



TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

IN THE ACCOUNT OF - MR. MOHD. PARVEZ A S PATEL & JT.

- 1) The e - auction sale is being conducted by Authorised officer under the provisions of SARFESAI Act with the aid through e-auction. Auction/bidding shall be only through "online Electronic Mode" through website <https://www.bankauctions.com>. M/s C1 India Private Limited is the service provider to arrange platform for e-auction.
- 2) The Bids document along-with declaration as given below shall be submitted electronically on <https://www.bankauctions.com>; Name : Bhavik Pandya, email:maharastra@c1india.com Mobile No.8866682937 by bidder along with DD or UTR details of requisite EMD amount. Bank details for online transaction are mentioned below:

Beneficiary Name	CFMARC TRUST- 67 L & T
Bank and Branch	Union Bank of India Andheri BRANCH, MUMBAI
Account No	00281100006649
IFSC	UBINO800287

- 3) The bid should be along with self-attested copies of Aadhar Card/PAN Card / Passport / Electricity Bill/Voter ID.
- 4) Bid document below Reserve Price and without KYC will be disqualified / Rejected by the Authorised officer of the Secured Creditor at his/her discretion.
- 5) The intending bidder should also submit a copy of the bid form submitted "online" along with the UTR No. of NEFT/RTGS remittance towards EMD in sealed cover addresses to the authorized office, CFM Asset reconstruction Private Limited, Block No. A/1003, West Gate, Near YMCA Club, Sur No.835/1+3, S G Highway, Makarba, Ahmedabad - 380 051 Gujarat so as to reach the same on or before 5.00 pm on **23.05.2024**.
- 6) The intending bidder should bid for the residential immovable property i.e. the entire Secured Asset. Any bid for part property shall be rejected by the Authorised Officer without any reason to the prospective bidder.
- 7) 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 along with his/her government ID photo proof, failing which inspection may be refused.





- 8) The EMD of unsuccessful bidders shall be refunded within fifteen (15) 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.
- 9) The Secured Asset shall be sold at a price not less than the Reserve Price mentioned hereinabove.
- 10) The offer should only be placed through a bid document submitted physically at the address mentioned above.
- 11) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorised Officer and intending purchaser shall have no right to object to the same.
- 12) The bid amount can be improved by Rs.5,00,000/- (Five Lakh) per bid/attempt (**'Bid Multiplier'**) during the auction once the bid document is submitted.
- 13) The Said Properties shall be sold to the highest bidder.
- 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 CFMARC and the successful bidder not exceeding three months from the date of the Auction, subject to the sole discretion of the Authorised Officer of CFMARC.
- 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, CFMARC 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, such defaulting successful bidder shall not be entitled to make any claim in the event of the assets realizing a 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, 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 sale 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 CFMARC nor the Authorized Officer shall be liable for any such loss or damages.
- 20) Presently there are no encumbrances known to CFMARC.
- 21) The Said Properties are offered for sale on "**AS IS WHERE IS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS**" and "**NO RE COURSE BASIS**". Neither CFMARC 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 detailed Due Diligence of the Said Secured Asset to their thorough satisfaction before submitting the offers. Any claim post confirmation of the sale in favour of the successful bidder shall not be entertained by the Secured Creditor.
- 23) The successful bidder shall be deemed to have purchased the Secured Asset 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 Secured Asset 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 Secured Asset purchased by it/him.
- 25) The bidder shall purchase the said Secured Asset in the same condition that the said Secured Asset exists 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 Secured Asset 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 Secured Asset along with its super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.
- 28) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFMARC 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 in accordance with the provisions of the SARFAESI Act, 2002 and the Rules thereunder.
- 29) The bidder shall not be entitled to withdraw or cancel the offer once submitted unless permitted by the 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 CFMARC 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 Secured Asset pursuant to the powers derived from the SARFAESI Act. The said Secured Asset 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 Secured Asset 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 Secured Asset. 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 Secured Asset put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFMARC.
- 33) The bidder shall be deemed to have undertaken due diligence of the said Secured Asset and that the bidder is 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. CFMARC'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 Ahmedabad 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:

