदार यांना निवेष्टित: आणि सर्वसाधारण नजलेला सूचित करण्यात येते की, खाली सही करणाऱ्या अधिकाराच्या 'सिक्युरिटी इंटरस्ट (एन्फोर्समेंट) रुलस, २००२' चे कलम C सह वाचल्या जाणाऱ्या सदर कायद्याच्या कलम १३ याचा पोट-कलम (१) अन्वयेत प्राप्त अधिकारांचा वापर करून, दिनांक १० ऑगस्ट २०२६ रोजी खाली वर्णन केलेल्या मागमत्त याचा 'संकेतित ताबा' घेतला आहे.

याद्वारे कर्जदार आणि हमीदार यांना निवेष्टित: आणि सर्वसाधारण नजलेला सूचित करण्यात येते की, त्यांनी या मागमत्तबाबत कोणताही व्यवहार करू नये, आणि या मागमत्तबाबत केलेला कोणताही व्यवहार 'सेंट्रल बँक ऑफ इंडिया'च्या रु. १४,६२,४०७.०० (अक्षरी रुपये चौदा लाख बेंचाळीस हजार चारशे सात फक्त) अधिक त्याच्यासाठी, पुढील, १४,६२,४०७.०० (अक्षरी रुपये चौदा लाख बेंचाळीस हजार चारशे सात फक्त) अंदापर्यंत आगेकड्यात (छ. संभाजीनगर), नोंदणी जिल्हा- औरंगाबाद (छ. संभाजीनगर) ठेवलेली मागमत्ता परत मिळण्यासाठी उपलब्ध असलेल्या कालावधीबाबत, कायद्याच्या कलम १३ मधील उप-कलम (C) मधील तरतुदीकडे कर्जदार आणि हमीदारां यांचे लक्ष वेधण्यात येत आहे.

अचल मागमत्तचे विवरण

१) श्री. संतोष शिवलाल गावंडे यांच्या मालकीचे निवासी घर, जे C.T.S. क्र. ०८ वर बांधलेले असून त्याचे क्षेत्रफळ ६६० चौ. फूट (६९.९० चौ. मीटर) आहे; विक्रीव्रत क्र. AGG-3-5232-2010, दिनांक ०३/०७/२०१०; हे घर पिंपरीराजा गाव (ग्रामपंचायत पिंपरीराजाच्या हद्दीत), तालुका व जिह्ता औरंगाबाद (छ. संभाजीनगर), नोंदणी जिल्हा- औरंगाबाद (छ. संभाजीनगर) येथे स्थित असून त्याच्या सीमा खालीलप्रमाणे आहेत:

पूर्व-	तीसबाई बाबुदारा वाचमारे यांचा उर्वरित भूखंड
पश्चिम-	रस्ता
दक्षिण-	जानार्दन पंढरीनाथ यांचा भूखंड
उत्तर-	३ फुटी रस्ता

२) श्री. संतोष शिवलाल गावंडे यांच्या मालकीचे निवासी घर, जे C.T.S. क्र. ९१८ वर बांधलेले असून त्याचे क्षेत्रफळ ४१० चौ. फूट (४२.९ चौ. मीटर) आहे; विक्रीव्रत क्र. AGG-3-1349-2011, दिनांक १८/०३/२०१०; हे घर पिंपरीराजा गाव (ग्रामपंचायत पिंपरीराजाच्या हद्दीत), तालुका व जिह्ता औरंगाबाद (छ. संभाजीनगर), नोंदणी जिल्हा- औरंगाबाद (छ. संभाजीनगर) येथे स्थित असून त्याच्या सीमा खालीलप्रमाणे आहेत:

पूर्व-	रामेश्वर पांडुरंग पवार यांचा भूखंड
पश्चिम-	सरकारी रस्ता
दक्षिण-	रोहिदास चव्हादार आणि सुनील शिरसाट यांचा संयुक्त भूखंड
उत्तर-	CTS. क्र. ०८, श्री. संतोष गावंडे (खरेदीदार) यांची मोकळी जागा

सही/-
प्राधिकृत अधिकारी

दिनांक - १०/०८/२०२६
ठिकाण - छ. संभाजीनगर

(द्वि. - सैफ कादरी, जल्लाह अकबराम यास भेटी देण्यासाठी)

क्षेत्रीय कार्यालय, पहिला मजला,
होमिदास मालानी टॉवर, हासदीया बुध
डेझरी समोर, जालना रोड, छ.संभाजीनगर

