

**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: 1<sup>ST</sup> FLOOR,**  
WAKEFIELD HOUSE, SPOTT ROAD,  
BALLARD ESTATE, MUMBAI 400038.

**EMAIL: [muvohra@cfmarc.in](mailto:muvohra@cfmarc.in)**

**CONTACT: [9824767677]**



**APPENDIX- IV-A**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**  
**UNDER THE SARFAESI ACT, 2002**

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. SUNIL KASHINATH VIDHATE ('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 Physical Possession of which has been taken by the Authorized Officer of **CFM-ARC on 13-09-2023 & 11-10-2023**, the secured creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "No recourse Basis"; **on 31.07.2024** for recovery of total amount of **Rs. 2,79,85,835.25/** as on **18-01-2024** and further interest and other costs thereon due to the Secured Creditor from **Mr. SUNIL KASHINATH VIDHATE (Borrower), Mrs. JOYTI SUNIL VIDHATE & M/s. ARYAN TRADING (THROUGH ITS PROPRIETOR SUNIL KASHINATH VIDHATE) (Co Borrower/s)** bearing Loan Account No. **PUNHL18000716, PUNHL18000917, PUNHL18000356.**



## SCHEDULE-I

<b>DESCRIPTION OF SECURED PROPERTY:</b>	<p><b>All that Piece and Parcel of Property Address-</b> SHOP, BEARING NO. 3 &amp; 4, ADMEASURING ABOUT 300 SQ.FT. I.E 27.87 SQ.MTRS. RESPECTIVELY + ADJACENT AREA IN FRONT OF THE SHOP ADMEASURING 250 SQ. FT. I.E 23.23 SQ. MTRS , SITUATED ON THE STILT FLOOR, IN "HAMZA PLAZA" A BUILDING , CONSTRUCTED ON THE PROPERTY BEARING S.NO. 87 (NEW), OLD S.NO. 148 TOTALLY ADMEASURING 00 HECTARES 33 ARE SITUATED AT VILLAGE KATRAJ PUNE, TALUKA HAVELI DISTRICT PUNE, WITHIN THE REGISTRATION SUB-DISTRICT TALUKA HAVELI AND REGISTRATION DISTRICT PUNE AND WITHIN THE LIMITS OF PUNE MUNICIPAL CORPORATION</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">BOUNDARIES</td> <td style="text-align: center;">EAST</td> <td style="text-align: center;">PROPERTY OF MR. PHATE</td> </tr> <tr> <td></td> <td style="text-align: center;">WEST</td> <td style="text-align: center;">PUNE BANGLORE HIGHWAY</td> </tr> <tr> <td></td> <td style="text-align: center;">NORTH</td> <td style="text-align: center;">PROPERTY OF MR. BAJABA THORAT &amp; OTHERS</td> </tr> <tr> <td></td> <td style="text-align: center;">SOUTH</td> <td style="text-align: center;">PROPERTY OF MR. SAVLARAM R.KADAM</td> </tr> </table>	BOUNDARIES	EAST	PROPERTY OF MR. PHATE		WEST	PUNE BANGLORE HIGHWAY		NORTH	PROPERTY OF MR. BAJABA THORAT & OTHERS		SOUTH	PROPERTY OF MR. SAVLARAM R.KADAM
BOUNDARIES	EAST	PROPERTY OF MR. PHATE											
	WEST	PUNE BANGLORE HIGHWAY											
	NORTH	PROPERTY OF MR. BAJABA THORAT & OTHERS											
	SOUTH	PROPERTY OF MR. SAVLARAM R.KADAM											
<b>SECURED DEBT:</b>	<b>Rs. 2,79,85,835.25/-</b> (Rupees Two Crore Seventy Nine Lac Eighty Five Thousand Eight Hundred Thirty Five and Twenty Five Paise) as on 18.01.2024												
<b>INSPECTION DATE:</b>	<b>25.07.2024</b> (With prior consultation of Authorised Officer)												
<b>RESERVE PRICE:</b>	<b>Rs. 56,00,000/-</b> (Rupees Fifty Six Lac Only)												
<b>LAST DATE FOR SUBMISSION OF BID</b>	<b>30.07.2024</b>												
<b>TIME / DATE / PLACE For Auction</b>	<b>31.07.2024 at 1 Pm</b> Mr. Irfan Vohra. Contact No. 9824767677 E Auction <a href="https://sarfaesi.e-auctiontiger.net">https://sarfaesi.e-auctiontiger.net</a>												
<b>EMD:</b>	10% of Reserve Price i.e. <b>Rs. 5,60,000/-</b> (Rupees Five Lac Sixty Thousand Only)												