- i. Only E Auction/bidding will take place.
- ii. Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
- iii. No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
- iv. 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.
- v. All bids placed as required will be considered as a bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
- vi. 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 CFMARC by any forum.
- vii. 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 CFMARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Authorized Officer





BID DOCUMENT

IN THE ACCOUNT OF - MR. MOHD. PARVEZ A S PATEL & JT

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 - MR. MOHD. PARVEZ A S PATEL & JT

- (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 of **MR. MOHD. PARVEZ A S PATEL & JT** 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.

SIGNATURE



REGISTERED OFFICE: OFFICE BLOCK NO. A/1003, WEST GATE, NEAR YMCA CLUB, SUR. NO. 835/1+3, S.G.HIGHWAY, MAKARBA, AHMEDABAD-380051

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

Mr. Mohammad Irfan Vohra

EMAIL: muvohra@cfmarc.in

CONTACT: 079-66118554 & 079-6611855

Mobile : 9824767677



APPENDIX- IV-A
{Proviso to rule 8(6)}

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY (1) Mr. MOHD PARVEZ A S PATEL (2) Mrs. SEEMA MOHAMED PARVEZ PATEL (Co-Borrower) 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 ('Act') read with proviso to rule 8(6) of the Security Interest Enforcement Rules, 2002.

CFM Asset Reconstruction Private Limited ('CFM-ARC') (acting in its capacity as Trustee of CFM-ARC Trust - 67) have acquired the entire outstanding debt along with underlying securities of **Mr. MOHD PARVEZ A S PATEL** ('Borrower') under section 5 of the said Act vide Registered Assignment Agreement dated 31.12.2020 and by virtue of the said Assignment Agreement, L&T Finance Ltd assigned all the rights, title and interests along with underlying securities and guarantees in favor of CFM-ARC.

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 Possession of which has been taken by the Authorized Officer of **CFM-ARC** on **07-08-2023**, the secured creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "No recourse Basis"; **on 24.05.2024 with a Reserve Price of Rs. 3,06,00,000/-** (Rupees Three Crore Six Lac Only) and further interest and other costs thereon due to the Secured Creditor from **Mr. MOHD PARVEZ A S PATEL** (Borrower), **Mrs. SEEMA MOHAMÉD PARVEZ PATEL** (Co-Borrower) bearing Loan Account No.**_MUMHL15002622 & MUMHL15002624**.

DESCRIPTION OF SECURED PROPERTY:	All that Piece and Parcel of Property Address- Flat No 1601 ADMEASURING CARPET AREA SQ.FT., AND SUPER BUILT AREA ADMEASURING 1017 SQ.FT., ON 16th Floor, Ruparel Ariana Cts No 177(Pt),Jerbai Wadia Road, Dadar Naigaon Parel West Mumbai Maharashtra Mumbai 400012
SECURED DEBT:	CFM-Rs. 90,00,000/- (Rupees Ninety Lacs Only) Builder Dues – Rs. 2,16,00,000/- (Rupees Two Crore Sixteen Lacs Only)
INSPECTION DATE:	18.05.2024 (With prior consultation of Authorised Officer)



RESERVE PRICE:	Rs. 3,06,00,000/- (Rupees Three Crore Six Lac Only) (Builder Dues (Rs. 2,16,00,000/- Rupees Two Crore Sixteen Lac Only) included in RP Amount)
LAST DATE FOR SUBMISSION OF BID	23.05.2024
TIME / DATE / PLACE For Auction	24.05.2024 From 10 A.M. to 5:30 P.M. E-Auction- https://sarfaesi.E-auctiontiger.net
EMD:	10% of Reserve Price i.e. Rs. 30,60,000/- (Rupees Thirty Lacs Sixty Thousand Only)

Encumbrances if any: Builder Dues – Rs. 2,16,00,000/- other dues not known to the secured creditor.

