

**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, SPROTT ROAD,
BALLARD ESTATE, MUMBAI-400038

EMAIL: sweta.rana@cfmarc.in
info@cfmarac.in

CONTACT: 7208974553 and
022-40055282



"APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) 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/ties (Secured Assets) mortgaged/charged to the Secured Creditor, the Symbolic 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 – 2 IFCI "The secured Creditor"**) will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on **27th March, 2025** for recovery of Rs. 26,89,78,790.82 (Rupees Twenty Six Crore Eighty Nine Lakhs Seventy-Eight Thousand Seven Hundred Ninety and eighty two Paisa) as on 27th March 2025 together with further other costs & expenses thereon due to the secured creditors from M/s Greenworld International Private Limited and M/S Ram Chand Baboo Mal & Co.

Demand Notice was issued on 18.05.2024 under Section 13(2) of the SARFAESI Act, 2002, to borrowers/guarantors for outstanding dues. As they failed to pay within the stipulated period, a Possession Notice dated 21.01.2025 under Section 13(4), read with Rule 8 of the Security Interest (Enforcement) Rules, 2002, was issued, and Symbolic possession of the mortgaged properties was taken. The Authorized Officer now proposes to sell these properties via e-auction under Sections 13(4) and 13(12) of the SARFAESI Act, following Rules 8 and 9. Borrowers/guarantors may redeem the secured assets before the auction by clearing all dues as per Section 13(8). The Possession Notice was affixed to the properties and published as required by law.

The reserve price of the properties and the earnest money deposit is given below, and Bids shall be submitted for the, Industrial Property bearing Plot No- GR 60 & 61, Killa No-47/5, Khewat No- 164/133, Ganpati Industrial Estate, Bahadurgarh, Haryana-124507, admeasuring 2005 Sq Yard (both combined property).

SECURED DEBT:	Rs. 26,89,78,790.82 (Rupees Twenty Six Crore Eighty Nine Lakhs Seventy-Eight Thousand Seven Hundred Ninety and eighty two Paisa) together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs. 7.65 Crores (Seven Crore Sixty-five Lakh)
INSPECTION	Visit on request
TIME:	E-Auction/Bidding through website
DATE:	(https://www.bankeauctions.com)
PLACE: For E-AUCTION	Date: - 28/04/2025 - Time: 03:00 PM to 05:00 PM
LAST DATE AND TIME FOR BID SUBMISSION:	25/04/2025 till 5 P.M
EMD:	EMD- 76.50 lakhs /- (Seventy-Six Lakh Fifty Thousand Only)
CONTACT:	Sweta Rana – 7208974553

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale, please refer to the link provided on the 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: support@bankeauctions.com, Mr. Bhavik Pandya Contact No. +91 9974887668.

This notice of 30 days is being given in compliance of Rule 8, Sub Rule 6 of SARFAESI 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, with the advice to redeem the secured Property/ties / Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: **27.03.2025**

Place: **Haryana**

Authorised Officer
CFM Asset Reconstruction Private Limited
(Acting in its capacity as a trustee of CFMARC Trust -146)

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- (a) The Online Bids shall be submitted at website <https://www.bankeauctions.com> as per schedule given therein.
- (b) 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.

Physical DD can be submitted to Mumbai office along-with KYC once bid form is submitted online

EMD favoring	CFMARC Trust – 146
EMD Amount	EMD- 76.50/ Lakhs- (Seventy-Six Lakh Fifty Thousand Only)

- (c) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Bhavik Pandya, Contact No. +91 9974887668, Email address: 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 9974887668
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- (d) The intending bidder should bid for the Industrial plot. Bid without the Aggregate EMD shall be rejected.
- (e) 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.

- (f) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen 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.
- (g) The Said Property/ties shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- (h) 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.
- (i) The bid amount can be improved by Rs.50,000/- (In words, Rupees Fifty Thousand only) per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.
- (j) 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 offeror 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.
- (k) 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.
- (l) 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 offeror.
- (m) 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.

