

**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 -380 051 – Gujarat.

CORPORATE OFFICE: 1st Floor, wakefield House, Sprott road, Ballard Estate, Mumbai – 400 038

EMAIL: bhaskar.chaudhary@cfmarc.in
CONTACT: 079-66118554 & 079 66118555



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for 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) read with 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 and Guarantors/Mortgagors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the physical Possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd on 17-07-2025, will be sold on “As is where is”, “As is what is”, “Whatever there is” and “No recourse Basis” on 03-02-2026 for recovery of amounting to **Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only)** as on 07.11.2024 and further interest and other costs and expenses thereon due to the secured creditor from Borrower& Mortgagor-
(1) MR SANTOSH R REWADKAR (2) SHREE SAMARTH KRUPA ENTERPRISE (3) MRS. SWARA SANTOSH REWADKAR (Vide Loan Account No. 4375007101022546 & 4375007100018908)

DESCRIPTION OF SECURED PROPERTY	All That Piece And Parcel Of The Property - Shop No. 19, On Ground Floor, D - Wing, Adm-105 Sq. Ft. (Carpet Area), In The Building Known As "Shivshrusti Complex" Building No. 2 -C & D Wing, Chsl, Constructed On Land Bearing S. No. 73A & 73B, Situated At Achole Link Road, Near Dubey Medical College, Nallasopara (East) At Villageachole, Tal. Vasai, Dist-Palghar – 401209.
SECURED DEBT	Rs. 20,00,523.00 (Twenty Lakhs Five Hundred Twenty-Three Only) as on 07.11.2024 together with further interest, other costs & expenses thereon due & payable till the final payment.
RESERVE PRICE (R.P.)	Rs. 19,00,000/ (Rupee Nineteen lakhs only)



LAST DATE, TIME AND VENUE FOR SUBMISSION OF BID DOCUMENT WITH SEALED OFFER/TENDER WITH EMD	02-02-2026 latest by 05:00 P.M. through website (https://www.bankeauctions.com)								
DATE, TIME, AND VENUE FOR OPENING OF BIDS.	On 03-02-2026, From 11.00 AM to 12.00 PM, E-Auction /bidding through website (https://www.bankeauctions.com)								
DETAILS OF TERMS AND CONDITIONS	Please visit www.cfmarc.in								
DATE OF INSPECTION	As per prior appointment of Authorised Officer. Contact No. Mr. Rajan Shrirang Katarnavare - 9619605771 Mr. Bhaskar Chaudhary - 8655926185								
EMD	Rs. 1,90,000/- (Rupee One Lakh Ninety Thousand only) (10% of Reserve price)								
BANKS DETAIL FOR REMITTANCE OF EMD	<table border="1"> <tr> <td>Beneficiary Name</td> <td>CFMARC TRUST-188</td> </tr> <tr> <td>Bank and branch</td> <td>UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI</td> </tr> <tr> <td>Account Number</td> <td>002811010000302</td> </tr> <tr> <td>IFSC</td> <td>UBIN0800287</td> </tr> </table>	Beneficiary Name	CFMARC TRUST-188	Bank and branch	UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI	Account Number	002811010000302	IFSC	UBIN0800287
Beneficiary Name	CFMARC TRUST-188								
Bank and branch	UNION BANK OF INDIA, ANDHERI BRANCH, MUMBAI								
Account Number	002811010000302								
IFSC	UBIN0800287								
BID INCREMENTAL AMOUNT	In the multiple of Rs. 10,000/- (Rupees Ten Thousand only).								
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation.								
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of bid/Sale Confirmation.								

Encumbrances if any: Not known to the secured creditor. The CFM ARC shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, Tax, charges or any other statutory dues, or any other dues etc., in connection with the secured asset.

