


<p>REGISTERED OFFICE: BLOCK NO. A/1003, WEST GATE, NEAR YMCA CLUB, SUR NO. 835/1+3, S. G. HIGHWAY, MAKARBA, AHMEDABAD-380051 GUJARAT</p> <p>CORPORATE OFFICE: 1ST FLOOR, WAKEFIELD HOUSE, SPROTT ROAD, BALLARD ESTATE, MUMBAI-400038.</p> <p>EMAIL: sapna.desai@cfmarc.in CONTACT: 8879890250</p>	 <p>CIN: U67100GJ2015PTC083994</p>
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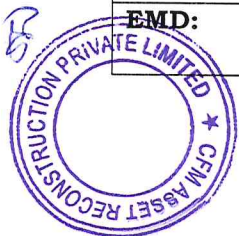
APPENDIX - IV A

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 and Guarantors/Mortgagors that the below described immovable property 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 22-06-2023 (CFM Asset Reconstruction Pvt Ltd acting in its capacity as a Trustee of CFMARC Trust -2 ABCBL), the Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever is there is basis" and "No recourse Basis" on **05-03-2024** for recovery of Rs.17,29,19,430.38 (Rupees Seventeen Crore Twenty Nine Lakh Nineteen Thousand Four Hundred Thirty and Paise Thirty Eight Only) as on 31-12-2023 and further interest and other costs thereon due and payable to the Secured Creditor from **Borrower/Mortgagor-** Siroya FM Construction Pvt Ltd, **Guarantor-** Shrenik D Siroya , **Guarantor** – Late Fatesh K Mirchandani through its legal heirs.

DESCRIPTION OF SECURED PROPERTY:	Shop No.1 on ground floor adm. 635.14 Sq Ft (carpet area) in the building known as Gulmohar being constructed on land, adm 457.2 Sq Mtr being CTS No.536 of village Mulund – E , Taluka Kurla in relation sub-district and district of Mumbai suburban within the limits of Brihanmumbai Mahanagarपालिका at GV Scheme Road, Mulund – E, Mumbai – 400081
SECURED DEBT:	Rs.17,29,19,430.38 (Rupees Seventeen Crore Twenty Nine Lakh Nineteen Thousand Four Hundred Thirty and Paise Thirty Eight Only as on 31-12-2023 and further interest and other costs thereon payable.
RESERVE PRICE (RP):	Rs.2,35,00,000/- (Rupees Two Crore and Thirty-Five Lakh only)
EMD:	10% of Reserve Price Rs. 23,50,000/- (Rupees Twenty Three Lakh Fifty Thousand Only)



DETAILS FOR DEPOSITING EMD	Account Name	CFMARC Trust -2 ABCBL
	Account No	320110001084
	Bank name	Bank of India
	Branch	Mumbai Main Branch
	IFSC Code	BKID0000001
INSPECTION DATE:	23-02-2024	
INSPECTION TIME:	From 11:00 AM to 12:00 PM	
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5.00 PM up to 04-03-2024	
For Public E-Auction TIME: DATE:	E-Auction/Bidding through website (https://www.bankeauctions.com) on 05-03-2024 from 11.30 AM to 12:30 PM.	
CONTACT:	Mrs. Sapana Desai (8879890250) Email: sapna.desai@cfmarc.in	

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 properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Name: Bhavik Pandya
Email: maharashtra@c1india.com ; Mobile Number- 8866682937

All of the Secured Property 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.



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

Date: 14-02-2024
Place: Mumbai.



TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Bids document along-with declaration as given below shall be submitted along-with / UTR details of requisite EMD amount. Bank details for online transaction are as follows:

Account Holder	CFMARC Trust -2 ABCBL
Account Number	000320110001084
Bank	Bank of India
Branch	Mumbai Main Branch
IFSC	BKID0000001

- 2) Bid should be along with self-attested copies of Aadhar 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 04-03-2024 up-to 5.00 PM.
- 5) The intending bidder should bid for the entire immovable property. The bid for part property 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 Property shall be sold at a Reserve Price mentioned hereinabove.
- 9) The offer should only be placed 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.2,00,000/- (Rupees Two Lakh only) per bid/attempt during the auction once bid document is submitted.
- 12) The Said Property shall be sold to the highest bidder. 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 Property, which shall be conveyed to the highest bidder, after following the process enumerated hereinabove.
- 13) 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 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 Property, or such other time as may be agreed to between CFM-ARC and the successful bidder, subject to the sole discretion of CFM-ARC.

- 14) 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.
- 15) 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.
- 16) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful bidder.
- 17) Transfer of the Said Property 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.
- 18) 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 asset 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.
- 19) Presently there are no encumbrances known to CFM-ARC.
- 20) The Said Property are offered for sale on "**As is where is**", "**As is what is**", "**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 Property 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 Property.
- 21) The bidders are advised in their own interest to verify and conduct a detailed Due Diligence of the Said Property and about any other dues from the respective authorities to their satisfaction before submitting the offers.
- 22) The successful bidder shall be deemed to have purchased the Said Property 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 Property or any part thereof after submission of the Bid.
- 23) 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 Property purchased by it/him.



- 33) 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.
- 34) 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.
- 35) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 36) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 37) **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 / 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



- 24) The bidder shall purchase the Said Property in the same condition that the Said Property 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.
- 25) 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 Property on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.
- 26) 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 Property along with its super structure, plant and machinery thereon, if being part of the Said Property contemplated herein.
- 27) 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 Property or part thereof, shall not be auctioned.
- 28) 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.
- 29) 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.
- 30) 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).
- 31) The Authorized Officer is selling the Said Property pursuant to the powers derived from the SARFAESI Act. The Said Property 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 Property 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 Property. 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 Property put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC.
- 32) The bidder shall be deemed to have undertaken a due diligence of the Said Property and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.