- (n) 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.
- (o) Presently there are no encumbrances known to CFM-ARC.
- (p) The Said Properties are offered for sale on "As is where is basis," "As is what is basis," and "Whatever there 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. 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.
- (q) 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.
- (r) 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.
- (s) 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/her.
- (t) 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.
- (u) 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.
- (v) The successful offeror will be bound by the regulations of local authority and/or any other statutory authority and/or any other authority concerned, 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.

- (w) 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.
- (x) 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 cancelling the offer. The assets in question will then be resold at the risk and consequences of the offeror.
- (y) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorized Officer exercising the power of sale shall issue Sale Certificate for immovable asset / said properties in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- (z) 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).
- (aa) 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.
- (bb) 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 negotiate 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.
- (cc) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts & circumstances of the case.
- (dd) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- (ee) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act, 2002 and the rules framed thereunder.

(ff) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC Trust – 146
Account Number	002811010000207
Bank	Union Bank of India
Branch	Andheri Branch Mumbai-400093
IFSC	UBIN0800287

(gg) **Other terms and conditions pertaining to e-auction:**

- a) Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b) In case of sole bidder/offeror, the said property will be sold to the sole bidder/offeror
- c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d) 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.
- e) 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.
- f) 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 CFM-ARC. Hence bidder/s/offeror/s 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 property of from M/s Greenworld International and Ram Chand baboo Mal & Co.

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)

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 Mortgager 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 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 fulfil 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



पंजीकृत कार्यालय: 410-412, 18/12, चौथी मंजिल, इन्डियन ई.ए., आर्य समाज रोड, कंगोले बाग, नई दिल्ली-110005
 कॉर्पोरेट कार्यालय: 716-717, 7वीं मंजिल, टॉवर बी, वर्ल्ड ट्रेड टॉवर, सेक्टर 16, नोएडा, 201301, उत्तर प्रदेश
 फोन: +91 120 4290650/52/53/54/55 ईमेल: info@cslfinance.in, legal@cslfinance.in
 वेब: www.cslfinance.in सीआईएन: L74899DL1992PLC051462

अचल संपत्ति के लिए कब्जा सूचना
 (परिशिष्ट IV नियम 8(1))

जबकि अधोहस्ताक्षरी, वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के तहत सीएसएल फाइनेंस लिमिटेड (जिसे इसके बाद कंपनी कहा जाएगा) के अधिकृत अधिकारी होने के नाते और प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 3 के साथ पठित धारा 13(2) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए, नीचे उल्लिखित उधारकर्ता/सह-उधारकर्ता/गारंटर को उक्त नोटिस की प्राप्ति की तारीख से 60 दिनों के भीतर नोटिस में उल्लिखित राशि चुकाने के लिए एक मांग नोटिस जारी किया गया था।

उधारकर्ता/सह-उधारकर्ता/गारंटर द्वारा मांग की गई राशि चुकाने में विफल रहे तदनुसार, एतद्वारा उधारकर्ता/सह-उधारकर्ता/गारंटर और आम जनता को सूचित किया जाता है कि अधोहस्ताक्षरी ने कंपनी की ओर से उक्त नियमों के नियम 8(1) के साथ पठित अधिनियम की धारा 13(4) के तहत प्रदत्त शक्तियों का प्रयोग करते हुए नीचे वर्णित संपत्ति का कब्जा ले लिया है।

उधारकर्ता (ओं)/सह-उधारकर्ता (ओं)/गारंटर (ओं) विशेष रूप से और आम तौर पर जनता को एतद्वारा चेतावनी दी जाती है कि वे नीचे उल्लिखित संपत्ति के साथ कोई भी व्यवहार न करें और उक्त संपत्ति के साथ कोई भी व्यवहार भविष्य के ब्याज सहित नीचे उल्लिखित राशि के लिए कंपनी के पहले प्रभार के अधीन होगा।

