

<p><b>CFM ASSET RECONSTRUCTION PRIVATE LIMITED</b></p> <p><b>REGISTERED OFFICE:</b> "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat"</p> <p><b>CORPORATE OFFICE:</b> 1<sup>ST</sup> FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038</p> <p><b>EMAIL:</b> <a href="mailto:eswarappa.s@cfmarc.in">eswarappa.s@cfmarc.in</a>; <a href="mailto:tejas.joshi@cfmarc.in">tejas.joshi@cfmarc.in</a></p> <p><b>CONTACT: 74066 66657/8976862751</b></p>	 <p>CIN: U67100GJ2015PTC083994.</p>
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**APPENDIX- IV-A**

[See proviso to rule 8 (6)]

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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) 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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt Ltd (acting in its capacity as a Trustee of CFMARC Trust -4 IndusInd Bank), the Secured Creditor, will be sold through public auction on "As and where is basis", "As is what is basis", "Whatever is there is basis" and "No recourse Basis" on **20<sup>th</sup> September, 2023** for recovery of Rs. 2,57,41,704.57/- (Rupees Two Crore Fifty-Seven Lakhs Forty-One Thousand Seven Hundred Four and Paise Fifty-seven only) as on 20.11.2019 together with further future interest, cost & expenses together with further future interest, cost & expenses due to the Secured Creditor from M/S. Starz Corp Through Its Partners (Borrower), Mr. Sunil V Golani (Co Borrower) and Mrs. Renu Sunil Golani (Co- Borrower)

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

<b>DESCRIPTION OF SECURED PROPERTY:</b>	All that piece or parcel of land being the property bearing No.15 (Old No.8), St. John's Road, Bangalore and admeasuring 22,316 Sq.Ft. or 2074 Sq.mts or thereabouts shown on the plan annexed hereto as annexure '1' and bounded on the EAST BY : Chinmaya Vidyalaya School; WEST BY : St. John's Road; NORTH BY : Osborne Road; SOUTH BY : St. John's Road Cross; Apartment No.703, having a saleable area of 2585 Sq.Ft., (i.e. 240.15 Sq.Mts.) on the Seventh Floor, together with exclusive right of use of terrace area admeasuring 920 Sq.Ft., adjacent to the said apartment, and also together with exclusive right of use of Car Parking Space bearing Nos. NIL, in the Basement/ground floor of the Building viz., 'RAHEJA ARBOR', constructed on the schedule 'A' Property above referred to, together with a proportionate 5.56%(1240.77.46 Sq.Ft. i.e. 115.31 Sq. Mts.) undivided share right, title and interest in the schedule 'A' Property above referred to.
<b>DESCRIPTION OF MOVABLES</b>	Furniture, Fixtures and Movable items
<b>SECURED DEBT:</b>	Rs. 2,57,41,704.57/- (Rupees Two Crore Fifty-Seven Lakhs Forty-One Thousand Seven Hundred Four and Paise Fifty-seven only) as on 20.11.2019 together with further future interest, cost & expenses
<b>RESERVE PRICE (RP):</b>	Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) FOR IMMOVABLES

	Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) FOR MOVABLES
<b>INSPECTION DATE:</b>	<b>On 13<sup>th</sup> September, 2023</b>
<b>INSPECTION TIME:</b>	From 11:00 Am to 1:00 Pm
<b>TIME: DATE: PLACE:</b>	E-Auction/Bidding through website ( <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> ) on <b>20<sup>th</sup> September, 2023</b> from <b>02.00 pm to 03:00 pm.</b>
<b>For E-AUCTION</b>	
<b>LAST DATE AND TIME FOR BID SUBMISSION:</b>	On or before 5:00 pm on <b>19<sup>th</sup> September, 2023</b>
<b>EMD:</b>	Rs.18,18,000/- (Rupees Eighteen Lakhs Eighteen Thousand Only)
<b>CONTACT:</b>	Mr. S. ESWARAPPA (7406666657)

Sl. No.	Description	Material/Make	Qty
1	<b>Foyer Area</b>		
a.	Shoe Rack	Hard Jungle wood - Teakfinish	1
2	<b>Dining/Living Area</b>		
a.	Dining table with 4 nos chairs	Jungle wood	1
b.	Corner table	Hard wood - Teak finish	4
c.	Side table with storage	Hard wood	1
d.	Sofa set - 2 seater 2 nos & 1 seater 1 nos	Fabric finish	1
e.	Centre table (Tea Poy)	Melamine finish	1
3	<b>Kitchen Area</b>		
a.	Refrigerator	Samsung	1
b.	Oven	Samsung	2
c.	4 burner gas stove	Faber	1
d.	Chimney	Faber	1
e.	Washing Machine	Samsung	1
4	<b>Bedroom - 01 (next to Dining)</b>		
a.	Queen size cot with mattress	Jungle wood - Polished	1
b.	Side small table	Jungle wood - Polished	2
c.	Fan (3 Bladed)	Bajaj	1
d.	Split AC	TCL	1

