

APPENDIX- IV-A

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
UNDER THE SARFAESI ACT, 2002**

E-Auction Sale Notice for sale of immovable assets under the Securitisation 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 and Guarantors/Mortgagors that the below described immovable properties mortgaged/charged to the secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt Ltd on 03.12.2018, the secured creditor, will be sold on "as is where is", "as is what is" & "whatever there is" and "No recourse Basis" **on 29-09-2023** for recovery of amounting to Rs.52,18,25,913.58/-(Rupees Fifty Two Crore Eighteen Lakhs Twenty Five Thousand Nine Hundred Thirteen and paise Fifty Eight Only) as on 19-05-2023 and further interest and other costs and expenses thereon due to the secured creditor from Borrower & Mortgagor - Panoramic Universal Ltd., Guarantor - Mrs. Vidya Morvekar, Guarantor Late Mr. Sudhir Morvekar though legal heirs Mrs. Vidya Morvekar ,Mr. Sidhharth Morvekar, and Mr. Dyanraj Morvekar.

DESCRIPTION OF SECURED PROPERTY	<ol style="list-style-type: none"> 1. All that part and parcel of the property consisting of Flat No. 2201(old 1,2 & 3), 22nd Floor, Building No. 1, Sumer Trinity Tower, Plot No. 1054 to 1056 in TPS IV of Mahim Division, Near Samana Press, New Prabhadevi Road, Prabhadevi, Mumbai-400025 [admeasuring 1955 Sq Ft Carpet] 2. All that part and parcel of the property consisting Flat No. 2202 (old 4,5 & 6), 22nd Floor, Building No. 1, Sumer Trinity Tower, Plot No. 1054 to1056 in TPS IV of Mahim Division, Near Samana Press, New Prabhadevi Road, Prabhadevi, Mumbai-400025 [admeasuring 2205 Sq Ft Carpet] [Amalgamated Flats]
SECURED DEBT	Rs.52,18,25,913.58/-(Rupees Fifty-Two Crore Eighteen Lakhs Twenty Five Thousand Nine Hundred Thirteen and paise Fifty Eight Only) as on 19 th May,2023 and further interest and other costs and expenses thereon.



Corporate Office: 1st Floor, Wakefield House, Sprrott Road, Ballard Estate, Mumbai - 400 038

Registered Office: Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051

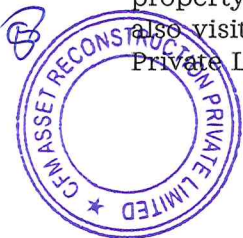
www.cfmarc.in | info@cfmarc.in | +91- 22-43055282 | CIN: U67100GJ2015PTC083994