For details of Terms and Conditions of Sale please refer to the link provided in Sale Notice on secured Creditor's website i.e. <http://www.cfmarc.in> before submitting the 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, **Mr Bhavik Pandya, Contact No. +91 8866682937/9974887668.**

Date: 08-01-2026

Authorized Officer




Place: AHMEDABAD

CFM ASSET RECONSTRUCTION PVT.LTD.
(Acting in its capacity as trustee of CFMARC TRUST- 188)

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

In the Account of Mr. Santosh R Rewadkar & Others

1) The Bids document along-with declaration as given below shall be submitted in website <https://www.bankeauctions.com>. Bid should be along with self-attested copies of Aadhar card/PAN card/Passport/Electricity Bills/Voter ID . Mentioned UTR No/ supportive evidence for submitting EMD amount or by bidder along with DD or UTR detail of requisite EMD amount, Bank details for online transaction are mentioned below:

Beneficiary Name	CFMARC TRUST-188
Bank and Branch	UNION BANK OF INDIA, ANDHERI BARNCH, MUMBAI
Account Number	002811010000302
IFSC	UBIN0800287

2) Intending bidders may avail training for online process from M/s C1 India Pvt Ltd , address Plot No 68, 3rd floor, sector-44, Gurugram -122003, Haryana, India, contact No. & Name Bhavik Pandya, No.8866682937 Email address maharashtra@c1india.com.

The details regarding E auction provider are mentioned below.

Name of auction Agency	M/s C1 India Private Limited
Address	Plot No.68, 3 rd floor, sector -44, Gurugram-1220003, Haryana, India
Contact persons	Mr Bhavik Pandya
Help Line No.	8866682937
Email Address	maharashtra@c1india.com
Website address	www.bankeauctions.com

3) Bid should be along with self-attested copies of Aadhar Card/PAN Card / Passport / Electricity Bill/Voter ID.

4) Bid document below Reserve Price and without KYC will be disqualified / Rejected by the Authorised officer of the Secured Creditor at his/her discretion.

5) Last date of submission of Bid document is **02.02.2026**.

6) The intending bidder should bid for residential i.e. the entire Secured Asset. Any bid for part property shall be rejected by the Authorised Officer without according any reason to the prospective bidder.

7) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she



represents along with his/her government ID photo proof, failing which inspection may be refused.

- 8) The EMD of unsuccessful bidders shall be refunded within fifteen (15) 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 Secured Asset shall be sold at a price not less than the Reserve Price mentioned hereinabove.
- 10) The offer should only be placed only through bid document submitted physically at the address mentioned above.
- 11) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorised Officer and intending purchaser shall have no right to object to the same.
- 12) The bid amount can be improved by **Rs. 10,000/- (Rupees Ten Thousand only)** per bid/attempt ('**Bid Multiplier**') during the auction once bid document is submitted.
- 13) The Said Properties shall be sold to the highest bidder.
- 14) The successful bidders 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 DD/ 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 CFMARC and the successful bidder not exceeding three months from the date of the Auction, subject to the sole discretion of the Authorised Officer of CFMARC.
- 15) 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, CFMARC 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, such defaulting successful bidder shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 16) 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.
- 17) The stamp duty, registration charges, cess, sales tax, Value Added Tax("VAT") (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 bidder.
- 18) 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.
- 19) 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 CFMARC nor the Authorized Officer shall be liable for any such loss or damages.

- 20) Presently there are no encumbrances known to CFMARC.
- 21) The Said Properties are offered for sale on "**AS IS WHERE IS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS**" and "**NO RE COURSE BASIS**". Neither CFMARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful bidder will have to bear all outstanding dues including 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.
- 22) The bidders are advised in their own interest to verify and conduct detailed Due Diligence of the Said Secured Asset to their thorough satisfaction before submitting the offers. Any claim post confirmation of the sale in favour of the successful bidder shall not be entertained by the Secured Creditor.
- 23) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer /secured creditors shall not be responsible in any way for any third-party claims/rights/dues
- 24) The successful bidder shall be deemed to have purchased the Secured Asset after complete satisfaction of 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 Secured Asset or any part thereof after submission of the Bid.
- 25) 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 Secured Asset purchased by it/him.
- 26) The bidder shall purchase the said Secured Asset in the same condition that the said Secured Asset 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.



27) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the said Secured Asset on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.

28) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the said Secured Asset along with its super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.

29) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFMARC 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 in accordance with the provisions of the SARFAESI Act, 2002 and the Rules thereunder.

30) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by the 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 consequently upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.

31) On confirmation of sale by CFMARC 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 bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.

32) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).

33) The Authorized Officer is selling the said Secured Asset pursuant to the powers derived from the SARFAESI Act. The said Secured Asset 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 Secured Asset and does not warrant any condition 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 Secured Asset. 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 Secured Asset put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFMARC.

34) The bidder shall be deemed to have undertaken a due diligence of the said Secured Asset and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.

