

APPENDIX- IV-A

SALE OF MORTGAGE PROPERTIES/SECURED ASSETS BY WAY OF PRIVATE TREATY, AS PER PROVISIONS / RULE MADE UNDER THE SARFAESI ACT 2002

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 (Acting in its capacity as a Trustee of CFMARC Trust -1 Apna) on 03.12.2018. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset at an aggregate amount of Rs.25,01,00,000/- (Rupees Twenty Five Crore One Lakh Only) The undersigned is enforcing its security interest against the Secured Asset as described hereinbelow by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder on 03-08-2024 on "As is where is basis", "as is what is basis", whatever is there is basis" and "No recourse Basis" for recovery of amounting to Rs.34,83,95,996.47 [Rupees Thirty-Four Crore Eighty-Three Lakh Ninety-Five Thousand Nine Hundred Ninety Six and Paise Forty Seven Only] as on 31-05-2024 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. Sidharth Morvekar, and Mr. Dyanraj Morvekar.

DESCRIPTION OF SECURED PROPERTY	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 to 1056 in TPS IV of Mahim Division, Near Samana Press, New Prabhadevi Road, Prabhadevi, Mumbai-400025 [admeasuring 2205 Sq Ft Carpet] [Amalgamated Flats]
Date of Sale	03-08-2024
SECURED DEBT	Rs.34,83,95,996.47 [Rupees Thirty-Four Crore Eighty-Three Lakh Ninety-Five Thousand Nine Hundred Ninety Six and Paise Forty Seven Only] as on 31-05-2024 and further interest and other costs and expenses thereon.
RESERVE PRICE	Rs. 25,01,00,000/- [Rupees Twenty Five Crore One Lakh Only]
PLACE OF SALE	CFM-ARC, 1 st Floor, Wakefield House, Ballard Estate, Mumbai - 400038
CONTACT:	Mrs. Sapana Desai Email - sapna.desai@cfmarc.in Mr. Tejas Joshi Email - tejas.joshi@cfmarc.in CONTACT: 022-40055280

Encumbrances if any: The present Sale Notice has been issued in compliance of Order dated 29.09.2021 passed by MPID court, Mumbai.



Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai 400038

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 40055282 | CIN: U67100GJ2015PTC083994

The Immovable Property/Secured Asset shall be sold through Private Treaty to the Purchaser offering the highest price to the Authorized Officer. Any interested prospective purchaser can also submit their bids before sale date and connect with us for other terms of sale.

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 sale of the aforementioned Secured Properties under private treaty, with the advice to redeem the debt. 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 private treaty modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Other terms and conditions of private treaty sale will be uploaded on our website.

Date: 16-07-2024.
Place: Mumbai



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

POSSESSION NOTICE (For Immoveable Property)
Whereas, The undersigned being the Authorized Officer of INDIAHILLS HOUSING FINANCE LIMITED...

The borrower(s) having failed to repay the amount, hence is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property...

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property...

The Borrower's attention is invited to provisions of Sub-Section (3) of Section 13 of the Act...

DESCRIPTION OF THE IMMOVABLE PROPERTY

Flat No. 1053 Having Carpet Area 831.88 SQUARE FEET ON 15TH FLOOR, WING-D, IN THE PROJECT JEWELRY...

Authorised Officer SAMMAN CAPITAL LTD. Place: RAIGARH (FORMERLY INDIAHILLS HOUSING FINANCE LIMITED)

PUBLIC NOTICE, LOST PASS
Branch Office: ICICI Bank Ltd 5th Floor 74 Techno Park, Opp Sreeg Gate No 2 Mid Andheri East Mumbai-400093.

PUBLIC NOTICE
Notice is hereby given to the public at large, on behalf of my client, ICICI Bank Ltd., that the original title deed and other concerned documents...

Schedule
Flat No. 702-B, on the 7th Floor, measuring about 584.5 Sq. Ft. carpet area, hereinafter the 'flat', located at 'WILLINGTON PARK'...

Dr. Suryakant Sambhu Bhoale (Advocate)

Navi Mumbai Municipal Corporation
Public Health Engineering Department
Tender Notice No. NMCC/ACE/ 03 /2024-25

NOTICE BY WAY OF SUBSTITUTED SERVICE UNDER RULE 39 OF NCLT RULES, 2016
READ WITH ORDER V RULE 20 OF CODE OF CIVIL PROCEDURE, 1908

Respondent No.1: Anand Arun Vajekar, Respondent No.2: Anand Arun Vajekar, Respondent No.3: Gagan Ashok Khemka...