<b>5</b>	<b>Bedroom - 02</b>		
a.	Queen size cot with mattress	Jungle wood - Melamine finish	1
b.	Side small table	Jungle wood - Melamine finish &	2
c.	Fan (3 Bladed)	Bajaj	1
d.	Split AC	TCL	1
<b>6</b>	<b>First Floor - sitout near</b>		
a.	Sofa set - 2 seater 1 nos & 1	Fabric finish	1
b.	Sound system	RCF	2
c.	Television LCD - Sony Bravia	Sony	1
d.	TV unit table	Hard wood	1
e.	Fan (3 Bladed)	Bajaj	1
<b>7</b>	<b>Bedroom - 03</b>		
a.	Queen size cot with mattress	Jungle wood with white color finish	1
b.	Side small table	Jungle wood with white color finish	2
c.	Fan (3 Bladed)	Bajaj	1
d.	Split AC	TCL	1
<b>8</b>	<b>Master Bedroom</b>		
	Queen size cot with mattress	Hard wood with Melamine finish	1
	Side table (Book storage)	Particle board with Melamine finish	1
	Ironing table	Steel	1
	Split AC	Samsung	1
	DVD player	Samsung	1

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

For detailed terms & conditions of the sale, please refer to the link provided in Secured Creditors website i.e., <https://www.cfmarc.in> for detailed terms & conditions of e-auction/sale of respective property and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: [support@bankeauctions.com](mailto:support@bankeauctions.com) , Mr. Hareesh Gowda, Contact No. +91 95945 97555

This notice of 15 days is being given to all of you in compliance of Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing the Borrower and all the Guarantors/Mortgagors about holding of auction/sale of the aforementioned Secured Properties at the aforementioned date and time, with the advice to redeem the assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest and other costs thereon due and payable prior to the scheduled auction. In case of default in payment, any or all the Secured Properties shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Sd/-

Authorised Officer  
CFM Asset Reconstruction Pvt. Ltd.  
Acting as trustee of CFMARC Trust -4 IndusInd Bank

Date: **30/08/2023**  
Place: BENGALURU

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

- 1) The Online Bids shall be submitted at website <https://www.bankeauctions.com> as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://www.bankeauctions.com>. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.
- 3) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15<sup>th</sup> Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Hareesh Gowda, Contact No. +91 95945 97555f, Email address: [support@bankeauctions.com](mailto:support@bankeauctions.com) and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

The details regarding E Auction Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	Plot No. 68, Sector 44, Gurugram-122003, Haryana, India <a href="http://www.c1india.com">www.c1india.com</a>
Contact Persons	Mr. Bhavik Pandya, Assistant Manager P: +91 8866682937   0124 430 2000 E: <a href="mailto:Gujarat@c1india.com">Gujarat@c1india.com</a>
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	<a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a>
Website Address	<a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>

- 4) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 5) 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.
- 6) 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.
- 7) The Said Property(ies) shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- 8) 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.
- 9) The bid amount can be improved by Rs.100,000/- (Rupees One Lakh only) per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.

- 10) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of Demand draft/ Pay order / Online payment (RTGS / NEFT) favouring CFM-ARC payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful offeror, subject to the sole discretion of CFM-ARC. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful offeror, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful offeror who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 11) 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.
- 12) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT"), Good and Services tax("GST") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful offeror.
- 13) 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.
- 14) 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.
- 15) Presently there are no encumbrances known to CFM-ARC.
- 16) The Said Properties are offered for sale on "**As and where is basis**", "**As is what is basis**", "**Whatever is 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.
- 17) 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.
- 18) 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.

- 19) 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.
- 20) 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.
- 21) 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.
- 22) The successful offeror will be bound by the regulations of the local and / or any other Statutory authority, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 23) 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.
- 24) 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.
- 25) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the offeror withdraws or cancels the offer, the Aggregate EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the offeror.
- 26) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- 27) 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).
- 28) 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.

