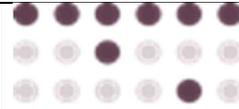


REGISTERED OFFICE: A/3, 5TH FLOOR, SAFAL PROFITAIRE, NEAR PRAHLAD NAGAR GARDEN, AHMEDABAD-380015.

CORPORATE OFFICE: 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038.

EMAIL: santosh.nangare@cfmarc.in

CONTACT: 022-4970 3233 / 88790 03325



CFM

THINK TRUST

SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

Sale Notice for sale of Immovable/Movable Properties (Secured Assets) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) and rule 6(2) 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/movable properties mortgaged/charged/hypothecated/pledged to the SVC Co-Op Bank Ltd (Secured Creditor and/ or Assignor Bank), the physical possession of which had been taken by the Authorized Officer of Assignor Bank on 10 August 2018 which was subsequently handed-over to the Authorized Officer of CFM-ARC, acting in its capacity as the trustee of CFMARC Trust -2 SVCBL (Assignee) by virtue of the Agreement of Assignment of Debt between Assignor and Assignee dated 07 January 2019, will be sold on **“As is where is”, “As is what is”** and **“Whatever there is”** and **“No recourse Basis”**; on 15th February 2022 for recovery of Rs.33,15,81,565.65/- (Rupees Thirty Three Crore Fifteen Lakh Eighty One Thousand Five Hundred Sixty Five and Sixty Five Paise Only) as on 31st December 2021 alongwith further interest, expenses, charges and other costs thereon due to the Assignee from M/s Jamnadas Steel Pvt. Ltd. (Borrower and Mortgagor), Vinay Jamnadas Udeshi (Guarantor and Mortgagor), Mukesh Jamnadas Mukeshi (Guarantor), Chetan V Udeshi, (Guarantor), Sudha Udeshi (Guarantor and Mortgagor), Jaywanti Udeshi (Guarantor), Bhawini Udeshi (Guarantor), Jamnadas Nagaji Udeshi – HUF (Guarantor).

DESCRIPTION OF

SECURED PROPERTIES:

Lot 1

- 1) All that piece and parcel of Land admeasuring 2.324 hectares i.e. 5.74 Acre out of khasara/Gut/Bhumapan No.46 having total area of 3.42 hectares field /Survey No.46, mouza Kadholi. PH No.24, Bhogatdar class-I right, Tahasil Kamptee Dist. Nagpur alongwith entire structure including factory shed constructed / to be constructed thereon owned by Mr. Vinay Jamnadas Udeshi & Mrs. Sudha Vinay Udeshi.
- 2) All the piece and parcel of land admeasuring 1.096 hectares i.e. 2.71 Acre out of Khasara/Gut/Bhumapan No.46 having total area of 3.42 hectares / field/ Survey No.46 mouza, kadholi, PH No.24, Bhogwatdar Class- I, Rights, Tahasil Kamptee Dist Nagpur alongwith entire

	<p>structure including factory shed constructed / to be constructed thereon owned by M/s Jamnadas Steel Pvt Ltd.</p> <p><u>Lot 2</u> Plant, Machinery situated at factory.</p> <p><u>Lot 3</u> Lot 1 + Lot 2</p>
SECURED DEBT:	Rs.33,15,81,565.65/- (Rupees Thirty Three Crore Fifteen Lakh Eighty One Thousand Five Hundred Sixty Five and Sixty Five Paise Only) as on 31 st December 2021 and further interest and other costs thereon due to the Secured Creditor.
RESERVE PRICE:	Lot 1- Rs. 11,75,00,000/- (Rupees Eleven Crore Seventy Five Lakh Only) Lot 2- Rs. 2,50,00,000/- (Two Crore Fifty Lakh Only) Lot 3- Rs. 14,25,00,000/- (Fourteen Crore Twenty Five Lakh only)
EMD:	Lot 1- Rs. 1,17,50,000/- (Rupees One Crore Seventeen Lakh Fifty Thousand Only) Lot 2- 25,00,000/- (Rupees Twenty Five Lakh only) Lot 3- 1,42,50,000/- (Rupees One Crore Forty Two Lakh Fifty Thousand Only)
DETAILS FOR DEPOSITING EMD	Demand Draft to be made in favor of “ CFMARC Trust-2 SVCBL ” payable at Mumbai
INSPECTION DATE:	01.02.2022 to 10.02.2022 Between 11.00 am to 4.00 pm
TIME:	From 02.00 PM TO 04.00 PM
DATE:	15.02.2022
PLACE for E-Auction	1 st FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038
CONTACT:	022-4970 3233 / 88790 03325
EMAIL:	santosh.nangare@cfmarc.in

Encumbrances if any: Not known to the Secured Creditor

Note:

Prospective buyers who are interested only in purchasing Land, Building and/or Plant and Machinery may submit their separate EOIs which may be considered by the Authorised Officer in accordance with law.