RESERVE PRICE	<p>I) For two flats combine Reserve Price is Rs.25,02,00,000/- [Rupees Twenty-Five Crore Two Lakh Only]</p> <p>OR</p> <p>II) For Flat No. 2201(old 1,2 & 3) Reserve Price is Rs. 11,75,82,000/- [Rupees Eleve Crore Seventy Five Lakh Eighty Two Thousand Only]</p> <p>For Flat No. 2202 (old 4,5 & 6) Reserve Price is Rs. 13, 26,18,000/- [Rupees Thirteen Crore Twenty Six Lakh Eighteen Thousand Only]</p> <ul style="list-style-type: none"> • The first preference will be given to sale of first option (I) Only. • If bid for both the flats are receive then only (II) option can be consider. 										
EARNEST MONEY DEPOSIT	<p>For I) Rs.2,51,00,000/- [Rupees Two Crore Fifty-One Lakh Only]</p> <p>OR</p> <p>For II)</p> <p>A) Rs. 1,17,59,000/- [Rupees One Crore Seventeen Lakh- Fifty-Nine Thousand Only]</p> <p>B) Rs. 1,32,62,000/- [Rupees One Crore Thirty Two Lakh Sixty Two Thousand Only]</p>										
DETAILS FOR DEPOSITING EMD	<p>Account details for depositing EMD -</p> <table border="1"> <tr> <td>Beneficiary Name</td> <td>CFMARC Trust 1 APNA</td> </tr> <tr> <td>Account No</td> <td>015012100000650</td> </tr> <tr> <td>Bank Name</td> <td>Apna Sahakari bank Ltd</td> </tr> <tr> <td>Branch Name</td> <td>Parel Main branch</td> </tr> <tr> <td>IFSC Code</td> <td>ASBL0000015</td> </tr> </table>	Beneficiary Name	CFMARC Trust 1 APNA	Account No	015012100000650	Bank Name	Apna Sahakari bank Ltd	Branch Name	Parel Main branch	IFSC Code	ASBL0000015
Beneficiary Name	CFMARC Trust 1 APNA										
Account No	015012100000650										
Bank Name	Apna Sahakari bank Ltd										
Branch Name	Parel Main branch										
IFSC Code	ASBL0000015										
INSPECTION DATE:	On 11-09-2023 from 11:00 a.m. to 01:00 p.m.										
INSPECTION TIME:											
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5.00 p.m. on 28-09-2023.										
TIME:	E-Auction/Bidding through website (https://www.bankeauctions.com)										
DATE:	on 29-09-2023 from 11.00 am to 12:00 pm.										
PLACE:											
FOR E-AUCTION											
CONTACT:	<p>Mrs. Sapana Desai</p> <p>Email - sapna.desai@cfmarc.in</p> <p>CONTACT: 022-40055280/8879890250</p>										

Encumbrances if any:

- The present Sale Notice has been issued in compliance of Order dated 29.09.2021 passed by MPID court, Mumbai.
- Last known amount of Rs.27,33,898/- (Flat No 2201) and Rs.29,95,087.94/- (Flat No 2202) towards society maintenance.

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 , **Mr. Bhavik Pandya, Contact No. 91 8866682937** and 0124-430 2000
E-mail: Gujarat@clindia.com

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 of 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.

Date: 06-09-2023.
Place: Mumbai




Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust - 1 Apna Bank

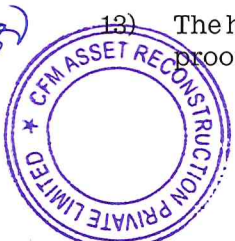
TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

IN THE ACCOUNT OF PANORAMIC UNIVERSAL LTD (PUL)

- 1) The Bids document along-with declaration as given below shall be submitted electronically on <https://www.bankeauctions.com>, by bidder along-with DD or UTR details of requisite EMD amount. Bank details are mentioned below:

Beneficiary Name	CFMARC Trust -1 Apna Bank
Bank and Branch	Parel Main Branch
Account Number	015012100000650
IFSC	ASBL0000015

- 2) Bid should be along with self-attested copies of Adhar Card / PAN Card / Passport / Electricity Bill/Voter ID.
- 3) Bid document below Reserve Price and without KYC will be disqualified / Rejected.
- 4) Last date of submission of Bid document is as mentioned in the Sale Notice published in the newspapers.
- 5) The intending bidder should bid for entire immovable properties as per Option I & Option II. Bid for part properties will be rejected.
- 6) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 7) The EMD of unsuccessful bidders shall be refunded within fifteen days from the date of Auction. The bidder will not be entitled to claim any interest, if the refund of EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Said Properties shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.
- 9) The offer should only be placed only through bid document by submitting through the E-auction portal.
- 10) 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.
- 11) The bid amount can be improved by Rs.5,00,000/- (Five Lakh) per bid/attempt during the auction once bid document is submitted.
- 12) The Said Properties shall be sold to the highest bidder. The first preference for sale of properties will be given to option -I. If no bid is received for option- I, then the preference will be given to option II. The auction for option -II will be conducted only two separate bids for each flat is received.
- 13) The highest bidder shall have to tender the KYC documents with originals (Photo ID and address proof documents) to the Authorised Officer for verification immediately. Post such verification,



on confirmation of sale of the Said Properties, which shall be conveyed to the highest bidder, after following the process enumerated hereinabove.