BOMBAY MERCANTILE CO-OPERATIVE BANK LIMITED
SECURITY INTEREST (ENFORCEMENT) RULES, 2002
Whereas, The undersigned being the Authorized Officer of the Bombay Mercantile Co-op. Bank Ltd., Bhiwandi Branch...

DESCRIPTION OF IMMOVABLE PROPERTY
Land with Residential Building bearing GUT No. 63, House No. 13, at Post Shiv Budruk Taluka Khed, Dist. Raichur, 417106.

Dr. S. K. Rathagiri AUTHORISED OFFICER

NOTICE BY WAY OF SUBSTITUTED SERVICE UNDER RULE 39 OF NCLT RULES, 2016

IN THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI (BENCH-V)
PRIMAAL CAPITAL & HOUSING FINANCE LTD. V. INDIAHILLS HOUSING FINANCE LTD.

Respondent No.1: Anand Shankar Telangani, Respondent No.2: Javed Sachin Bhatia, Respondent No.3: Aparna Sachin Bhatia...

NEW ASSET RECONSTRUCTION PRIVATE LIMITED

SALE OF IMMOVABLE ASSETS UNDER THE SCHEMATIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors...

DECEASED: Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil

DECEASED: Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil

DECEASED: Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil

DECEASED: Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil

DECEASED: Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil

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DECEASED: Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil, Smt. Sushilamma B. Patil

RELIGARE FINVEST LIMITED
Registered Office: 1407, 14th Floor, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Mumbai - 400018.

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

We the Religare Finvest Ltd. have issued Demand Note No US 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002...

1. M/s Anand Construction, Through its Proprietor Mrs. Pooam Singh

2. Pooam Singh W/o Late Mr. Deccan Kumar Singh (Being Borrower And Legal Heir of Deceased Mr. Manoj Kumar Singh)

3. M/s Minor Son Through Their Natural Guardian Mrs. Pooam Singh

4. M/s Minor Daughter Through Their Natural Guardian Mrs. Pooam Singh

5. M/s Minor Son Through Their Natural Guardian Mrs. Pooam Singh

6. M/s Minor Daughter Through Their Natural Guardian Mrs. Pooam Singh

7. M/s Minor Son Through Their Natural Guardian Mrs. Pooam Singh

8. M/s Minor Daughter Through Their Natural Guardian Mrs. Pooam Singh

9. M/s Minor Son Through Their Natural Guardian Mrs. Pooam Singh

10. M/s Minor Daughter Through Their Natural Guardian Mrs. Pooam Singh

11. M/s Minor Son Through Their Natural Guardian Mrs. Pooam Singh

12. M/s Minor Daughter Through Their Natural Guardian Mrs. Pooam Singh

13. M/s Minor Son Through Their Natural Guardian Mrs. Pooam Singh

14. M/s Minor Daughter Through Their Natural Guardian Mrs. Pooam Singh

RELIGARE SME LOANS
Registered Office: 1407, 14th Floor, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Mumbai - 400018.

NOTICE UNDER SECTION 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

We the Religare Finvest Ltd. have issued Demand Note No US 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002...

1. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

2. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

3. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

4. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

5. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

6. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

7. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

8. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

9. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

10. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

11. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

12. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

13. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

14. All that piece and parcel of Shop / Gola No. 4-B Built Up Area Admeasuring 1257 Sq. Ft. Equivalent To 115 Sq. Mtr. (Industrious of Common Service Area) Carpet Area Admeasuring 1031 Sq. Ft. Equivalent To 96 Sq. Mtr. On The Ground Floor, In The Building...

Respondent No.1: Anand Arun Vajekar, Respondent No.2: Anand Arun Vajekar, Respondent No.3: Gagan Ashok Khemka...

Respondent No.4: Anand Arun Vajekar, Respondent No.5: Anand Arun Vajekar, Respondent No.6: Gagan Ashok Khemka...

Respondent No.7: Anand Arun Vajekar, Respondent No.8: Anand Arun Vajekar, Respondent No.9: Gagan Ashok Khemka...

Respondent No.10: Anand Arun Vajekar, Respondent No.11: Anand Arun Vajekar, Respondent No.12: Gagan Ashok Khemka...