35) The Authorized Officer reserves 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 bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFMARC's decision in this regard shall be final & binding.

- 36) 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.
- 37) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Ahmedabad only.
- 38) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.

39) **Other terms and conditions pertaining to Auction:**

- a) Auction/bidding will be only online through the portal provided by the service provider.
- b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
- c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
- d) Only upon verification of the bid form and availability of DD /confirmation of remittance of Aggregate EMD through NEFT/RTGS, bidder will be allowed to bid further and or improve offer.
- e) All bids placed as required will be considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
- f) The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFMARC by any forum.
- g) The bidder 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 CFMARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Authorized Officer



BID DOCUMENT

In the Account of Mr. Santosh R Rewadkar & Others

PARTICULARS OF THE BIDDER

- 1) Name of the Bidder: _____
- 2) Constitution of the Bidder: _____
- 3) Postal Address of the 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) 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)

SIGNATURE

DECLARATION BY BIDDER / OFFEROR
In the Account of Mr. Santosh R Rewadkar & Others

(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 owned by Mr. Santosh R Rewadkar 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 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 in <https://www.bankeauctions.com> 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.

SIGNATURE

**OFFICE OF THE RECOVERY OFFICER - I/II
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**

1st Floor, MTNL Telephone Exchange Building, Sector-30 A, Vashi, Navi Mumbai-400703

RR NO. 13 OF 2024

WARRANT OF ATTACHMENT OF IMMOVABLE PROPERTY UNDER RULE 48 OF THE SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

BANK OF BARODA

V/S

MR. SANJAY LAXMAN SANAP & ORS.

CD-1. Mr. Sanjay Laxman Sanap
CD-2. Mr. Mahadu Bhikaji Dhakane
CD-2(a). Mrs. Parvatabai Mahadu Dhakane (Wife)
CD-2(b). Mr. Vishwanath Mahadu Dhakane (Son)
CD-2(c). Mr. Haribhau Mahadu Dhakane. (Son)
CD-3. Mr. Eknath Namdeo Gange

All Are Residing At: Post Nalwadi, Taluka Dindori, District Nashik, Maharashtra-422202

Whereas you the C.D have failed to pay the sum of Rs. 14,74,735.96 (Rupees Fourteen Lakhs Seventy Four Thousand Seven Hundred Thirty Five & Paise Ninety Six Only) with interest and costs in respect of Recovery Certificate No. 13 of 2024 drawn up by the Presiding Officer on 08.01.2024 in O.A. No. 456 of 2019 DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-3)

You are hereby prohibited and restrained, until further order, from transferring, alienating, creating third party interest, parting with possession, charging or dealing with the under mentioned properties in any manner and that all persons be and that they are prohibited from taking any benefit under such transfer, alienation, possession or charge.

DESCRIPTION OF PROPERTY

All that piece and parcel of agricultural land having area admeasuring 0 H 80 R out of Gt No. 162 situated at village limits of Nalwadi, Taluka Dindori, District Nashik.

Given under my hand and the seal of the Tribunal, on this date : 06/11/2025

Sd/-

(Mukesh Chand Meena)

Recovery Officer-II

DEBTS RECOVERY TRIBUNAL MUMBAI (DRT-3)

IN THE COURT OF SMALL CAUSES AT MUMBAI

Exhibit No. 15

IN**EXECUTION APPLICATION No. 187 OF 2017**

IN

R.A.E. SUIT NO. 831/1478 OF 1999

1) Mr. Anil L. Thakkar
(Deleted since Deceased)
aged 70 years, Occ. : Business
2) Mr. Bakul A. Thakkar
aged 30 years, Occ. : Service,
3) Mr. Ashok R. Patel, (deleted as resigned)
aged 40 years, Occ. : Service
All adult Indian Inhabitants of Mumbai
and Trustees of Velbai Velji Lohana Arogya Bhavan,
Plot No. 196, Sion Koliwada, Mumbai-400022.
3(a). Mrs. Anil Bakul Thakkar
aged 45 years, Occ. : Housewife,
all of them Trustees of Bai Velbai Velji
Bhimji Charitable Trust, a registered Charitable
Trust having their Office at Godavari Chambers,
4th Floor, S. V. Road, Kandivali (West), Mumbai-400067.
4. Bai Velbai Velji Bhimji Charitable Trust
Also known as Velbai Velji Lohana Arogya
Bhavan, a Charitable Trust having Office
at Plot No. 196, Sion Koliwada, Mumbai-400022.
4. Mr. Arnav Bakul Thakkar,
Aged : 22 years, Occ. : Service
5. Mr. Bhagirath Desai,
Aged : 84 Years, Occ. : Retired,
Both of them Trustees of 3ai Velbai Velji
Bhimji Charitable Trust, a registered
Charitable Trust having their Office at
Godavari Chambers, 4th Floor, S. V. Road,
Kandivali (West), Mumbai-400067.