Please refer to the link provided in Sale Notice on secured Creditor's website i.e <https://www.cfmarc.in>, for details 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; Maharashtra @c1india.com This notice is being given to all of you in compliance of Rule 8, sub rule 6 of SARFAESI Rules under SARFAESI Act-2002, informing the borrower and all guarantors/mortgagors about holding of e-auction/sale of the aforementioned secured property/es 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 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 property/es shall at the discretion of the authorised officer/secured creditors be sold through any of the modes as prescribed under Rule 8(5) of security Interest (enforcement) Rule ,2002.

For details of Terms and Conditions of Sale please refer to the link provided in Sale Notice on secured Creditor's website i.e. <http://www.cfmarc.in>

Date: 24.04.2024
Place: Mumbai

CFM ASSET RECONSTRUCTION PVT. LTD.

AUTHORIZED SIGNATORY
Authorised Officer

CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust - 67

FORM NO. 14
(See Regulation 33(2)(c))
By Regd. A/D. Dated falling which by Publication,
Ex:2

OFFICE OF THE RECOVERY OFFICER - III
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL Telephone Exchange Building, Section 30 A, Vashi,
Navi Mumbai 400703

DEMAND NOTICE

NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF
MONEY & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND
SCHEDULE TO THE INCOME-TAX ACT, 1961.

RP. NO. 71 OF 2024

MAHARASHTRA CHAMIN BANK

V/S

MR. DEEPAK C. SAJANI & ORS:

Tu.
G.O. MR. DEEPAK C. SAJANI
RESIDENT AT: G-2, RAMA KUNJ APARTMENT, NEETAJI
OPPOSITE JAI BABA DHAM ULHASNAGAR, THANE-410109.

C.D.O. MR. MAHESH KHEMCHAND HASSIA
REMONDO - ALM - ROOM NO. 202, 2ND FLOOR, BLOCK NO. 277,
OPPOSITE SUGANDH RESIDENCY, ULHASNAGAR, THANE,
MAHARASHTRA 410109.

1. This is to notify that as per the Recovery Certificate issued
in pursuance of notice passed by the Presiding Officer, DEBTS
RECOVERY TRIBUNAL MUMBAI (DRT 3) in OAB/2/2022 on amount
of Rs. 55,63,823.20 (Rupees Fifty Six Lakh Eighty Thousand Three
Hundred Eighty Three and Paise Only) along with pending
litigation interest and costs has become due against your liability
(and several).

2. You are hereby directed to pay the above sum within 15 days of the
receipt of the notice, failing which the recovery shall be made in
accordance with the Recovery of Debts Due to Banks and Financial
Institutions Act, 1993 and rules thereunder.

3. You are hereby directed to declare on affidavit the particulars of
your assets on or before the next date of hearing.

4. You are hereby ordered to appear before the undersigned on
18/04/2024 at 02.00 p.m. for further proceedings.

5. In addition to the sum aforesaid, you will also be liable to pay
such other interest as is payable for the period commencing
immediately after the issue of the certificate of execution proceedings.

6. All costs, charges and expenses incurred in respect of the service of
this notice and warrants and other processes, and all other
proceedings taken for recovering the amount due

remain under my hand and the seal of the Tribunal, on this date
08/04/2024.

Sd/-
IDEESA SUBRAMANIAN
RECOVERY OFFICER-II
DE 115 H/C COVENY TRIBUNAL MUMBAI (DRT 3)

Opp. Office: IDBI Bank, E&G Tower, 197C Chhatrapati
Chandra Shekhar Azad Marg, Dadar (West),
Mumbai - 400028, Maharashtra, India
Ph. No: 022 2361 1400 | Fax: 022 2361 1400 | Email:
mailto:navshakti@idbi.com | Web: www.idbi.com
Lastest Date to file Objection: 10/04/2024

PUBLIC NOTICE
NOTICE is hereby given that \$2 REALTY AND DEVELOPERS PRIVATE LIMITED, a company registered under the Companies Act, 2013, bearing CIN U45200MH2020PTC022083 and having its office at 110-D-E, Moses Road, West Mumbai - 400 018 has agreed to sell to our client, the premises more particularly described in the Schedule hereto, written (hereinafter referred to as
the "Premises")