Respondent No.13: Anand Arun Vajekar, Respondent No.14: Anand Arun Vajekar, Respondent No.15: Gagan Ashok Khemka...

Respondent No.16: Anand Arun Vajekar, Respondent No.17: Anand Arun Vajekar, Respondent No.18: Gagan Ashok Khemka...

Respondent No.19: Anand Arun Vajekar, Respondent No.20: Anand Arun Vajekar, Respondent No.21: Gagan Ashok Khemka...

Respondent No.22: Anand Arun Vajekar, Respondent No.23: Anand Arun Vajekar, Respondent No.24: Gagan Ashok Khemka...

Respondent No.25: Anand Arun Vajekar, Respondent No.26: Anand Arun Vajekar, Respondent No.27: Gagan Ashok Khemka...

Respondent No.28: Anand Arun Vajekar, Respondent No.29: Anand Arun Vajekar, Respondent No.30: Gagan Ashok Khemka...

Respondent No.31: Anand Arun Vajekar, Respondent No.32: Anand Arun Vajekar, Respondent No.33: Gagan Ashok Khemka...

Respondent No.34: Anand Arun Vajekar, Respondent No.35: Anand Arun Vajekar, Respondent No.36: Gagan Ashok Khemka...

Respondent No.37: Anand Arun Vajekar, Respondent No.38: Anand Arun Vajekar, Respondent No.39: Gagan Ashok Khemka...

Respondent No.40: Anand Arun Vajekar, Respondent No.41: Anand Arun Vajekar, Respondent No.42: Gagan Ashok Khemka...

Respondent No.43: Anand Arun Vajekar, Respondent No.44: Anand Arun Vajekar, Respondent No.45: Gagan Ashok Khemka...

Respondent No.46: Anand Arun Vajekar, Respondent No.47: Anand Arun Vajekar, Respondent No.48: Gagan Ashok Khemka...

Respondent No.49: Anand Arun Vajekar, Respondent No.50: Anand Arun Vajekar, Respondent No.51: Gagan Ashok Khemka...

Respondent No.52: Anand Arun Vajekar, Respondent No.53: Anand Arun Vajekar, Respondent No.54: Gagan Ashok Khemka...

Respondent No.55: Anand Arun Vajekar, Respondent No.56: Anand Arun Vajekar, Respondent No.57: Gagan Ashok Khemka...

Respondent No.58: Anand Arun Vajekar, Respondent No.59: Anand Arun Vajekar, Respondent No.60: Gagan Ashok Khemka...

Respondent No.61: Anand Arun Vajekar, Respondent No.62: Anand Arun Vajekar, Respondent No.63: Gagan Ashok Khemka...

Respondent No.64: Anand Arun Vajekar, Respondent No.65: Anand Arun Vajekar, Respondent No.66: Gagan Ashok Khemka...

Respondent No.67: Anand Arun Vajekar, Respondent No.68: Anand Arun Vajekar, Respondent No.69: Gagan Ashok Khemka...

Respondent No.70: Anand Arun Vajekar, Respondent No.71: Anand Arun Vajekar, Respondent No.72: Gagan Ashok Khemka...

Respondent No.73: Anand Arun Vajekar, Respondent No.74: Anand Arun Vajekar, Respondent No.75: Gagan Ashok Khemka...

Respondent No.76: Anand Arun Vajekar, Respondent No.77: Anand Arun Vajekar, Respondent No.78: Gagan Ashok Khemka...

Respondent No.79: Anand Arun Vajekar, Respondent No.80: Anand Arun Vajekar, Respondent No.81: Gagan Ashok Khemka...

Respondent No.82: Anand Arun Vajekar, Respondent No.83: Anand Arun Vajekar, Respondent No.84: Gagan Ashok Khemka...

Respondent No.85: Anand Arun Vajekar, Respondent No.86: Anand Arun Vajekar, Respondent No.87: Gagan Ashok Khemka...

Respondent No.88: Anand Arun Vajekar, Respondent No.89: Anand Arun Vajekar, Respondent No.90: Gagan Ashok Khemka...

Respondent No.91: Anand Arun Vajekar, Respondent No.92: Anand Arun Vajekar, Respondent No.93: Gagan Ashok Khemka...

Respondent No.94: Anand Arun Vajekar, Respondent No.95: Anand Arun Vajekar, Respondent No.96: Gagan Ashok Khemka...