- 29) 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.
- 30) 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.
- 31) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 32) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 33) The amount of EMD can be deposited directly to following bank account:

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

34) **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) Bidders/Offerors are cautioned to be careful while entering 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 Aggregate EMD in full will be forfeited.
- d) 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.
- e) 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.
- f) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.
- g) 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.
- h) 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.
- i) The bidder/offeror shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders/offerors are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-  
Authorized Officer

## **ONLINE BID DOCUMENT**

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

In the matter of sale of secured immovable and movable property(ies) of from M/S. Starz Corp Through Its Partners (Borrower), Mr. Sunil V Golani (Co Borrower) and Mrs. Renu Sunil Golani (Co- Borrower)

### **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)

**SIGNATURE OF BIDDER(S)**



## **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 M/S. Starz Corp Through Its Partners (Borrower), Mr. Sunil V Golani (Co Borrower) and Mrs. Renu Sunil Golani (Co- Borrower) (Borrower) 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 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 OF BIDDER(S)**

**FINKURVE FINANCIAL SERVICES LIMITED**

Corporate Office : Trade World, D-Wing, 2nd Floor, 202, Kamala Mill Compound Lower Parcel (W), Mumbai, Maharashtra - 400013

**PUBLIC NOTICE**

This is to inform the Public that Auction of pledged Gold Ornaments will be conducted by Finkurve Financial Services Limited through its facilitated partner **Augmont Gold Tech Pvt. Ltd., On 04.09.2023 at 10:00 am at # 666/4, 1st FLOOR, SLR Building, Opp. Indian Oil Petrol Pump, Vidya Nagar, Sarjapura - 562125.** The Gold Ornaments to be auctioned belong to Loan Accounts of our various borrowers who have failed to pay their dues. Our notices of auction have been duly issued to these borrowers. The Gold Ornaments to be auctioned belong to Overdue Loan Accounts of our various borrowers mentioned below with branch name. **SARJAPURA: SARJ-25997.**

**For More Details Contact : Jayaprakash D., Mob.: 995224535****CANTABIL RETAIL INDIA LIMITED**

**Registered Office:** B-16, Ground Floor, Lawrence Road Industrial Area, Delhi - 110 035  
**Corporate Identity Number (CIN):** L74899DL1989PLC034995.  
**Tel:** 91-11-4141188, 91-11-46818101 **Website:** www.cantabilinternational.com  
**E-mail:** investors@cantabilinternational.com

**NOTICE TO 35TH ANNUAL GENERAL MEETING**

NOTICE is hereby given that the Thirty-Fifth (35th) Annual General Meeting ("AGM" or "Meeting") of the Members of Cantabil Retail India Limited ("the Company") will be held on Thursday, September 28, 2023 at 11:00 A.M. (IST) at Palm Green Hotel and Resort, Main GT Karnal Road, Bakoli, New Delhi- 110036, to transact the business as set out in the Notice of the AGM.

Dispatch of the Notice of the 35th AGM along with the Annual Report 2022-23 will start from August 31, 2023 and will be completed on Friday, September 01, 2023 through electronic mode to those Members whose e-mail addresses are registered with the Company or Registrar & Transfer Agent and Depositories and also through physical mode to the Members of the Company.

The Annual Report 2022-23 of the Company, inter alia, containing the Notice and the Annual Report of the 35th AGM will be available on the website of the Company at www.cantabilinternational.com and on the websites of the Stock Exchanges viz. www.bseindia.com and www.nseindia.com. A copy of the same will also be available on the website of Central Depository Services (India) Limited ("CDSL") at www.evotingindia.com

For CANTABIL RETAIL INDIA LIMITED

**Date: August 30, 2023** **Sd/- POONAM CHAHAL**  
**Place: New Delhi** **Company Secretary and Compliance Officer**

**POSSESSION NOTICE**  
(for immovable property)

**Whereas,** The undersigned being the Authorized Officer of the **INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029)** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated 26.06.2021 calling upon the Borrowers **SATHISH B. R. AND SHEELA SATHISH** to repay the amount mentioned in the Notice being **Rs. 85,57,804.82 (Rupees Eighty Five Lakhs Fifty Seven Thousand Eight Hundred Four and Paise Eighty Two Only)** against Loan Account No. **HLLMAD0021789** as on **15.06.2021** and interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower having failed to repay the amount, Notice is hereby given to the Borrower and the public in general that the undersigned has taken **symbolic possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **25.08.2023.**

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **INDIABULLS HOUSING FINANCE LIMITED** for an amount of **Rs. 85,57,804.82 (Rupees Eighty Five Lakhs Fifty Seven Thousand Eight Hundred Four and Paise Eighty Two Only)** as on **15.06.2021** and interest thereon.

The Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the secured assets.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

ALL THAT PIECE AND PARCEL OF THE RESIDENTIAL FLAT BEARING NO. 006 HAVING SUPER BUILT UP AREA OF 1430 SQ. FT. IN 'B' BLOCK, SITUATED IN THE GROUND FLOOR OF THE BUILDING KNOWN AS 'PURVI LOTUS' WITH ONE NUMBER COVERED CAR PARKING IN THE GROUND FLOOR WITH PROPORTIONATE SHARE OF 435 SQ FT IN THE LAND UNDERNEATH AT LAND BEARING BMMPH KHATANO. 1123/49/3/946/49/3, 1220/49/3/1221/49/3/1222/49/4 FORMED IN CONVERTED SURVEY NO. 49/3 AND 49/4 (OLD NO. 49/3) SITUATED AT HARALUKUNTE VILLAGE, BEGUR, HOBLI, BANGALORE SOUTH TALUK, BENGALURU-560068, KARNATAKA AND BOUNDED BY:

EAST : OPEN SPACE WEST : CORRIDOR  
 SOUTH : CORRIDOR NORTH : 005 OPEN SPACE

**Date : 25.08.2023** **Sd/- Authorised Officer**  
**Place: HOBLI** **INDIABULLS HOUSING FINANCE LIMITED**

**Rustomjee****KEYSTONE REALTORS LIMITED**

**CIN: L45200MH1995PLC094208**  
**Regd. Off.:** 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai, 400069, Maharashtra, India.  
**Tel No.:** +91 22 6676 6888  
**Email:** cs@rustomjee.com ; **Website:** www.rustomjee.com

**NOTICE**

Notice is hereby given that:

- The 28th Annual General Meeting (AGM) of the Members of Keystone Realtors Limited ("the Company") will be held on Friday, September 22, 2023 at 04:00 p.m. IST through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") facility.
- The AGM is being convened in due compliance with the applicable provisions of the Companies Act, 2013 ("the Act"), the Rules made thereunder read with the MCA's General Circulars numbered 10/ 2022 dated December 28, 2022 read with Circular No. 02/2022, dated 05th May, 2022, 02/2021 dated 13th January 2021 read with Circular No.14/2020 dated 8th April 2020, Circular No.17/2020 dated 13th April 2020 and Circular No. 20/2020 dated 5th May 2020 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") read with the SEBI Circular numbered SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023 read with SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated 15th January, 2021 and Circular SEBI/HO/CFD/ CMD 1/CIR/P/2020/79 dated 12th May, 2020.

- In compliance with above referred Circulars and the relevant provisions of the Act and the SEBI Listing Regulations, the Notice of the AGM and Annual Report for F.Y. 2022-23 will be sent only through electronic mode and to only those Members whose e-mail IDs are registered with the Registrar and Share Transfer Agent/Depository Participant.  
**Registration of email ID:**
  - In case the Members' email ID is already registered with the Company/its Registrar & Share Transfer Agent ("RTA")/Depositories, login details for e-voting are being sent on the registered email address.
  - In case the Members' has not registered his/her email address with the Company/its RTA/Depositories:
 

**In the case of Shares held in Demat mode:** The Members may please contact the Depository Participant ("DP") and register the email address in the demat account as per the process followed and advised by the DP.

**In the case of Shares held in physical mode:** The Members are also requested to update their email addresses by writing and quoting their folio numbers to the Link Intime India Private Limited, Registrar and Transfer Agent of the Company ("RT & Agent") by email to [rtnt.helpdesk@linkintime.co.in](mailto:rtnt.helpdesk@linkintime.co.in) or by letter addressed to Link Intime India Private Limited, Unit. Keystone Realtors Limited, C 101, 247 Park, L.B.S. Marg Vikhroli (West), Mumbai 400083 Maharashtra or to the Company by email to [cs@rustomjee.com](mailto:cs@rustomjee.com) or by letter addressed to the Company Secretary, 702 Natraj, M. V. Road Junction, Western Express Highway, Andheri East, Mumbai - 400 069.