उधारकर्ता/सह-उधारकर्ता/गारंटर का नाम और ऋण संख्या	मांग नोटिस की तिथि और राशि (रु. में)	कब्जे की तिथि
एलएन संख्या: SMEHW0010003652 उधारकर्ता/सुरक्षा प्रदाता: श्री शमीम सह-उधारकर्ता: श्रीमती अफसाना सभी निवासी: मस्जिद वाली गली सेलेमपुर महदूद, हरिद्वार, उत्तराखंड, 249402	रु. 20,26,558/- (बीस लाख छब्बीस हजार पाँच सौ अठ्ठवन रुपये मात्र) 21/01/2025 तक, साथ ही भविष्य का ब्याज, दंडात्मक ब्याज, लागत और शुल्क	26.03.2025

प्रतिभूत आस्तियों/अचल संपत्तियों का विवरण: संपत्ति का विवरण भूमि का एक भूखंड, जिसका माप पूर्व 27-6 फीट, पश्चिम 27-6 फीट, उत्तर 46 फीट, दक्षिण 46 फीट, कुल क्षेत्रफल 1265 वर्ग फुट यानी 117.56 वर्ग मीटर है जो खसरा संख्या 117/1एम पर ग्राम दफूपुर, गोविंदपुर परगना रुड़की तहसील और जिला हरिद्वार में स्थित है। (जिसे इसके बाद उक्त संपत्ति कहा जाएगा) अचल संपत्ति की सीमाएँ और आयाम निम्नानुसार हैं: टाइल दरवाजे के अनुसार: उत्तर: सदाक भी संपत्ति दक्षिण: सलीम को संपत्ति पूर्व: हेमराज की संपत्ति पश्चिम: 20 फीट चौड़ा रास्ता
 वास्तविक/तकनीकी मूल्यांकन रिपोर्ट के अनुसार: उत्तर: अन्य का प्लॉट दक्षिण: अन्य की भूमि पूर्व: गोदाम मेहराज पश्चिम: 20 फीट चौड़ी सड़क

दिनांक: 27.03.2025
 स्थान: रुड़की
 हस्ता/- अधिकृत अधिकारी,
 सीएसएल फाइनेंस लिमिटेड

सीएफएम एसेट रिकंस्ट्रक्शन प्राइवेट लिमिटेड



पंजीकृत कार्यालय: ब्लॉक नंबर ए/1003, वेस्ट गेट, वाईएमसीए क्लब के पास, सुर नंबर 835/1+3, एस.जी. हाईवे, मकरवा, अहमदाबाद-380051 गुजरात
 कॉर्पोरेट कार्यालय: पहली मंजिल, गेकफोल्ड हाउस, स्प्रॉट रोड, बैलार्ड एस्टेट, मुंबई-400038
 ईमेल: sweta.ragna@cfmarc.in info@cfmarc.in
 संपर्क: 7208974553 और 022-40055282

परिशिष्ट-IV-ए

(नियम 8(6) के प्रावधान देखें)

अचल संपत्तियों की बिक्री हेतु ई-नीलामी सूचना

वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण और सुरक्षा हित अधिनियम, 2002 के प्रवर्तन के साथ पठित सुरक्षा हित प्रवर्तन नियम, 2002 के नियम 8(6) तहत अचल संपत्तियों की बिक्री के लिए ई-नीलामी सूचना

एतद्वारा आम जनता और विशेष रूप से कर्जदारों एवं गारंटर्स को सूचित किया जाता है कि नीचे वर्णित अचल संपत्तियाँ (प्रतिभूत परिसंपत्ति) प्रतिभूत लेनदार के पास बंधक/गिरवी रखी गई हैं जिसका रचनात्मक कब्जा सीएफएम एसेट रिकंस्ट्रक्शन प्रा. लि. (सीएफएमएआरसी ट्रस्ट-2 आईएफसीआई 'प्रतिभूत लेनदार' के ट्रस्टी के रूप में अपनी क्षमता में कार्यरत) के प्राधिकृत अधिकारी द्वारा लिया गया है, जो मैसर्स ग्रीनवर्ल्ड इंटरनेशनल प्राइवेट लिमिटेड और मैसर्स राम चंद बाबू मल एंड कं. से प्रतिभूत लेनदार की बकाया राशि 27 मार्च 2025 को रु. 26,89,78,790.82 (छब्बीस करोड़ नवासी लाख अठ्तरह हजार सात सौ नब्बे रुपये एवं बयासी पैसे) के साथ बायो अन्य लागत और खर्च की वसूली के लिए 27 मार्च, 2025 को "जैसा है जहाँ है", "जो है जैसा है" और "जो कुछ भी आघार है", तथा "बिना रिकार्ड आघार" पर बेचा जाएगा।
 संपत्तियों का आरक्षित मूल्य और धरोहर जमा राशि नीचे दी गई है:-