Arrears of amounts due in respect of the Premises by any partner, another
partner, or any other person, by transfer, assignment, mortgage, charge, gift, joint
venture, lease, sub-lease, tenancy, licence, tenancy, maintenance,
payment, payment, or otherwise howsoever are hereby required to make to the
same known in writing, together with copies of supporting documents, to the
undersigned at or before 4 PM, 10th floor, Commerce House, 140 Nagarse
Masti Road, Fort, Mumbai - 400 001, within 7 (Seven) days from the date of
publication hereof, failing which, such amounts, together, may be considered
to have been waived and/or abandoned, and the transaction will be completed
without any reference thereto.

"M/S. SHETH CREATORS & SUN VISION PVT. LTD."

Our proposed Amendment/Expansion in EC for
Redevelopment of Residential Cum Commercial
project under Slum Rehabilitation Scheme on plot
bearing C.T.S. No. 230, 231 & 232 of village - Matad.
Near Mittal College, Matad (West), Mumbai,
Maharashtra was accorded the Environmental Clearance
from the Environment and Climate Change Department,
Government of Maharashtra.

The copy of the Environmental clearance letter is available
on the website of Ministry of Environment, Forest
and Climate Change, Government of India
<http://environmentalclearance.nic.in>

DEBT'S RECOVERY TRIBUNAL-1 MUMBAI

(Government of India, Ministry of Finance)
2nd Floor, Shree Bhau, Golda Market, Golda, Mumbai - 400001
(Formerly known as Bhau Bhawan, Mumbai - 400001)

T.A. NO. 233 of 2023

Fax: +91 98222 22222 | V/S

...Applicant
...Defendant

No.1
OLIGANT
FLAT NO. 202, BUILDING NO. 12, GLOWING SPRING LEAF, GLOWING
LANDMARK, WADALA, MUMBAI (AST) MUMBAI, AST, MUMBAI, AST

ALSO FLAT NO. 101, E-1, 5TH FLOOR, KARANDA TOWER, TELKU
TELECOM, TELKU, MUMBAI, AST, MUMBAI, AST, MUMBAI, AST

TRAVEL AGENT: 4001-4002

DEBTANT
MAGASUMURU CROWN BANKS

FLAT NO. 208, BUILDING NO. 12, GLOWING SPRING LEAF, GLOWING
LANDMARK, WADALA, MUMBAI (AST) MUMBAI, AST

No.2
...Defendant

TRAVEL AGENT: 4001-4002

NOTICE

NOTICE is hereby given that \$2 REALTY AND DEVELOPERS PRIVATE
LIMITED, a company registered under the Companies Act, 2013,
is operating and existing under the Companies Act, 2013, bearing
CIN U45200MH2020PTC022083 and having its office at 110-D-E, Moses
Road, West Mumbai - 400 018 has agreed to sell to our client, the premises more
particularly described in the Schedule hereto, written (hereinafter referred to as
the "Premises")

Arrears of amounts due in respect of the Premises by any partner, another
partner, or any other person, by transfer, assignment, mortgage, charge, gift, joint
venture, lease, sub-lease, tenancy, licence, tenancy, maintenance,
payment, payment, or otherwise howsoever are hereby required to make to the
same known in writing, together with copies of supporting documents, to the
undersigned at or before 4 PM, 10th floor, Commerce House, 140 Nagarse
Masti Road, Fort, Mumbai - 400 001, within 7 (Seven) days from the date of
publication hereof, failing which, such amounts, together, may be considered
to have been waived and/or abandoned, and the transaction will be completed
without any reference thereto.