Respondent No.97: Anand Arun Vajekar, Respondent No.98: Anand Arun Vajekar, Respondent No.99: Gagan Ashok Khemka...

Respondent No.100: Anand Arun Vajekar, Respondent No.101: Anand Arun Vajekar, Respondent No.102: Gagan Ashok Khemka...

Respondent No.103: Anand Arun Vajekar, Respondent No.104: Anand Arun Vajekar, Respondent No.105: Gagan Ashok Khemka...

BOI Bank of India
Relationship Beyond Banking
VILE PARLE EAST BRANCH, Plot No 13 to 17, Lamuna Park, Targal Road, Vile Parle East, Mumbai - 400022.

DEMAND NOTICE
Ref. No. VLE/EA/24-2525 Date: 12.07.2024

1. M/s. Vijay West, Thane - 401202, 2. M/s. Anant Singh, Thane - 401202, 3. M/s. Anant Singh, Thane - 401202...

4. M/s. Anant Singh, Thane - 401202, 5. M/s. Anant Singh, Thane - 401202, 6. M/s. Anant Singh, Thane - 401202...

7. M/s. Anant Singh, Thane - 401202, 8. M/s. Anant Singh, Thane - 401202, 9. M/s. Anant Singh, Thane - 401202...

10. M/s. Anant Singh, Thane - 401202, 11. M/s. Anant Singh, Thane - 401202, 12. M/s. Anant Singh, Thane - 401202...

13. M/s. Anant Singh, Thane - 401202, 14. M/s. Anant Singh, Thane - 401202, 15. M/s. Anant Singh, Thane - 401202...

16. M/s. Anant Singh, Thane - 401202, 17. M/s. Anant Singh, Thane - 401202, 18. M/s. Anant Singh, Thane - 401202...

19. M/s. Anant Singh, Thane - 401202, 20. M/s. Anant Singh, Thane - 401202, 21. M/s. Anant Singh, Thane - 401202...

22. M/s. Anant Singh, Thane - 401202, 23. M/s. Anant Singh, Thane - 401202, 24. M/s. Anant Singh, Thane - 401202...

25. M/s. Anant Singh, Thane - 401202, 26. M/s. Anant Singh, Thane - 401202, 27. M/s. Anant Singh, Thane - 401202...

28. M/s. Anant Singh, Thane - 401202, 29. M/s. Anant Singh, Thane - 401202, 30. M/s. Anant Singh, Thane - 401202...

31. M/s. Anant Singh, Thane - 401202, 32. M/s. Anant Singh, Thane - 401202, 33. M/s. Anant Singh, Thane - 401202...

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43. M/s. Anant Singh, Thane - 401202, 44. M/s. Anant Singh, Thane - 401202, 45. M/s. Anant Singh, Thane - 401202...