संपत्ति का विवरण	प्लॉट नं.- जीआर 60 और 61, किला नं.-47/5, खेवट नं.-164/133, गंगपति इंस्ट्रियल एस्टेट, बहादुरगढ़, हरियाणा- 124507, परिमाण 2005 वर्ग यार्ड (दोनों संयुक्त संपत्ति)।
सुरक्षित ऋण:	रु. 26,89,78,790.82 (छब्बीस करोड़ नवासी लाख अठ्तरह हजार सात सौ नब्बे रुपये एवं बयासी पैसे) के साथ अंतिम मुगुलान तक उस पर देय एवं भुंतेय ब्याज, अन्य अन्य लागत और खर्च।
आरक्षित मूल्य (आरपी)	रु. 7.65 करोड़ (सात करोड़ पचास लाख)
निरीक्षण	अनुरोध पर विजिट
समय:	वेबसाइट (https://www.bankeauctions.com) के माध्यम से ई-ऑक्शन/विडिंग
स्थान: ई-नीलामी के लिए	दिनांक: 28/04/2025 समय: 03:00 शाम से 05:00 शाम तक
बोली प्रस्तुत करने की अंतिम तिथि और समय:	25/04/2025 शाम 5 बजे तक
ईएमडी:	ईएमडी: 76.50 लाख (छिहरत लाख पचास हजार)
संपर्क	स्वेता राणा - 7208974553

बहिष्कार यदि कोई हो: प्रतिभूत लेनदार को ज्ञात नहीं।
 बिक्री के विस्तृत नियमों और शर्तों के लिए कृपया ई-नीलामी में भाग लेने के लिए अपनी बोलियाँ जमा करने से पहले संबंधित संपत्तियों की ई-नीलामी/बिक्री के विस्तृत नियमों और शर्तों और अन्य विवरणों के लिए प्रतिभूत लेनदार की वेबसाइट <https://www.cfmarc.in> पर दिए गए लिंक को देखें। बोलीदाता वेबसाइट <https://www.bankeauctions.com> को भी देख सकते हैं या सेवा प्रदाता मैसर्स सी। इंडिया प्राइवेट लिमिटेड, बोलीदाता सहायता नं.: 0124-4302020/21/22, +91 7281984124 / 1125/1126; ईमेल: support@bankeauctions.com, श्री नाथिक पंख्या संपर्क नंबर +91 9974687868 से संपर्क कर सकते हैं।

हस्ता/-
 प्राधिकृत अधिकारी
 सीएफएम एसेट रिकंस्ट्रक्शन प्राइवेट लिमिटेड
 दिनांक: 27.03.2025
 (सीएफएमएआरसी ट्रस्ट-148 के ट्रस्टी के रूप में अपनी क्षमता में कार्यरत)

KARVY FINANCE

कॉर्पोरेट कार्यालय: मैसर्स. कार्वा फाइनेंशियल सर्विसेज लिमिटेड, 301, वीसपी मंजिल, गुजराज हाउस, 167 सीएसीटी रोड, कोलिंवेरी एरिया विलेज, कलना, सांताक्रूज (ई), मुंबई - 400098 ईमेल:- anil.dubey@karvy.com; संपर्क नंबर: 9891872258