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the "Premises")

Arrears of amounts due in respect of the Premises by any partner, another
partner, or any other person, by transfer, assignment, mortgage, charge, gift, joint
venture, lease, sub-lease, tenancy, licence, tenancy, maintenance,
payment, payment, or otherwise howsoever are hereby required to make to the
same known in writing, together with copies of supporting documents, to the
undersigned at or before 4 PM, 10th floor, Commerce House, 140 Nagarse
Masti Road, Fort, Mumbai - 400 001, within 7 (Seven) days from the date of
publication hereof, failing which, such amounts, together, may be considered
to have been waived and/or abandoned, and the transaction will be completed
without any reference thereto.

FIRST SCHEDULE

(Description of the Premises)

The aforesaid premises bear No. 2, 2nd floor in the aggregate 587.00
square meters, comprising an area measuring 22.18 square meters caries
area as per RERA and an area measuring 265.80 square meters being the reusable
area, inclusive of lift lobby, side entrance, open, swimming pool of 200 sqm,
constructed on plots and parcels of land having Survey No. 1051 & 1052
measuring about 1605 square meters and Survey No. 104 measuring about
500 square meters situated at Kuree Taluka Valsad, Purna District and the said
Survey Nos. are as follows:

(a) All building and land having Survey No. 1051
+ 20 (plot measurement) + 100 (land measurement)

On or towards the East : Land Surveying Survey No. 107
On or towards the West : Land Surveying Survey No. 108, 109 & 103
On or towards the North : Land Surveying Survey No. 108
On or towards the South : Land Surveying Survey No. 102
104 & 105 (P)

(b) All plots and parcels of land having Survey No. 104
measuring 500 square meters:

On or towards the East : Land Surveying Survey No. 1050C
On or towards the West : Land Surveying Survey No. 103
On or towards the North : Land Surveying Survey No. 100
On or towards the South : Land Surveying Survey No. 105

Prashant & Ras
Advocates & Lawyers
Amrit S. Padhan, (Partner)

Dated this 18th day of April 2024

EUROTEX INDUSTRIES AND EXPORTS LIMITED

Reg. No. 110, Rating: 100, 11/Floor, 21st Floor, No. 100, 10th Main Rd., Opp. To
FBI, 602 000 1430 | Fax: 022 2361 1400 | Email: info@europetex.com | Web: europetex.com

NOTICE OF EXTRA ORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Extra Ordinary General
Meeting ("EGM") 01/04/2024 of Eurotex Industries and Export
Private Limited ("Company") will be held on Thursday, May 16, 2024 at
10 AM in a video Conference (VC) or Other Audio Visual Means ("OAVM")
as per the Circular dated 01/04/2024.

For details of Terms and Conditions for participation in the EGM please refer
to the Circular dated 01/04/2024.

Date: 10-04-2024

Authorized Officer
CFO Asset Reconstruction Pvt. Ltd
Place: Mumbai

Last Date of Submission of Bid
SUBMISSION OF BID

TIME / DATE / PLACE

24.05.2024 From 10 AM to 5.30 PM
E-Auction (<http://www.auction-e.org>)

EMD

10% of Reserve Price i.e. Rs. 36,95,000/- (Rupees Thirty Six Lakh
Nine Thousand Five Hundred and Forty One Rupees) + 10% of Reserve
Price + 10% of Reserve Price.

Last Date of Submission of Bid
SUBMISSION OF BID

TIME / DATE / PLACE

22.05.2024 From 10 AM to 5.30 PM
Bank of Baroda, 1st Floor, 197C Chhatrapati Chandra Shekhar Azad Marg, Dadar (West), Mumbai - 400028, Maharashtra, India

REVERSE BIDDING

10% of Reserve Price i.e. Rs. 36,95,000/- (Rupees Thirty Six Lakh Nine
Thousands Five Hundred and Forty One Rupees) + 10% of Reserve
Price + 10% of Reserve Price.

Last Date of Submission of Bid
SUBMISSION OF BID

TIME / DATE / PLACE

24.05.2024 From 10 AM to 5.30 PM
Bank of Baroda, 1st Floor, 197C Chhatrapati Chandra Shekhar Azad Marg, Dadar (West), Mumbai - 400028, Maharashtra, India

REVERSE BIDDING

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