For detailed 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/>;

Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of **CFMARC Trust -2 SVCBL**

Date- 29/01/2022; Place- Mumbai

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) Bids in the prescribed formats given in the Tender Document shall be submitted at 1st FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/supportive evidence for submitting Aggregate EMD amount.
- 2) The intending bidder should bid for movable and/or immovable property. Bid form without the Aggregate EMD shall be rejected summarily at the discretion of the Authorised Officer of CFMARC.
- 3) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents along with a government ID proof (eg: Aadhar Card, driving license), failing which inspection may be refused at the discretion of the Authorised Officer of CFMARC.
- 4) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen (15) days from the date of auction without any interest thereon whatsoever. The offeror shall not be entitled to claim any interest if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 5) The Said Properties shall not be sold at a price less than the Aggregate Reserve Price mentioned hereinabove.
- 6) The offer should only be placed in the manner as directed by the Authorised Officer during the time of auction on the date mentioned herein above.
- 7) The entire procedure of conducting auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 8) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents with originals (Photo ID and address proof 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 favouring CFMARC Trust-2 SVCBL payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of the Authorised Officer, in any case not exceeding three (3) months from the date of sale confirmation. 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 monies paid till then by the successful offeror and put up the assets in question for resale/disposal, as per the discretion of

the Authorised Officer, in accordance with the provisions of SARFAESI Act, 2002 and the rules thereunder. Further such defaulting successful shall not be entitled to make any claim in the event of the assets realizing higher price on resale.

- 9) 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.
- 10) The stamp duty, registration charges, cess, sales tax, GST, 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.
- 11) 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.
- 12) 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, and the purchaser shall have no recourse to either CFMARC or any of its authorized Officers for the same.
- 13) Presently, there are no encumbrances known to either CFM-ARC and/or any of its Authorised Officer to the best of its/their knowledge and belief.
- 14) The Said Properties are offered for sale on **“AS IS WHERE IS, AS IS WHAT IS BASIS, WHATEVER THERE IS AND WITHOUT 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.
- 15) The offerors are advised in their own interest to verify and inspect the Said Properties and conduct its thorough due diligence in its respect (*without relying on the documents supplied by CFMARC*) and determine any other dues from the respective authorities to their complete satisfaction before submitting the offers, failing which they will not have any recourse against CFMARC and/or any of its Authorised Officer post submission of the bid and being declared as the successful bidder. Any claim post confirmation of sale of the amount paid shall be liable to be rejected and the amount paid till then shall be liable to be forfeited.
- 16) The successful offeror shall be deemed to have purchased the Said Properties 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 Properties or any part thereof.
- 17) 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 on **“AS IS WHERE IS, AS IS WHAT IS BASIS, WHATEVER THERE IS AND WITHOUT RECOURSE”** basis.

- 18) 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.
- 19) 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.
- 20) The successful offeror will be bound by the regulations of the local / any other authority, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 21) The successful offeror shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttals as mentioned hereinabove, accept the Said Properties purchased by him/it/them.
- 22) 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.
- 23) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the offeror withdraws or cancels the offer, the Aggregate EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the discretion of the Authorised Officer. The defaulting successful offeror shall have no right either on the said Immovable Property or its proceeds from the subsequent sale.
- 24) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful offeror in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 25) 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). Any request for such change subsequently, shall not be entertained by the Authorised Officer.
- 26) The Authorized Officer is selling the Said Properties pursuant to the powers derived from the SARFAESI Act, 2002 and the rules thereunder. 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 independently (*without relying on the documents supplied by CFMARC*) and that the offerors are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.

- 27) The Authorized Officer reserves his right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM-ARC's decision in this behalf shall be final & binding.
- 28) 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, as necessary.
- 29) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 30) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 31) **Other terms and conditions pertaining to the auction:**
 - a) Auction/ bidding shall be held at the corporate office of CFMARC, mentioned herein above in supervision of the Authorised Officer, in accordance with the provisions of the SARFAESI Act, 2002 and the rules thereunder.
 - b) In case of sole bidder/offeror, the sale may be deferred and the Said Properties may be brought for resale or otherwise sale will be deferred or cancelled.
 - 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 in accordance with the SARFAESI rules.
 - e) 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.
 - f) 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.
 - g) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

- h) It is to be noted specifically that preference shall be given to the offeror who bids for entire land and building along with the plant and machinery i.e. Lot 3 over the bidder who bids for individual lots i.e. either Lot 1 or Lot 2.
- i) The Authorised Officer shall endeavour to sell the land and building along with the plant and machinery in one lot. In case, the Authorised officer receives bid for the individual lots simultaneously with bids for entire land and building along with the plant and machinery i.e. Lot 3, the Authorised Officer shall have the discretion to renegotiate with the bidders of the individual lots to match or enhance the bid of the bidder offering to purchase the entire land and building along with the plant and machinery i.e. Lot 3, and confirm the sale in favour of the bidder who offers more for Lot 3.

Sd/-
Authorized Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of **CFMARC Trust -2 SVCBL**

BID DOCUMENT

In the matter of sale of secured immovable and movable properties in the account of Jamnadas Steel Pvt Ltd:

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) :
 Driving License: Issue Date _____, Number _____
 PAN Card Number: _____
 Voter Identity Card: Issue Date _____, Number _____
 Passport: Issue Date _____, Number _____
 Certificate of Incorporation: Issue Date _____, Number _____
 Partnership Agreement date: _____
- 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 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 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

Authorized Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of **CFMARC Trust -2 SVCBL**