- The Notice calling the AGM has been uploaded on the website of the Company at [www.rustomjee.com/about-us/investorrelations/](http://www.rustomjee.com/about-us/investorrelations/). The Notice may also be accessed from the websites of the Stock Exchanges i.e. BSE Limited ("BSE") at [www.bseindia.com](http://www.bseindia.com) and National Stock Exchange of India Limited ("NSE") at [www.nseindia.com](http://www.nseindia.com) and also on the website of Link Intime (agency for providing the remote e-Voting facility) i.e. [https://linkintime.co.in/website/GoGreen/2023/AGM/Keystone\\_Realtors\\_Limited/Keystone\\_Realtors\\_Notice\\_2023.pdf](https://linkintime.co.in/website/GoGreen/2023/AGM/Keystone_Realtors_Limited/Keystone_Realtors_Notice_2023.pdf)

**Keystone Realtors Limited****Sd/-**

**Bimal K Nanda** **Company Secretary and**  
**Date: August 29, 2023** **Compliance Officer**  
**Place: Mumbai** **ACS-11578**

Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property/properties (B)	Date of NPA (C)	Outstanding amount (Rs.) (D)
1.	<b>LOAN ACCOUNT NO. HHLBAG00355348</b> 1. VMILESH KUMAR SINGH 2. PRIRYANKA KUMARI	<b>NO. F - 203, BLOCK F, 2ND FLOOR GOLDEN ARENA SITUATED AT BIDARAGUPPE VILLAGE ANEKAL, KARNATAKA BENGALURU BENGALURU - 562107 KARNATAKA</b>	<b>10.07.2023</b>	<b>Rs. 9,10,938.46/- (Rupees Nine Lakh Ten Thousand Nine Hundred Thirty Eight and Paise Forty Six Only) as on 08.08.2023</b>
2.	<b>LOAN ACCOUNT NO. HHLBAG00411389</b> 1. HASAN MUSTAQ A KHAZI 2. ZAKIYA B S	<b>UNIT NO. A - 1305, 13th FLOOR, WING 'A', MANTRI ENERJIA, RACHENAHALLI VILLAGE K. R. PURAM HOBLI, SITUATED AT RACHENAHALLI VILLAGE KR PURAM HOBLI BENGALURU - 560045 KARNATAKA</b>	<b>10.07.2023</b>	<b>Rs. 57,32,960.49/- (Rupees Fifty Seven Lakh Thirty Two Thousand Nine Hundred Sixty and Paise Forty Nine Only) as on 08.08.2023</b>

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company. Column D indicates the outstanding amount.  
 Due to persistent default in repayment of the Loan account on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his/her liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub-Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

**For Indiabulls Housing Finance Ltd. Authorized Officer****Place : BENGALURU****INDIA NIPPON ELECTRICALS LTD.**

**CIN : L31901TN1994PLC011021**  
 Regd. Office : No.11 & 13, Patullo Road, Chennai - 600 002. Tel : 044-28460073. Website : www.indianippon.com ; E-mail : investors@inel.co.in

**NOTICE OF 38TH ANNUAL GENERAL MEETING, E-VOTING INFORMATION & BOOK CLOSURE**

NOTICE is hereby given that, the 38th Annual General Meeting (AGM) of India Nippon Electricals Ltd., (the Company) is scheduled to be held on Wednesday, the 20th September 2023 at 10.00 A.M. through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") in compliance with the applicable provisions of the Companies Act, 2013, rules framed thereunder read with Ministry of Corporate Affairs (MCA) Circular Nos. 2/2022 dated 5th May 2022 read with all other relevant circulars issued by MCA from time to time (collectively known as MCA Circulars) and the SEBI Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 5, 2023 read with all other relevant circulars (SEBI Circulars) and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 to transact the ordinary and special business as set out in the Notice without the physical presence of the Members at a common venue.

Links to the electronic copy of the Annual Report for the financial year 2022-23 along with Notice of the AGM have been sent to all the Members whose e-mail address is registered with the Company / Share Transfer Agent (STA) or with their respective Depository Participant. The Company has completed dispatch of Notice and Annual Report on 29th August 2023.

Members can join and participate in the AGM through VC / OAVM only. The instructions for joining the AGM, manner of remote e-voting and casting vote through the e-voting system during the AGM have been provided in the Notice of AGM.

Statement on business to be transacted by electronic voting, as per the Notice of the AGM	The proposed businesses as given in the Notice convening the Annual General Meeting shall be transacted through remote e-voting and e-voting on the AGM day.
Date and time of commencement of remote e-Voting	From 9 A.M. onwards on 17th September, 2023 (Sunday)
Date and time of ending of remote e-Voting	Upto 5 P.M. on 19th September, 2023 (Tuesday)
Cut-off date to determine the eligibility to remote e-Voting	13th September, 2023 (Wednesday)

The remote e-Voting shall not be allowed beyond the said date and time. Once the vote on a resolution is cast by a Member, such Member will not be allowed to change it subsequently.

Only a person whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on 13th September 2023 shall be entitled to avail the facility of remote e-Voting as well as e-Voting on the AGM day. Members who have cast their vote by remote e-Voting prior to the AGM may also attend & participate in the AGM through VC/OAVM but shall not be entitled to cast their vote again through e-Voting facility available during AGM. Further, only those Members, who are present in the AGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM. Members holding shares in physical form may vote through remote e-Voting / e-Voting on AGM day and participate in the AGM following the procedure detailed in the Notice.