निजी संधि के तहत निविदा-सह-नीलामी बिक्री के लिए सार्वजनिक सूचना

(वित्तीय परिसंपत्तियों के प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम 2002 के अंतर्गत निजी संधि के माध्यम से अचल परिसंपत्तियों की बिक्री के लिए बिक्री नोटिस, प्रतिभूति हित (प्रवर्तन) नियम, 2002 के अंतर्गत नियम 8(6) और 9(1) के प्रावधानों के साथ पठित।)

वित्तीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 और प्रतिभूति हित (प्रवर्तन) नियम, 2002 के तहत प्रदत्त शक्तियों का प्रयोग करते हुए तथा नीचे उल्लिखित उधारकर्ता/बंधककर्ताओं की सुरक्षित आस्तियों के कब्जे के अनुसरण में, जनता और संबंधित उधारकर्ताओं/बंधककर्ताओं, उनके कानूनी उत्तराधिकारियों/प्रतिनिधियों सहित सभी संबंधितों को, जैसा भी मामला हो, सूचित किया जाता है कि कार्वा फाइनेंशियल सर्विसेज लिमिटेड द्वारा नीचे सूचीबद्ध संपत्तियों की खरीद के लिए प्रस्ताव आमंत्रित किए जाते हैं।

जबकि कार्वा फाइनेंशियल सर्विसेज लिमिटेड के प्राधिकृत अधिकारी ने उक्त अधिनियम के नियम 8 और 9 के अंतर्गत निजी संधि के माध्यम से नीचे वर्णित संपत्ति को "जहां है जैसी है" और "जो है जैसी है" और "जो भी है" के आधार पर बेचने का निर्णय लिया है,

उधारकर्ता का नाम	नीलामी की तिथि	मांग सूचना की तिथि और राशि	अचल संपत्ति का विवरण	आरक्षित मूल्य (आरपी)	बयाना राशि जमा (ईएमडी) (आरपी का 10प्रतिशत)	4 फरवरी 2025 तक कुल बकाया ऋण
ऋण कोड संख्या 503643 उधारकर्ता और सह-उधारकर्ता हर्ष बाला	29 अप्रैल 2025	18 फरवरी 2022 और रु. 6144812/-	प्लॉट संख्या इन्डुजेड-जी-1/544, खसरा संख्या 76/19 (पुस्तकिल संख्या 76 और किला संख्या 19) में से लगभग 50 वर्ग गज यानी 41, 81 वर्ग मीटर क्षेत्रफल, ग्राम हस्तसाल, उत्तम नगर कॉलोनी, ब्लॉक जी-1, नई दिल्ली-110059	रु. 1237500/- (रुपये बारह लाख सैंतीस हजार पांच सौ मात्र)	रु. 1237500/- (रुपये एक लाख तेईस हजार सात सौ पचास मात्र) और 28 अप्रैल 2025	रुपये. 9374727/- (रुपये तिराने लाख चौहतर हजार सात सौ सत्ताईस मात्र)

नीलामी सह बिक्री के लिए सार्वजनिक सूचना

सरफेसी अधिनियम, 2002 के तहत नीलामी के माध्यम से बिक्री नोटिस सह उधारकर्ताओं/गारंटर को बिक्री के लिए नोटिस, सुरक्षा हित (प्रवर्तन) नियम, 2002 के तहत नियम 8(6)।

वित्तीय आस्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 और प्रतिभूति हित (प्रवर्तन) नियम, 2002 के तहत प्रदत्त शक्तियों का प्रयोग करते हुए तथा नीचे उल्लिखित उधारकर्ता/बंधककर्ताओं की सुरक्षित आस्तियों के कब्जे के अनुसरण में, जनता और संबंधित उधारकर्ताओं/बंधककर्ताओं, उनके कानूनी उत्तराधिकारियों/प्रतिनिधियों सहित सभी संबंधितों को, जैसा भी मामला हो, सूचित किया जाता है कि कार्वा फाइनेंशियल सर्विसेज लिमिटेड द्वारा नीचे सूचीबद्ध संपत्तियों की खरीद के लिए प्रस्ताव आमंत्रित किए जाते हैं।