....Plaintiffs

1. Anant Hirji Keri
An adult, Age not known, Occ. : Business
Residing at Satyam Shivam Sundaram Building,
Ground Floor, Behind Central Coffee, Mumbai-400022.
2. Menka M. Poojary,
an adult, carrying on full name not known,
Age not known, business in the name and style of
'New Vasant Bhawan Hindu Hotel' at Shops No. 4, 5
and Room No. 12, on the Ground Floor, of the
Building known as Velbai Velji Arogyabhavan,
situated at Plot No. 196, Sion Koliwada, Mumbai-400022.

2a. Shri. Sudhakar Menka Poojary
2b. Shri. Lava Menka Poojary
2c. Shri. Bharat Menka Poojary
all adult Indian Inhabitants of Mumbai,
all heirs and legal representatives of Menka M. Poojary,
carrying on business in the Name and style of
New Vasant Bhawan Hindu Hotel' at Shop Nos. 4, 5
and Room No. 12, on the ground floor, of the building
known as Velbai Velji Arogyabhavan, situated at
Plot No. 196, Sion Koliwada, Mumbai-400022.

3. Raju Kotian (Since Deceased)
Age about 45, unlawful
Full name not known, Occ. : Business,
Unlawful occupant of Shop Nos. 4, 5 and
Room No. 12 on the ground floor of the Building
known as Velbai Velji Arogyabhavan, Situated at
Plot No. 196, Sion Koliwada, Mumbai-400022

3a. Smt. Ratna S. Kotian
Daughter of deceased Defendant No. 3,
W/O. Shekhar K. Kotian, Sri Kripa, Kotian Compound,
Vidya Nagar, Achade Cross, Katakadi,
UDIP-574105, Karnataka State.

3b. Shri. Satish Raju Kotian
Son of deceased Defendant No. 3,
Vahatuknagar Co-op. Hsg. Soc. Ltd., Building No. 2/5297,
Amboli, Andheri (West), Mumbai-400058.

3c. Smt. Shaila S. Suvarna
Daughter of deceased Defendant No. 3,
W/O. Satish C. Suvarna, Saket, A/5-504,
Majhewadi, Thane (West)

...Defendants

2d. Chandravati Sudhakar Poojary
2e. Kiran Sudhakar Poojary
2f. Varun Sudhakar Poojary
2g. Geeta Sudhakar Poojary
All residing at Room No. 12
On the Ground Floor of the Building known as
Velbai Velji Arogya Bhavan situated at
Plot No. 196, Sion Koliwada, Mumbai-400022

...Proposed Defendants

To,
The Proposed Defendant Nos. 2d to 2g abovenamed,

WHEREAS, the Plaintiff abovenamed has instituted the above R.A.E. Suit No. 831/1478 of 1999 against the Defendants praying therein that the Defendants be ordered and decreed to hand over peaceful and vacant possession of the suit premises, viz., shops No. 4, 5 and Room No. 12 on the ground floor of the building known as Velbai Velji Arogyabhavan, situated at Plot No. 196, Sion Koliwada, Mumbai-400022 to the plaintiffs therein and for such other arid further reliefs as prayed in the Plaintiff.

Accordingly, the said suit is decreed by the Trial Court Room No. 12 of this Court, vide Judgment and Order, dated 02nd February, 2015.

In view of the above, the Plaintiff abovenamed has taken out the Execution Application No. 187 of 2017 in R.A.E. Suit No. 831/1478 of 1999 praying therein that be pleased to issue warrant of possession against the Defendants abovenamed at the suit premises i.e. Shops No. 4, 5 and Room No. 12, ground floor, Velbai Velji Arogya Bhavan, situated at Plot No. 196, Sion Koliwada, Mumbai-400022 and order them to deliver the vacant and peaceful possession of the suit premises and further reliefs, as prayed in the application.