46. M/s. Anant Singh, Thane - 401202, 47. M/s. Anant Singh, Thane - 401202, 48. M/s. Anant Singh, Thane - 401202...

49. M/s. Anant Singh, Thane - 401202, 50. M/s. Anant Singh, Thane - 401202, 51. M/s. Anant Singh, Thane - 401202...

52. M/s. Anant Singh, Thane - 401202, 53. M/s. Anant Singh, Thane - 401202, 54. M/s. Anant Singh, Thane - 401202...

55. M/s. Anant Singh, Thane - 401202, 56. M/s. Anant Singh, Thane - 401202, 57. M/s. Anant Singh, Thane - 401202...

58. M/s. Anant Singh, Thane - 401202, 59. M/s. Anant Singh, Thane - 401202, 60. M/s. Anant Singh, Thane - 401202...

61. M/s. Anant Singh, Thane - 401202, 62. M/s. Anant Singh, Thane - 401202, 63. M/s. Anant Singh, Thane - 401202...

64. M/s. Anant Singh, Thane - 401202, 65. M/s. Anant Singh, Thane - 401202, 66. M/s. Anant Singh, Thane - 401202...

67. M/s. Anant Singh, Thane - 401202, 68. M/s. Anant Singh, Thane - 401202, 69. M/s. Anant Singh, Thane - 401202...

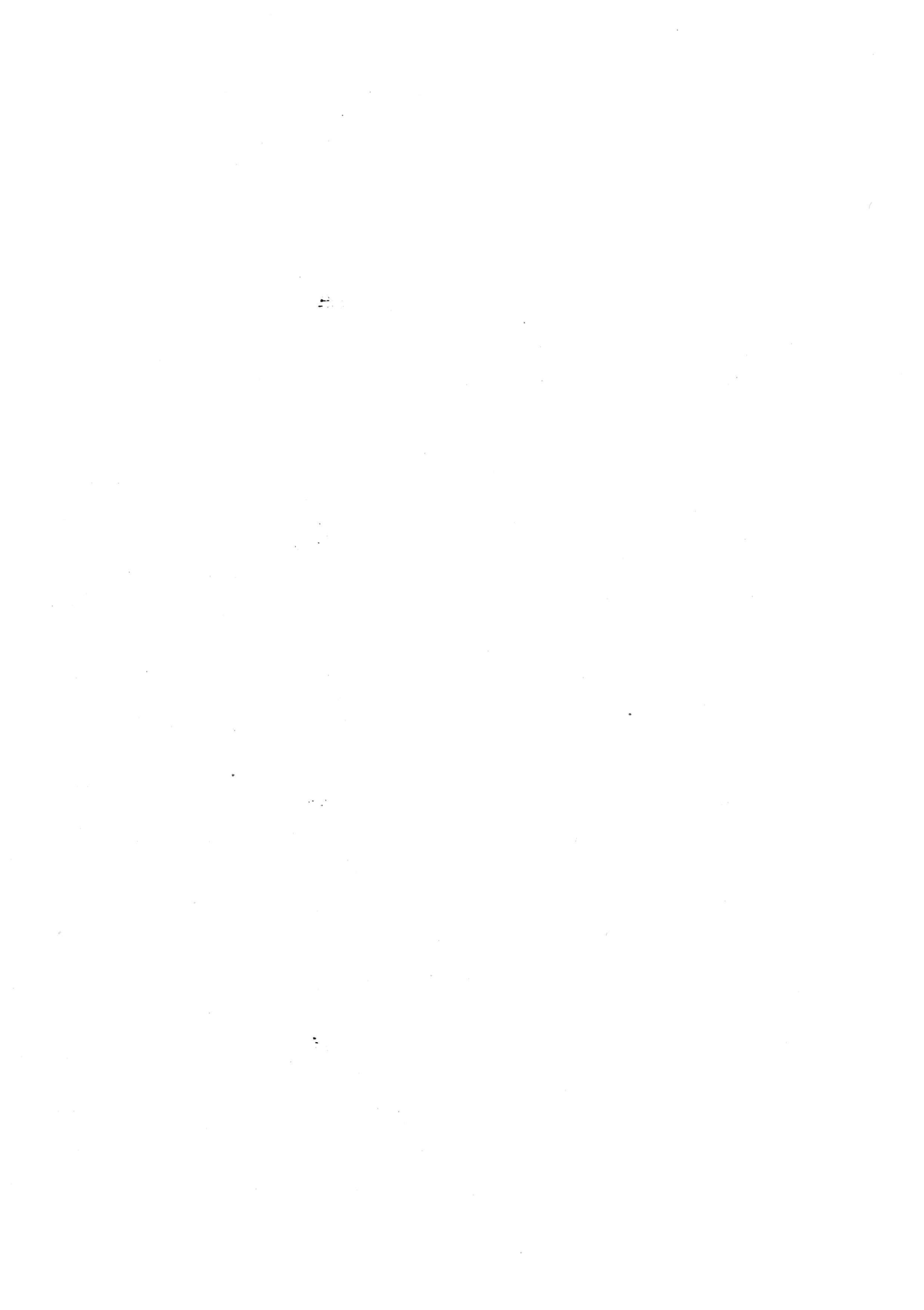
70. M/s. Anant Singh, Thane - 401202, 71. M/s. Anant Singh, Thane - 401202, 72. M/s. Anant Singh, Thane - 401202...