[illegible][illegible]

TENDER DOCUMENT CUM TERMS AND CONDITIONS FOR SALE

IN THE ACCOUNT OF M/s BAN PARMA WIRES

- 1) The application document along with declaration as given below shall be submitted to CFM ARC corporate office by prospective bidder along-with UTR details of requisite EMD of 10% of offer amount. Bank details are mentioned below:

Beneficiary Name	CFMARC Trust 1 GPPSB
Bank and branch	Kalbadevi Branch
Account Number	024011400000004
IFSC	PJSB0000023

- 2) Application should be along with self-attested copies of Adhar Card / PAN Card / Passport / Electricity Bill/Voter ID.
- 3) Offer below Reserve Price and without KYC will be disqualified / Rejected.
- 4) Last date of submission of Bid document 23-09-2026 till 5:00 pm
- 5) The intending prospective bidder should apply for entire immovable properties. Application for part properties will be rejected.
- 6) Date of inspection – 15-09-2026 between 11.00 pm to 01.00pm
- 7) The person deputed for inspection by the prospective bidder should carry with him appropriate identity proof and POA and/or authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 8) The EMD of unsuccessful bidders shall be refunded within 10 days from the date of Auction. The bidder will not be entitled to claim any interest if the refund of EMD is delayed beyond the said period for any reason whatsoever.
- 9) The Said Properties shall be sold at a price not less than the Aggregate Reserve Price mentioned in Sale notice.
- 10) The entire procedure of conducting sale shall be at the exclusive discretion of the Authorized Officer and the intending bidder shall have no right to object to the same.
- 11) In case more than one offer, then will accept the highest offer or may conduct inter-se bidding among the interested bidders. The bid amount can be improved by Rs.1,00,000/- (Rupees One Lakh) per bid/attempt during the E-auction sale once bid document is submitted.
- 12) The highest bidder shall have to tender the KYC documents with originals (Photo ID and address proof documents) to the Authorised Officer for verification immediately. Also submit the notarized 29A declaration. Post such verification on confirmation of sale of the Said Properties, which shall be conveyed to the highest bidder, after following the process enumerated hereinabove.
- 13) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Earnest Money deposited) by way RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder 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 bidder, subject to the sole discretion of CFM-ARC.

- 14) 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 bidder, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder 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 bidder 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.
- 15) The bidder 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 bidder.
- 16) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT"/GST) (if applicable), transfer charges, if any, and all other ancillary with incidental costs including separation / modification, demarcation charges and expenses in connection with the sale/transfer of the aforesaid assets shall be borne by the bidder/successful bidder.
- 17) Transfer of the said properties to the successful bidder shall be done by the Authorized Officer only upon payment of the entire sale consideration and other charges as per the terms contained herein.
- 18) As from the date of issuance of Sale Certificate, the bidder 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.
- 19) Presently there are no encumbrances known to CFM-ARC.
- 20) The Said Properties are offered for sale on "**AS IS WHERE IS AND AS IS WHAT IS BASIS AND NO RECOURSE**" basis. Neither CFM-ARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove.
- 21) The successful bidder will have to bear all outstanding dues levies by whatever name it is called, if any, in respect of the Said Properties.
- 22) The bidders are advised in their own interest to verify and conduct a detailed Due Diligence of the Said Properties and about any other dues from the respective authorities to their satisfaction before submitting the offers.
- 23) The successful bidder shall be deemed to have purchased the said properties after complete satisfaction with the title thereto and inspection thereof and 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 after submission of the Bid.
- 24) The successful bidder 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.
- 25) The bidder 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 bidder. 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 bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.

- 26) 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 sale.
- 27) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the bidder withdraws or cancels the offer, the 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 bidder.
- 28) 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 favor of the bidder/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 29) The sale certificate will be issued in the name of the bidder(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 30) The Authorized Officer is selling the Said Properties pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale are 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 conditions whatsoever pertaining to the same. The bidders 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 bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the Said Properties put up for sale here under and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC.
- 31) The Authorized Officer reserves the right to reject any or all offers without assigning any reason.
- 32) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary considering the facts & circumstances of the case.
- 33) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 34) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.