AND WHEREAS, the Plaintiffs abovenamed has taken out an amendment application on 29/11/2017 i.e. Exhibit 15 in the above execution application praying therein that this Honorable Court be pleased to permit the Plaintiff to amend the title of the execution application by deleting the name of the deceased Defendant No. 2A and add 'Since Deceased', and the proposed Defendants be brought on record as Defendant No. 2D, 2D, 2F, 2F and consequential amendment to the Execution Application be allowed to be carried out as per the schedule annexed hereto and for such other and further reliefs, as prayed in the Application.

YOU ARE hereby warned to appear and file your reply before the Hon'ble Judge presiding in COURT ROOM NO. 12, 4TH FLOOR, OLD BUILDING OF SMALL CAUSES COURT, LOKMANYA TILAK MARG, MUMBAI-400002, in person or by Pleader duly instructed on 09th January, 2026 at 11.00 a.m., to show cause against the application, failing wherein, the said application will be heard and determined Ex parte.

You may obtain the copy of the said Application at Exh.15 from the Court Room. No. 12 of this Hon'ble Court.

Given under the seal of Court,
this 08th day of December, 2025.

Sd/-

Registrar

Exh-11

IN THE DEBTS RECOVERY TRIBUNAL II

MTNL Bhavan, 3rd Floor, Strand Road, Apollo Bandar, Colaba Market Colaba, Mumbai-400005

ORIGINAL APPLICATION NO. 1395 OF 2024

BANK OF MAHARASHTRA APPLICANT

Versus RESPONDENT

M/s H D Corporation

SUMMONS

Whereas O.A NO. 1395 Of 2024 was listed before Hon'ble Presiding Officer on 12/03/25

Whereas this Hon'ble Tribunal is pleased to issue summons on the said application under section 19 (4) of the Act, OA filed against you for recovery of debts of **Rs. 24,32,110.90/- Rupees Twenty Four Lakh Thirty Two Thousand One Hundred Ten and paise Ninety only** (Application along with document etc. Annexed)

Whereas the service of summons could not be affected in ordinary manner and where the application for substituted service has been allowed by this Hon'ble Tribunal.

In accordance with sub-section (4) of section 19 of the Act, the Defendant are directed as under:-

1. To show cause within 30 Thirty days of the Service of Summons as to why relief prayed for should not be granted.
2. To disclose particulars of properties of assets other than properties and assets specified by the applicant under serial Number 3(A) of the Original Application. Pending hearing and serial disposal of the application for attachment of the properties.
3. You are restrained from dealing with disposing if secured assets of such other assets and properties disclosed under serial Number 3(A) of the Original Application. Pending hearing and serial disposal of the application for attachment of the properties.
4. You shall not transfer by way of sale, lease or otherwise, except to the ordinary course of business any of the assets over which security interest is created and/or other assets any properties specifically disclosed under Serial No. 3(A) of the Original Application.
5. You shall be liable to account for the sale proceeds realized by sale of secured assets of other assets and properties in the Ordinary course of business and deposit such sale proceeds in the account maintained with bank of financial institution holding security interest over such assets.
6. You are also directed to file written statement with a copy thereof furnished to the application and to appear before DRT II on 11th day of March, 2026 at 11.00 a.m. failing which the application shall be heard and decided in your absence.

Given /Issued under my hand and the seal of this Tribunal
on this 18th day of December, 2025

SEAL

SD/-

Registrar

DRT II

To,

(i) Name of the Defendant No.1 : M/s. H. D. Corporation

(ii) Address of the Defendant No.1 : 2nd Floor, Shanta Bhavan Opp. Vile Parle Station, Vile Parle Road, Vile Parle West, Mumbai - 400 056 Maharashtra

(i) Name of the Defendant No.2 : M/s. H. D. Corporation

(ii) Address of the Defendant No.2 : Flat 801, Floor - 8, wing C-2 Celest CHS Ltd., JP North, Vinayak Nagar, Kashmira, Mira Road East - 401107 Maharashtra Also at : Flat No. 601, Ashtavinayak Apartment Plot No. 16, Above Status Hotel Suvideya Gorai, Borivali West, Mumbai - 400 092, Maharashtra

FORM G**INVITATION FOR EXPRESSION OF INTEREST FOR 5****CONSOLIDATED CORPORATE DEBTORS OF SIGTIA GROUP**

OPERATING IN REAL ESTATE SECTOR AT MUMBAI

(Under Regulation 36A (1) read with Regulation 36A (4) of the Insolvency and Bankruptcy (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