Website details of the Company / Agency, where the Notice of AGM / Annual Report is displayed.	<a href="http://www.indianippon.com">www.indianippon.com</a> , under the link <a href="https://indianippon.com">https://indianippon.com</a> and <a href="http://www.evotingindia.com">www.evotingindia.com</a> . The said documents can also be accessed from the websites of the Stock Exchanges where the shares of the Company are listed.
Contact details of the person responsible to address the grievances connected with electronic voting.	In case Members have any queries or issues regarding e-Voting, Members may refer to the Frequently Asked Questions (FAQs) and e-Voting manual available at <a href="http://www.evotingindia.com">www.evotingindia.com</a> under help section or write to <a href="mailto:helpdesk.evoting@cdsindia.com">helpdesk.evoting@cdsindia.com</a> or contact CDSL, addressing Mr. Rakesh Dalvi, Sr. Manager, CDSL, E-mail ID : <a href="mailto:helpdesk.evoting@cdsindia.com">helpdesk.evoting@cdsindia.com</a> . Toll Free No: 1800225533.

Any person, who acquires the shares of the Company & becomes a member after the cut-off date for sending the notice i.e. 18th August 2023 may write to the Company / STA by e-mail at [investors@inel.co.in](mailto:investors@inel.co.in) / [investor@cameindia.com](mailto:investor@cameindia.com) providing such details as stated in the Notice.

M/s BP & Associates, Company Secretaries, represented by its Partner, Mr C Prabhakar has been appointed as Scrutinizer for conducting the voting process in a fair and transparent manner.

The company has also published a communication dated 11th August 2023 to facilitate update of e-mail IDs by Members who have not registered the same. Members are requested to keep their updated e-mail IDs with the Company / Depository Participants to receive timely communication.

Further, NOTICE is hereby given that pursuant to Section 91 of the Companies Act 2013 read with Rule 10 of the Companies (Management and Administration) Rules, 2014 and Regulation 42 of SEBI (LODR) Regulations 2015, the Register of Members and Share Transfer Books will remain closed from 14th September 2023 to 20th September 2023 (both days inclusive) for the purpose of Annual General Meeting.

By order of the Board  
 S Logitha  
 Company Secretary  
 Membership No. A29260

**Place : Chennai****Date : 29<sup>th</sup> August, 2023****DDEV PLASTIKS INDUSTRIES LIMITED**

**Regd Office:** 2B, Pretoria Street, Kolkata - 700 071  
**Telephone:** 91-033-2282 3744/3745/3699/3671, Fax: 91-033-2282 3739  
**E-Mail:** [kolkata@ddevgroup.in](mailto:kolkata@ddevgroup.in); Website: [www.ddevgroup.in](http://www.ddevgroup.in)  
**CIN:** L24290WB2002PLC241791

**NOTICE OF 3RD ANNUAL GENERAL MEETING, E-VOTING INFORMATION AND BOOK CLOSURE**

Notice is hereby given that:

- The 3rd (Third) Annual General Meeting (AGM) (also referred to as "Meeting") of Members of the Company will be held on Monday, the 25th day of September, 2023 at 10:30 A.M. (IST) through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM"), in compliance with applicable provisions of Companies Act, 2013 and rules made thereunder, Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") the Secretarial Standard on General Meetings ("SS-2") issued by Institute of Company Secretaries of India ("ICSI") read with Ministry of Corporate Affairs ("MCA")'s circular no. 20/2020 dated 05.05.2020 and circular no. 10/2022 dated 28.12.2022 (collectively referred to as "MCA Circulars") and SEBI Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated 12th May, 2020 and Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05th January, 2023 (collectively referred to as "SEBI Circulars").
- The Company has engaged the services of National Securities Depository Limited (NSDL) for conducting AGM through VC/OAVM and Electronic Voting ("e-voting") on business proposed thereat. The Members will be able to attend the meeting only through VC/OAVM and those members participating in the said AGM through VC/OAVM facility shall be reckoned for the purpose of quorum under Section 103 of the Companies Act, 2013 ("the Act").
- In compliance with MCA Circulars and SEBI Circulars, the Notice of 03rd AGM including statement pursuant to Section 102 and other details and instructions for e-voting (both remote e-voting before and at the AGM) and Audited Financial Statements including Auditors' Report and Board's Report with related Annexures for the Financial Year 2022-23 (Collectively referred to as "Annual Report 2022-23" or "Annual Report") have been sent on 29/08/2023, in electronic mode only, to all the members whose e-mail IDs are registered with the Company's Registrar and Share Transfer Agents ("RTA"), C.B. Management Services (P) Ltd. and their respective Depository Participant ("s" (DPs)). This is also in accordance with the provisions of Section 101 of the Act read with Rule 18 of the Companies (Management & Administration) Rules, 2014 ("the Rules") and Rule 11 of the Companies (Accounts) Rules, 2014. The same is also available on the website of the company at [www.ddevgroup.in](http://www.ddevgroup.in) and also on the NSDL's website at <https://www.evoting.nsl.com> and the website of Stock Exchange where the shares of the company are listed i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com).
- In accordance with the provisions of section 91 of the Act read with Rule 10 of the Rules and Regulation 42 of Listing Regulations, the Register of Members and the Share Transfer Books of the Company shall remain closed from Tuesday, 19th September, 2023 to Monday, 25th September, 2023 (both days inclusive) for the purpose of AGM and final dividend.
- Further, in compliance with the provisions of Section 108 of the Act read with Rule 20 of the Rules, SS-2, Regulation 44 of Listing Regulations, each as amended, MCA Circulars and SEBI Circulars, all members holding shares, as on Monday, 18th September, 2023 ("the cut-off date") are provided with the facility to cast their votes through e-voting on the business as set forth in the Notice of the 3rd AGM. The Remote e-Voting before AGM will commence at 9:00am (IST) on 22nd September, 2023 and conclude at 5:00pm on 24th September 2023. Remote e-voting before AGM shall be disabled by NSDL thereafter. Members may cast their votes remotely before the AGM and those members who could not cast their vote thereat may cast vote electronically at the AGM, using electronic system provided by NSDL. Instructions for e-Voting are available in Note 28 of the Notice of AGM. Members who have cast vote before the AGM may attend the meeting but shall not be allowed to vote. The voting rights shall be in proportion to their shares of the paid up share capital of the Company as on cut-off date. Once vote has been cast the members shall not be allowed to subsequently modify the same.
- Any person who acquires shares of the company after dispatch of Annual Report and holds shares on cut-off date may also cast their vote by following the instructions mentioned in Note 28 of the Notice of AGM or by availing User ID and password by sending email at [evoting@nsl.co.in](mailto:evoting@nsl.co.in).
- The Directors have proposed final dividend of @ 100% (i.e. Re 1/- per fully paid up equity share of face value Re. 1/- each) for declaration by the members at the ensuing AGM. Dividend, if approved by members, will be paid to shareholders who are holding shares of the Company as on 18th September, 2023 ("record date") within the statutory time limit of 30 days from the date of such declaration, after deduction of tax at Source ("TDS") at prescribed rates as per Income Tax Act, 1961 (the "IT Act").
- Members may opt to receive dividend through electronic mode. Members are requested to submit their mandate along with requisite enclosures for opting for electronic credit and for non-deduction / lower deduction of TDS, as applicable, on or before 15th September, 2023 so as to enable the Company to pay dividend through electronic mode and enable proper TDS deductions. Those holding shares in electronic mode are requested to send their bank mandate directly to their DP(s). In case of non-availability / non-updating of bank account details of the shareholders, the Company shall ensure payment of dividend to such member vide dispatch of dividend warrant/ cheque, as the case may be. Incomplete documents/ delayed submissions may not be considered by the Company.
- In case of queries or grievances connected with e-Voting and/or VC/OAVM, members may refer to the Frequently Asked Questions (FAQs) for members and e-voting user manual for members at the Downloads section of <https://www.evoting.nsl.com> or call on 022-4886-7000 / 022-2499-7000 or send a request at [evoting@nsl.co.in](mailto:evoting@nsl.co.in). In case of grievances connected to members data please contact Mr. Sujit Sengupta, C.B. Management Services Pvt. Ltd. (Unit- Ddev Plastiks Industries Limited), P-22, Bondel Road, Kolkata - 700019, West Bengal; Email: [rita@cbmsl.com](mailto:rita@cbmsl.com); [senguptas@cbmsl.com](mailto:senguptas@cbmsl.com); Tel: 033 4011-6700/18/23.