## SCHEDULE-II

<b>DESCRIPTION OF SECURED PROPERTY:</b>	<p><b>All that Piece and Parcel of Property Address-</b> LAND ADMEASURING 00 HECTOR 1.5 AAR I.E 150 SQUARE METER ALONGWITH BUILDING CONSISTING OF FIRST FLOOR AND SECOND FLOOR BUILT UP AREA ADMEASURING ABOUT 1482 SQUARE FEET I.E 137.73 SQUARE METER, ADJACENT TERRACE ON THE FIRST FLOOR BUILT UP AREA ADMEASURING ABOUT 120 SQUARE FEET I.E 11.15 SQUARE METER AND TOP TERRACE BUILT</p>
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UP AREA 490 SQUARE FEET I.E 45.54 SQUARE METER AND GROUND FLOOR PARKING ADMEASURING ABOUT 612 SQUARE FEET I.E 56.87 SQUARE METER PROPERTY BEARING S.NO. 17 HISSA NO. 1B/6/4 ADMEASURING 00 HECTOR 06 AAR, SITUATED AT REVENUE VILLAGE KATRAJ, TALUKA HAVELI, DISTRICT PUNE, WHICH IS WITHIN THE LOCAL LIMITS OF MUNICIPAL CORPORATION OF CITY OF PUNE AND WITHIN THE JURISDICTION OF REGISTRATION OF DISTRICT SUB-REGISTRAR TALUKA, HAVELI, DISTRICT PUNE.	
BOUNDARIES	EAST ROAD
	WEST PROPERTY OF MR. SURYAKANT UKARANDE
	NORTH PROPERTY OF ASHTAVINAYAK TERRACE
	SOUTH PROPERTY OF MR. DATTATREYA SONDKAR
<b>SECURED DEBT:</b>	<b>Rs. 2,79,85,835.25/-</b> (Rupees Two Crore Seventy Nine Lac Eighty Five Thousand Eight Hundred Thirty Five and Twenty Five Paise) as on 18.01.2024
<b>INSPECTION DATE:</b>	<b>25.07.2024</b> (With prior consultation of Authorised Officer)
<b>RESERVE PRICE:</b>	<b>Rs. 90,00,000/-</b> (Rupees Ninety Lac Only)
<b>LAST DATE FOR SUBMISSION OF BID</b>	<b>30.07.2024</b>
<b>TIME / DATE / PLACE For Auction</b>	<b>31.07.2024 at 3 Pm</b> Mr. Irfan Vohra, Contact No. 9824767677 E Auction <a href="https://sarfaesi.E-auctiontiger.net">https://sarfaesi.E-auctiontiger.net</a>
<b>EMD:</b>	10% of Reserve Price i.e. <b>Rs. 9,00,000/-</b> (Rupees Nine Lac Only)

Encumbrances if any: Not known to the secured creditor

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: 26.06.2024  
Place: Pune

CFM ASSET RECONSTRUCTION PVT. LTD.  
  