This Form G is being issued for **5 Corporate Debtors of Sigita Group** (as set out in Annexure - 1) undergoing Insolvency Resolution Process ("Consolidated CIRP") in accordance with the provisions of Insolvency and Bankruptcy Code, 2016 ("Code") and Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016 ("CIRP Regulations") and pursuant to Consolidation Order passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") dated November 19, 2025 in CP No. 589 of 2023, in order to invite Expression of Interest for submission of Resolution Plan. The timelines as stated hereunder are based on model timelines prescribed under Regulation 40A of the CIRP Regulations and remain subject to modification by the CoC, and any extension/exclusion/clarification as may be received from relevant NCLT/Appellate Tribunal/Courts.**RELEVANT PARTICULARS**

1. Name of the Corporate Debtor along with PAN/CIN/LP	Consolidated Corporate Debtors – Sigtia Group (Undergoing Consolidated CIRP pursuant to the order of the Hon'ble NCLT dated November 19, 2025):
2. Address of Registered Office	1. Sigtia Constructions Private Limited
3. URL of the website	2. Prashul Real Estate Private Limited
4. Details of place where majority of fixed assets are located	3. Notion Real Estate Private Limited
5. Installed capacity of main products/services	4. Edweena Real Estate Private Limited
6. Quantity and value of main products/services sold in last financial year	5. Earleen Real Estate Developers Private Limited (hereinafter collectively referred to as the "Consolidated Corporate Debtors") (Refer Annexure - I)
7. Number of employees/workmen	
8. Further details including last available financial statements (with schedules) of two years, list of creditors, relevant dates for subsequent events of processes are available at	The details can be sought by emailing at crip.sigtia@gmail.com and/or Virtual Data Room in accordance with the provisions of the Code and Regulations made thereunder
9. Eligibility for resolution applicants under Section 25 (2)(h) of the Code is available at	The detailed invitation for expression of interest which shall include eligibility for resolution applicants u/s 25 (2)(h) of the Code can be sought by emailing at crip.sigtia@gmail.com and is available at https://www.incorpor restructuring.com/sigtia_group.html
10. Last date for receipt of expression of interest	January 24, 2026
11. Date of issue of Provisional list Of Prospective Resolution Applicants	February 03, 2026
12. Last date for submission of objections to provisional lists	February 08, 2026
13. Date of issue of final list of prospective resolution applicants	February 18, 2026
14. Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	February 23, 2026
15. Last date for submission of resolution plans	March 25, 2026
16. Process Email ID to submit EOI	crip.sigtia@gmail.com
17. Details of the corporate debtor's registration status as MSME	

Pursuant to the consolidation of the CIRP as ordered by the Hon'ble NCLT vide order dated November 19, 2025, the Consolidated Committee of Creditors ("Consolidated CoC"), in exercise of its commercial wisdom, has resolved to issue a fresh Form-G inviting prospective Resolution Applicants. The last date for submission of Resolution Plans is March 25, 2026, subject to extension/exclusion as may be granted by the Hon'ble NCLT.

It is hereby clarified that this Form G and the Expression of Interest invited pursuant hereto do not include the IRLA Slum Rehabilitation project situated at Village Vile Parle, Taluka Andheri, Mumbai. However, the Consolidated CoC reserves the discretion to issue a separate or revised Form G and/or include the said IRLA Slum Rehabilitation project in the Consolidated CIRP at a later stage.

SD/-
Incor Restructuring Services LLP
Through its Designated Partner Mr. Vithal M. Dahake
Resolution Professional of Consolidated Corporate Debtors-Sigtia Group
Undergoing Consolidated CIRP Order dated November 19, 2025
Registration number: IBBI/IRP-0129/PA/1-2022-23/50032
AFN/AA/1/50032/02/30026/20055 valid till June 30, 2026

Address registered with IBBI:-
8, 3rd Main, KSSIDC Ind. Estate, 6th Block,
Airoli, Mumbai - 400001, Maharashtra

Registered E-mail ID with IBBI: irslp.ibc@incor restructuring.in

Process specific email ID for correspondence: crip.sigtia@gmail.com

Process Website: https://www.incor restructuring.com/sigtia_group.html

Date: January 09, 2026