**For Ddev Plastikis Industries Limited**

**Date: 29.08.2023** **Sd/-**  
**Place: Kolkata.** **Tanvi Goenka (ACS-31176)**  
**Company Secretary**

**CFM ASSET RECONSTRUCTION PRIVATE LIMITED**

Registered Office: "Block No. A/1003, West Gate, Near Ymca Club, 1st Floor, No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat" Corporate Office: Surf Road, Wakefield House, Spurt Road, Ballard Estate, Mumbai-400038  
 Email: [Eswarappa.S@cfmrc.in](mailto:Eswarappa.S@cfmrc.in); [Tejas.Joshi@cfmrc.in](mailto:Tejas.Joshi@cfmrc.in) Contact: 74066 66657



thoughtful regeneration  
 CIN: U67100GJ2015PTC083994.

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

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) 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 properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt Ltd (acting in its capacity as a Trustee of CFMARC Trust -4 IndusInd Bank), the Secured Creditor, will be sold through public auction on "As and where is basis", "As is what is basis", "Whatever is there is basis" and "No recourse Basis" on 20th September, 2023 for recovery of Rs. 2,57,41,704.57/- (Rupees Two Crore Fifty-Seven Lakhs Forty-One Thousand Seven Hundred Four and Paise Fifty-seven only) as on 20.11.2019 together with future interest, cost & expenses together with future future interest, cost & expenses due to the Secured Creditor from M/S. Starz Corp Through its Partners (Borrower), Mr. Sunil V Golani (Co Borrower) and Mrs. Renu Sunil Golani (Co- Borrower). The reserve price of the properties and the earnest money deposit is given below :-

<b>DESCRIPTION OF SECURED IMMOVABLE PROPERTY:</b>	All that piece or parcel of land being the property bearing No. 15 (Old No.8), St. John's Road, Bangalore and measuring 22,316 Sq.Ft. or 2074 Sq.Ms. or thereabouts shown on the plan annexed hereto as annexure '1' and bounded on the EAST BY: Chinmaya Vidyalaya School; WEST BY: St. John's Road; NORTH BY: Osborne Road; SOUTH BY: St. John's Road Cross; Apartment No.703, having a saleable area of 2565 Sq.Ft., (i.e. 240.15 Sq.Ms.) on the Seventh Floor, together with exclusive right of use of terrace area measuring 920 Sq.Ft., adjacent to the said apartment, and also together with exclusive right of use of Car Parking Space bearing Nos. NLL, in the Basement/ground floor of the Building viz. "RAHEJARBOOR", constructed on the schedule 'A' Property above referred to, together with a proportionate 5.56% (1240.7746 Sq.Ft. i.e. 115.31 Sq. Ms.) undivided share right, title and interest in the schedule 'A' Property above referred to.
<b>DESCRIPTION OF MOVABLES:</b>	Furniture, Fixtures and Movable Items
<b>SECURED DEBT:</b>	Rs. 2,57,41,704.57/- (Rupees Two Crore Fifty-Seven Lakhs Forty-One Thousand Seven Hundred Four and Paise Fifty-seven only) as on 20.11.2019 together with future future interest, cost & expenses
<b>RESERVE PRICE (RP):</b>	Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) For Immovables Rs.1,80,000/- (Rupees One Lakh Eighty Thousand Only) For Movable (Furnitures Fixtures)
<b>INSPECTION DATE: INSPECTION TIME:</b>	On 13th September, 2023 From 11:00 Am to 1:00 Pm
<b>TIME: DATE: PLACE: FOR E-AUCTION:</b>	E-Auction/Bidding through website ( <a href="https://www.bankauctions.com">https://www.bankauctions.com</a> ) on 20th September, 2023 from 02.00 pm to 03.00 pm.
<b>LAST DATE AND TIME FOR BID SUBMISSION:</b>	On or before 5:00 pm on 19th September, 2023
<b>EMD:</b>	Rs. 18,18,000/- (Eighteen Lakhs Eighteen Thousand Only)
<b>CONTACT:</b>	<b>Mr. S. ESWARAPPA (7406666657)</b> <b>Mr. Tejas Joshi (8976862751)</b>

S.No	Description	Material/Make	Qty	c.	Fan (3 Bladed)	Bajaj		1
1.	Foyer Area			d.	Split AC	TCL		1
a.	Shoe Rack	Hard Jungle wood - Teak finish	1	6	First Floor - sitout near staircase	Fabric finish		1
2	Dining/Living Area	Jungle wood	1	a.	Sofa set - 2 seater 1nos and 1 seater 1 nos	RCF		2
	Dining table with 4 nos chairs	Hard wood - Teak finish	4	b.	Sound system	TCL		1
	Corner table	Hard wood - Teak finish	1	c.	Television LCD - 32"	Sony		1
	Side table with storage	Hard wood	1	d.	TV unit table	Hard wood		1
	Sofa set - 2 seater	Fabric finish						