Sd/-

Authorized Officer

APPLICATION FOR PURCHASE OF PROPERTY THROUGH E-AUCTION SALE
APPLICATION FORM

Date: _____

The Authorised Officer
CFM Asset Reconstruction Pvt. Ltd (CFMARC-T-1 GPPSB)
1st Floor, Wakefield House, Sprott Road, Ballard Estate,
Mumbai 400 001.

Dear Sir/Madam,

Sub: Application for Purchase of Property through E-Auction

We refer to your Notice and Standard Terms & Conditions dated _____ for Sale of below described Property through E-Auction sale.

I / We am / are interested to purchase the under-noted property through E-Auction sale on "As is where is", "As is what is", "Whatever there is and No recourse" basis in accordance with SARFAESI Act, 2002.

- 1 Property belonging to Shri/M/s:-
- 2 Description of property:-
- 3 Reserve Price property published: -
- 4 Amount offered:-

I / We have deposited Rs (Rupees only) as initial deposit through RTGS / NEFT dated.....in favour of Authorised Officer, CFMARC Trust -1 Apna Bank

I/We have gone through the above Notice and Standard Terms & Conditions for sale through E-auction sale and conducted due diligence on all aspects related to the property to our satisfaction.

I/ We am/are hereby agreed on all terms and conditions stated in notice & standard terms and conditions for sale of above property under E-auction sale.

I / We also enclose copies of the required KYC documents. We request you to kindly verify the same.

Signature.....

Name.....

Address.....Pincode.....

Phone No..... Email ID.....

Enclosure:

- i. Pan Card (Mandatory).
- j. Election ID/Electricity Bill/Passport/Bank Account Statement/ Any other valid and acceptable document showing address of the bidder.
- k. Copy of proper authorization, in case of authorised officials.
- l. Board Resolution authorizing the officials of the company to purchase the property through E-auction sale (in case of Companies)

DECLARATION BY BIDDER / OFFEROR

IN THE ACCOUNT OF M/s. BAN PARMA WIRES

- (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 E-auction sale in the matter of M/s Ban Parma Wire for sale of secured immovable of 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 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 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/We 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 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.
- (d) I/We further undertake that we meet the criteria and requirements as set out u/s. 29A of the Code of IBC and that it shall make full disclosure in respect of itself and all its connected persons as per the provisions of Code and the rules and regulations frame thereunder.

SIGNATURE

On Rs. 600/- Stamp papers with Notarisation

To,
The Authorized office
For CFM Asset Reconstruction Pvt. Ltd.
[Acting in its capacity as Trustee of CFMARC Trust-1GPPSB]

Affidavit cum Undertaking

I, _____ (name of the Chairman/ MD/ Director/ Authorised person/partner of the Purchaser Company/ partnership firm/LLP, etc) s/o _____, aged about _____ years, currently residing at _____ and having PAN _____ and Aadhar No. _____, on behalf of _____ (name of the Prospective Purchaser) having registered office at _____ (herein referred as the "Prospective Purchaser") pursuant to Authorization of the Board of Directors/ Power of Attorney) of the Prospective Purchaser dated _____, (as enclosed herewith), do solemnly affirm and state as under:

a. That I am duly authorised and competent to make and affirm this affidavit for and on behalf of the Prospective Purchaser in terms of resolution of board of directors or Power of Attorney DTD _____, I hereby unconditionally state, submit and confirm that the document is true, valid and genuine.

b. I 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

1) Factory Land & construction thereon factory shed No.161,162 & 435 at survey No.382 plot area admeasuring 2800 sq.mtrs and construction thereon area admeasuring 11200 sq.ft at (Factory Shed No.161 admeasuring area 3600 sqft equivalent 334.45 sq.mt, Shed No.162 admeasuring area 3600 sq.ft. equivalent 334.45 sq.mtr., Shed No.435 admeasuring area 3000 sq.ft equivalent 278.81 sq.mtr. built up area with office admeasuring area 1000 sq.ft equivalent 92.93 sq.mtr., Murbad Shahapur Road, village Pawale, Tal. Murbad, Thane.

2) Land Mouje Pawale Survey No 377/1 Area Admeasuring Total 0-11-0 Talathi Saja Kolthan Tal Murbad Dist Thane

(hereinafter referred as “the secured asset”) by way of E-auction sale 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 M/s. Ban Parma Wires – Proprietor Mr. Kedia Ankit Subhash Chandra.

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 willful 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 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 its officers /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. Any dispute is subject to Mumbai jurisdiction.

Solemnly affirmed at _____ on this _____ day of _____, 2026.

Place:

Deponent