73. M/s. Anant Singh, Thane - 401202, 74. M/s. Anant Singh, Thane - 401202, 75. M/s. Anant Singh, Thane - 401202...

76. M/s. Anant Singh, Thane - 401202, 77. M/s. Anant Singh, Thane - 401202, 78. M/s. Anant Singh, Thane - 401202...

79. M/s. Anant Singh, Thane - 401202, 80. M/s. Anant Singh, Thane - 401202, 81. M/s. Anant Singh, Thane - 401202...

82. M/s. Anant Singh, Thane - 401202, 83. M/s. Anant Singh, Thane - 401202, 84. M/s. Anant Singh, Thane - 401202...



TENDER DOCUMENT CUM TERMS AND CONDITIONS OF PRIVATE TREATY SALE

IN THE ACCOUNT OF PANAROMIC UNIVERSAL LTD

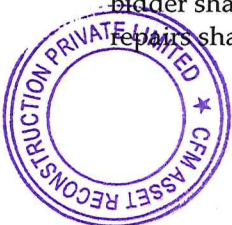
- 1) The application document along-with declaration as given below shall be submitted to CFM ARC corporate office by prospective bidder along-with UTR details of requisite EMD of 10% of offer amount. Bank details are mentioned below:

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

- 2) Application should be along with self-attested copies of Adhar Card / PAN Card / Passport / Electricity Bill/Voter ID.
- 3) Offer below Reserve Price and without KYC will be disqualified / Rejected.
- 4) Last date of submission of Bid document 01-08-2024.
- 5) The intending prospective bidder should apply for entire immovable properties. Application for part properties will be rejected.
- 6) Date of inspection – 29-07-2024 between 11.00 am to 12.00pm
- 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, failing which inspection may be refused
- 8) The EMD of unsuccessful bidders shall be refunded within 10 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 Said Properties shall be sold at a price not less than the Aggregate Reserve Price mentioned in Sale notice.
- 10) The entire procedure of conducting private treaty sale shall be at the exclusive discretion of the Authorized Officer and the intending bidder shall have no right to object to the same.
- 11) In case more than one offer, then will accept the highest offer or may conduct inter-se bidding among the interested bidders. The bid amount can be improved by Rs.5,00,000/- (Five Lakh) per bid/attempt during the private treaty sale once bid document is submitted.
- 12) 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. Also submit the notarized 29A declaration. 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.
- 13) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Earnest Money deposited) by way 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.



- 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 including separation / modification of flats , charges and expenses in connection with the sale of the aforesaid assets shall be borne by the bidder/successful bidder.
- 17) 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.
- 18) As from the date of issuance of Sale Certificate, the bidder 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.
- 19) Presently there are no encumbrances known to CFM-ARC.
- 20) 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.
- 21) The successful bidder will have to bear all outstanding dues 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) 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 sale.
- 27) 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.
- 28) 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 bidder/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 29) The sale certificate will be issued in the name of the bidder(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 30) 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.
- 31) The Authorized Officer reserves the right to reject any or all offers without assigning any reason.
- 32) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary considering the facts & circumstances of the case.
- 33) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 34) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.

Sd/-

Authorized Officer



APPLICATION FOR PURCHASE OF PROPERTY THROUGH PRIVATE TREATY
APPLICATION FORM

The Authorised Officer

Date: _____

Dear Sir,

Sub: Application for Purchase of Property through Private Treaty

We refer to your Notice and Standard Terms & Conditions dated _____ for Sale of below described Property through Private Treaty.

I / We am / are interested to purchase the under-noted property through Private Treaty on "As is where is", "As is what is", "Whatever there is" basis in accordance with SARFAESI Act, 2002.

- 1 Property belonging to Shri/M/s:-
- 2 Description of property :-
- 3 Reserve Price property published:-
- 4 Amount offered :-

I / We have deposited Rs (Rupees only) as initial deposit through RTGS / NEFT dated.....in favour of Authorised Officer, CFMARC Trust -1 Apna Bank

I/We am/are have gone through the above Notice and Standard Terms & Conditions for sale through Private Treaty and conducted due diligence on all aspects related to the property to our satisfaction.

I/ We am/are hereby agreed for all terms and conditions stated in notice & standard terms and conditions for sale of above property under private treaty.

I / We also enclose copies of the required KYC documents. We request you to kindly verify the same.

Signature.....

Name.....

Address.....Pincode.....

Phone No..... Email ID.....

Enclosure:

- i. Pan Card (Mandatory).
- j. Election ID/Electricity Bill/Passport/Bank Account Statement/ Any other valid and acceptable document showing address of the bidder.
- k. Copy of proper authorization, in case of authorised officials.
- l. Board Resolution authorizing the officials of the company to purchase the property through Private Treaty (in case of Companies)

DECLARATION BY BIDDER / OFFEROR

IN THE ACCOUNT OF PANAROMIC UNIVERSAL 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 Private treaty 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