- 14) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of DD/RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful bidder, subject to the sole discretion of CFM-ARC.
- 15) In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful bidder who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 16) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 17) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT") (if applicable), transfer charges, if any, and all other incidental costs including separation / modification of flats , charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful bidder.
- 18) Transfer of the Said Properties to the successful bidder shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 19) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 20) Presently there are no encumbrances known to CFM-ARC.
- 21) The Said Properties are offered for sale on "**AS IS WHERE IS AND AS IS WHAT IS BASIS**" 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 bidder will have to bear all outstanding dues including water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 22) The bidders are advised in their own interest to verify and conduct a detailed Due Diligence of the Said Properties and about any other dues from the respective authorities to their satisfaction before submitting the offers.
- 23) The successful bidder shall be deemed to have purchased the Said Properties after complete satisfaction 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 after submission of the Bid.



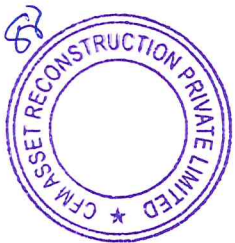
- 24) The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Properties purchased by it/him.
- 25) The bidder shall purchase the Said Properties in the same condition that the Said Properties exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.
- 26) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the Said Properties on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.
- 27) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 28) 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.
- 29) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the bidder withdraws or cancels the offer, the EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.
- 30) 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 bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 31) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 32) The Authorized Officer is selling the Said Properties pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale 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 bidders should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC.
- 33) The bidder shall be deemed to have undertaken a due diligence of the Said Properties and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.



- 34) The Authorized Officer reserves right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFM-ARC's decision in this regard shall be final & binding.
- 35) 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.
- 36) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 37) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 38) **Other terms and conditions pertaining to Auction:**
- Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
 - No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
 - Only upon verification of the bid form and availability of DD / confirmation of remittance of Aggregate EMD through NEFT/RTGS, bidder will be allowed to bid further and or improve offer.
 - All bids placed as required will considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
 - The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFM-ARC by any forum.
 - The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFM-ARC. Hence bidders 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



BID DOCUMENT

IN THE ACCOUNT OF PANORAMIC UNIVERSAL LTD (PUL)

PARTICULARS OF THE BIDDER

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

- 4) Telephone Nos. (O) _____ (R) _____
(Mobile) _____ (E-Mail) _____
- 5) Document of proof of identity (tick whichever is being attached):
 - a. **Driving License Number** _____
 - b. **PAN Card Number** _____
 - c. **Voter Identity Card Number** _____
 - d. **Passport Number** _____
 - e. **Certificate of Incorporation Number** _____
 - f. **Partnership Agreement details** _____
- 6) EMD Remittance details
 - a. **Date of remittance** _____
 - b. **Name of Bank** _____
 - c. **Branch Name** _____
 - d. **Bank Account No.** _____
 - e. **IFSC Code No.** _____
 - f. **UTR No.** _____

OR

 - a. **Date of Demand draft** _____
 - b. **Name of the Issuing Bank** _____
- 7) DETAILS OF THE OFFER/BID:
Price Offered: Rs. _____ (Amount in figures)
Rs. _____
_____ (Amount in words)

SIGNATURE

DECLARATION BY BIDDER / OFFEROR
IN THE ACCOUNT OF PANORAMIC UNIVERSAL LTD (PUL)

- (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 Panoramic Universal Ltd for sale of secured immovable of and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/We is liable to be cancelled and, in such case, the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.
- (d) I/We further undertakes that we meet the criteria and requirements as set out u/s. 29A of the Code of IBC and that it shall make full disclosure in respect of itself and all its connected persons as per the provisions of Code and the rules and regulations frame thereunder.

SIGNATURE