Authorised Officer  
CFM Asset Reconstruction Pvt. Ltd.  
Acting as trustee of CFMARC Trust 67



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

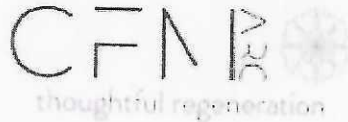
**IN THE ACCOUNT OF - SUNIL KASHINATH VIDHATE & JT.**

- 1) The Bids document along with declaration as given below shall be submitted physically at Registered office of CFM-ARC in Ahmedabad, by bidder along-with DD or UTR details of requisite EMD amount. Bank details for online transaction are mentioned below:

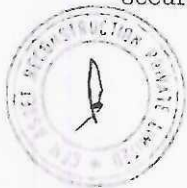
Beneficiary Name	<b>CFMARC TRUST- 67 L&amp;T</b>
Bank and Branch	UNION BANK OF INDIA ANDHERI BRANCH
Account Number	002811100006649
IFSC	UBIN0800287

- 2) The 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 by the Authorised officer of the Secured Creditor at his/her discretion.
- 4) Last date of submission of Bid document is 30.07.2024.
- 5) The intending bidder should bid for the entire 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.
- 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 along with his/her government ID photo proof, failing which inspection may be refused.
- 7) 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.
- 8) The Secured Asset shall be sold at a price not less than the Reserve Price mentioned hereinabove.
- 9) The offer should only be placed through a bid document submitted physically at the address mentioned above.



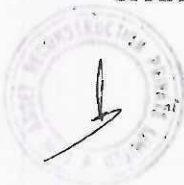


- 19) Presently there are no encumbrances known to CFMARC.
- 20) The Said Properties are offered for sale on **“AS IS WHERE IS”, “AS IS WHAT IS BASIS”, “WHATEVER THERE IS”** and **“NO RECOURSE BASIS”**. Neither CFMARC nor the Authorized Officer undertakes any responsibility to procure any permission/license 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.
- 21) 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.
- 22) 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.
- 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 Secured Asset purchased by it/him.
- 24) 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.
- 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 Secured Asset 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 Secured Asset along with its super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.





- 27) 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.
- 28) 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.
- 29) On confirmation of sale by CFMARC and if the terms of payment have been complied with, the Authorized 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 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.
- 32) The bidder shall be deemed to have undertaken a due diligence of the said Secured Asset and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 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. CFMARC'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 Ahmedabad 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:**
- a) Only Physical Auction/bidding will take place.
  - b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
  - c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
  - d) 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.
  - e) All bids placed as required will be considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
  - f) 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.
  - g) 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**

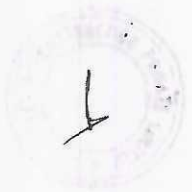
**IN THE ACCOUNT OF - SUNIL KASHINATH VIDHATE & JT.**

**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. \_\_\_\_\_

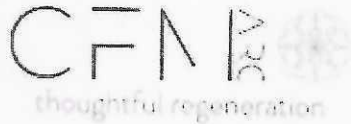
OR

  - 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 - SUNIL KASHINATH VIDHATE & 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 SUNIL KASHINATH VIDHATE & 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**

MAHARAJA INSTITUTE OF MANAGEMENT STUDIES (MIMS)
महाराज इंस्टिट्यूट ऑफ मॅनेज्मेंट स्टडीज (एम आय डी एमएस)
महाराज इंस्टिट्यूट ऑफ मॅनेज्मेंट स्टडीज (एम आय डी एमएस)
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टाटा कॅपिटल लिमिटेड

प्राज इंडस्ट्रीज लिमिटेड (कंपनी) च्या 3C व्यापिक सर्वसाधारण सभेविषयी माहिती
प्राज इंडस्ट्रीज लिमिटेड (कंपनी) च्या 3C व्यापिक सर्वसाधारण सभेविषयी माहिती
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जनसेवा सहकारी बँक लि., हडपसर, पुणे.

जनसामान्यांची असासाम्य बँक, जनसेवासाठी वचनबद्ध!

Report on the Audit of the Financial Statements
Statement of Securities sold purchased under REPO transaction
Provisions and contingencies
Payment of DICGC Insurance Premium
Disclosure of facilities granted to directors and their relatives
Statement Showing Particulars of Loans & Advances to the Directors & their Relatives
Other Disclosures a) Business ratios
Dr. Rajendra Hiremath, Chairman
Shirish Polekar, CEO
Ravi Tupre, Vice Chairman