जबकि कार्वा फाइनेंशियल सर्विसेज लिमिटेड के प्राधिकृत अधिकारी ने उक्त अधिनियम के नियम 8 और 9 के अंतर्गत नीचे वर्णित संपत्ति को "जहां है जैसी है" और "जो है जैसी है" और "जो कुछ भी है" के आधार पर सार्वजनिक नीलामी के माध्यम से बेचने का निर्णय लिया है।

उधारकर्ता का नाम	नीलामी की तिथि	मांग सूचना की तिथि और राशि	अचल संपत्ति का विवरण	आरक्षित मूल्य (आरपी)	बयाना राशि जमा (ईएमडी) (आरपी का 10प्रतिशत)	4 फरवरी 2025 तक कुल बकाया ऋण
ऋण कोड संख्या 504947	14 अप्रैल 2025	17 मार्च 2020 और	संपत्ति का वह पूरा टुकड़ा जिसका नम्बर 20/19 है, स्थिति गंगा क्षेत्र 50 वर्ग गज	रु. 3318214/- (रुपये तैतीस)	रुपये 3318214/- (रुपये तीन लाख इकतीस)	रुपये 15979211/- (रुपये एक करोड़ उनसठ)

Description of the Secured Assets/Immovable Properties: DETAILS OF PROPERTY:
 A Property Plot of Land, Admeasuring East 27-6 Feet, West 27-6 Feet, North 46 Feet, South 46 Feet, Having Total Area 1265 Sq.Ft. I.E. 117.56 Sq.Mt., Bearing Its Khasra No. 117/1m, Situated At Village Dadupur Govindpur Pargana Roorkee Tehsil & Distt. Haridwar (Hereinafter Called the Said Property)
Boundaries and Dimensions of the Immovable Property are as under:-
As Per Title Documents: North : Property Sadab, South : Property Saleem, East : Property of Hemraj, West : Passage 20 Feet Wide.
As Per Actual/ Technical Valuation Report: North : Plot of Other, South : Land of Other, East : Godown of Mehraj, West : 20 Feet Wide Road.

Date: 27.03.2025
Place: Roorkee

Sd/- Authorized Officer,
CSL Finance Ltd.

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, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038
EMAIL: sweta.rana@cfmarc.in info@cfmarc.in
CONTACT: 7208974553 and 022-40055282



APPENDIX- IV-A

[See proviso to rule 8 (6)]

E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction 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) 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/ies (Secured Assets) mortgaged/charged to the Secured Creditor, the constructive 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 - 21FCI "The secured Creditor") will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 27th March, 2025 for recovery of Rs. 26,89,78,790.82 (Rupees Twenty Six Crore Eighty Nine Lakhs Seventy-Eight Thousand Seven Hundred Ninety and eighty two Paisa) as on 27th March 2025 together with further other costs & expenses thereon due to the secured creditors from M/s Greenworld International Private Limited and M/S Ram Chand Baboo Mal & Co.

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

Description of the property.	Plot No- GR 60 & 61, Killa No-47/5, Khawat No-164/133, Ganpati Industrial Estate, Bahadurgarh, Haryana-124507, admeasuring 2005 Sq Yard (both combined property).
SECURED DEBT:	Rs. 26,89,78,790.82 (Rupees Twenty Six Crore Eighty Nine Lakhs Seventy-Eight Thousand Seven Hundred Ninety and eighty two Paisa) together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	Rs. 7.65 Crores (Seven Crore Sixty-five Lakh)
INSPECTION	Visit on request
TIME:	E-Auction/Bidding through website (https://www.bankauctions.com)
DATE:	Date: - 28/04/2025 - Time: 03:00 PM to 05:00 PM
PLACE: For E-AUCTION	
LAST DATE AND TIME FOR BID SUBMISSION:	25/04/2025 till 5 PM
EMD:	EMD- 76.50 lakhs /- (Seventy-Six Lakh Fifty Thousand Only)
CONTACT:	Sweta Rana - 7208974553

Encumbrances if any: Not known to the secured creditor
 For detailed terms & conditions of the sale, please refer to the link provided on the 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.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, Mr. Bhavik Pandya Contact No. +91 9974887668.