DECLARATION BY BIDDER / OFFEROR

IN THE ACCOUNT OF M/S. SIROYA FM CONSTRUCTION PVT. LTD.

- (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 property.
- (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

BID DOCUMENT

In the account of sale of secured immovable property(ies) of Siroya FM Construction Pvt Ltd.

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

CITICORP FINANCE (INDIA) LIMITED

Regd Office: B7, 5th Floor, Hindus Knowledge Park (Gurgaon) (Gurgaon) - 122001. CIN: L65900MH1994PLC029399

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31st DECEMBER 2023

Table with 4 columns: Particulars, Quarter ended 31st Dec 2023, Quarter ended 31st Dec 2022, Year ended 31st March 2023. Rows include Revenue from operations, Net Profit/(Loss), Total Comprehensive Income, etc.

- Notes: 1. The above is an extract of the detailed financial results... 2. The Statement regarding Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015... 3. The Company is a Non-Banking Finance Company registered with the Reserve Bank of India...

For and on behalf of the Board of Directors Citicorp Finance (India) Limited

MONEY MASTERS LEASING & FINANCE LTD

CIN: L65900MH1994PLC029399 4 AKASH DEEP, ROAD NO 1, MILAN SUBWAY, SANTACRUZ WEST, MUMBAI - 400054.

Statement of Standalone Un-Audited Results for the Year ended 31st December 2023

Table with 7 columns: Particulars, Quarter ended, Nine Months ended, Year ended. Rows include Revenue from operation, Other Income, Total Revenue, Expenses, Profit before tax, etc.

For Money Masters Leasing & Finance Limited For M/s. Nipa Rohit Chartered Accountant

TIME7 TIME TECHNOPLAST LTD.

Regd Office: 1st Floor, Centre Park, Sonmali Daman Road, Sonmali, Daman, Diu (D) 361 205 210

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31st DECEMBER 2023

Table with 4 columns: Particulars, Standalone, Consolidated. Rows include Revenue from operations, Net Profit/(Loss), Total Comprehensive Income, etc.

Notes: The above is an extract of the detailed financial results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015...

For TIME TECHNOPLAST LIMITED Bhram Kumar Vargia Managing Director

SYNTHIKO FOILS LIMITED

Regd Office: 841 802 Jansar Road, Jansar, Palghar - 401603.

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31st DECEMBER 2023

Table with 4 columns: Particulars, Quarter ended, Quarter ended, Quarter ended. Rows include Total Comprehensive Income, Net Profit/(Loss), etc.

Notes: The above is an extract of the detailed financial results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015...

For Synthiko Foils Limited Bhavesh Dathia Whole-Time Director

HIND ALUMINIUM INDUSTRIES LTD.

Regd. Office: B-1, Tides Vihar, Dr. A. B. Road, Wofli Naka, Mumbai - 400 018.

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31st DECEMBER, 2023

Table with 7 columns: Particulars, Quarter ended, Nine Months ended, Year ended. Rows include Revenue from operation, Net Profit/(Loss), Total Comprehensive Income, etc.

Notes: The above is an extract of the detailed Unaudited Standalone and Consolidated financial results for the quarter/nine months ended December 31, 2023...

For Hind Aluminium Industries Limited (Shailesh Daga) Managing Director

MODISON LIMITED

Regd. Office:- 33-Nariman Bhavan, 227-Nariman Point, Mumbai - 400021

EXTRACT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTH ENDED 31st DECEMBER 2023

Table with 7 columns: Particulars, Quarter ended, Nine Months ended, Year ended. Rows include Revenue from operation, Net Profit/(Loss), Total Comprehensive Income, etc.

Notes: 1) The above is an extract of the detailed financial results for Quarter & Nine Month ended 31st December 2023 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015...

For AND ON BEHALF OF THE BOARD For Modison Limited Rajkumar Modi Joint Managing Director

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-AR)

REGISTERED OFFICE: Block No. A/1023, West Gate, Near Yashoda, Sar, No. 835/1 & S. G. Highway, Malabar, Ahmedabad-380021 (Gujarat)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagees that the below described immovable property...

SECURED PROPERTY: Shop No. 1 on ground floor adms. 635.14 Sq Ft (corner area in the building known as Gulshar being constructed on land, plot 4312.2 MR being C18 No.336 of village Mulund - E, Taluka Kurla in relation sub-district and district of Mumbai...

HARIYANA SHIP-BREAKERS LTD

Registered Office: C-156, Maker Chambers VI, 220, Jambhalai Bajaj Marg, Nariman Point, Mumbai-400 021.

STANDALONE AND CONSOLIDATED STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2023

Table with 10 columns: Particulars, Quarter ended, Nine Months ended, Year ended. Rows include Total Income from operations, Net Profit/(Loss), Total Comprehensive Income, etc.

- Notes: 1. The above results were reviewed by the Audit Committee and were thereafter approved by the Board of Directors at their respective meetings held on February 12, 2024. 2. The figures for the quarter ended 31st December, 2023 are the balancing figures between the unaudited figures in respect of the nine months ending on 31st December 2023 and the published figures for the half year ended on 30th September, 2023 (unaudited) which were subjected to limited review by statutory auditors...

For and on behalf of Board of Directors HARIYANA SHIP-BREAKERS LIMITED SO/ SHANTISARUP RENWAL DIRECTOR