Place: Haryana
Date: 27.03.2025

SD/-
Authorized Officer
CFM Asset Reconstruction Private Limited
 (Acting in its capacity as a trustee of CFMARC Trust -146)

	Uttar Pradesh 244001		
ti & 1/3137, New Chai Wali Gali No. 4, pur- 247001	Mpl- 1/1431. Dara Shivpuri Dar Abadi Sharda Nagar Colony, Saharanpur 247001	04/03/2025/ Rs. 1,96,044.58/-	05/11/2024
an Garg/ Tapan/ 72241) & Shankarpuri at Kotwali, Uttar 247001	East Part Of Plot Wake Dara Khasra No.333, Milkana Baroon Pargana Tehsil And Distt, Saharanpur Dar Abadi Shankarpuri Colony, Saharanpur 247001	04/03/2025/ Rs. 3,20,473.06/-	03/01/2025
ran Garg/ Tapan/ 976737) & ur, Near Dehat Saharanpur- 247001	East Part Of Plot Wake Dara Khasra No.333, Milkana Baroon Pargana Tehsil And Distt, Saharanpur Dar Abadi Shankarpuri Colony, Saharanpur 247001	04/03/2025/ Rs. 2,23,420.95/-	03/01/2025
ja Singh & 60/2 A, Udit Part Biharman Nagla 243006	Residential House No. 18, Wake Bhaurao Devras, Biharman Nagla, Bareilly Uttar Pradesh - 243006	06/03/2025/ Rs. 40,92,901.54/-	03/01/2025
OJA SINGH (& 60/2 A, Udit Part 1, arman Nagla Uttar 06	Residential House No. 18, Wake Bhaurao Devras, Biharman Nagla, Bareilly Uttar Pradesh - 243006	06/03/2025/ Rs. 1,97,069.12/-	03/01/2025
AH00005218643) & ad Chak Harati ttar Pradesh	East Part Of Plot No 28 Khasra No 20/2 Wake, Gram Chak Hareti, Pargana Tehsil And Dist. Saharanpur Uttar Pradesh 247002	07/03/2025/ Rs. 9,48,673.41/-	06/01/2025
i Devi & 2 B/1597, Ahmad aranpur - 247001	Shop No - Ug-17, Upper Ground Floor In Parsvnath Plaza Court Road, Kh. No. 144min. (Pertaining To Mpl No 2/1377 Part), Dara Pathanpura Dar Abadi, Court Road,uttar Pradesh, Saharanpur 247001	07/03/2025/ Rs. 5,56,656.56/-	08/01/2025
rakala Devi & 25/599, Nehru out, Baghpat Barut, 50611	House Situated At Patti Baru Kasba, Andar Hadood Nagar Palika Parishad, Baraut Pargana And Tehsil Baraut District Baghpat- 250611	06/03/2025 Rs. 25,36,091.24/-	03/01/2025
rakala Devi & 25/599, Nehru out, Baghpat Barut, 50611	House Situated At Patti Baru Kasba, Andar Hadood Nagar Palika Parishad, Baraut Pargana And Tehsil Baraut District Baghpat- 250611	06/03/2025 Rs. 44,939.90/-	03/01/2025
rakala Devi & 25/599, Nehru out, Baghpat Barut, 50611	House Situated At Patti Baru Kasba, Andar Hadood Nagar Palika Parishad, Baraut Pargana And Tehsil Baraut District Baghpat- 250611,	06/03/2025 Rs. 4,57,364.80/-	03/01/2025

for substituted service of Notice. The above borrower/s and/or guarantor/s (as make the outstanding payment within 60 days from the date of publishing this will be taken as per the provisions of the Securitisation and Re-construction of ment of Security Interest Act, 2002.

Sincerely, Authorised Signatory,
 For ICICI Bank Ltd.