

CFM ASSET RECONSTRUCTION PRIVATE LIMITED REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat" CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038 EMAIL: chetan.rajpurohit@cfmarc.in CONTACT: 079-66118554 & 079-6611855 Mobile : 9892816471	
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APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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.

CFM Asset Reconstruction Private Limited ('CFM-ARC') (acting in its capacity as Trustee of CFM-ARC Trust - 207) have acquired the entire outstanding debt along with underlying securities of **Mr. Arup Singh, and Ors.** under section 5 of the said Act vide Registered Assignment Agreement dated 31-12-2025 and by virtue of the said Assignment Agreement, M/s. Jana Small Finance Bank Limited has 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 Borrowers and Guarantors that the below described immovable properties (Secured Assets) mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of the Assignor on 11-06-2026 will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on **17th November 2026** for recovery of **Rs. 12,23,167/- (Rupees Twelve lakhs twenty three thousand one hundred sixty seven Only)** due and payable as on **11-06-2024** together with further interest from 12-06-2024 penal Interest till the date of payment of the said amount in full together with all cost charge and expenses etc Theron minus recovery, if any due to the secured creditors from **(1) Mr. Arup Singh, (Borrower), 2) Mrs. Supriya Singh, (Co-Borrower & Mortgager),**

DESCRIPTION OF SECURED PROPERTY:	Within District : Purba Bardhaman, Police station : Madhabdihi, A,D.S.R Officc at : Raina, Mouza Dhamnart.. J.L No 113., LR Khatian No.-3379 , R.S & LR Plot No. 787. land measuring about 7 Decimal along with two storied, 3 years old Cemented floor Structure measuring 819 Sq Ft. in Ground Floor, Structure measuring 966 Sq Ft. in l'irst Floor, Both for Residential use also TOGETHER WITII common areas, facilities and amenities are available thereof and also right to usc of common passage. casement and quasi casement rights thereof under Gram Panchayat BARABAINA. The said property is butted and bounded as follows: North: By 20 Ft Wide Road, ON THE SOUTH : By 6 Ft Wide Road, ON THE, EAST : By Vacant Plot, ON THE WEST : By H/O Shambhu Roy
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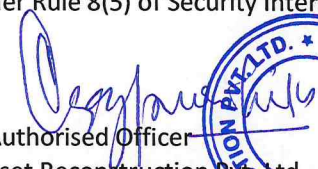
SECURED DEBT:	Rs.12,23,167/- (Rupees Twelve lakhs twenty three thousand one hundred sixty-seven Only) as on 11-06-2024, with interest thereon from 12-06-2024, together with further interest and penal Interest till the date of payment of the said amount in full together with all cost charge and expenses etc thereon minus recovery, if any
RESERVE PRICE (RP):	Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only)
EMD:	Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand Only)
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website (https://www.bankeauctions.com) Date – 17.11.2026 Time: 11:00 AM to 12:00 PM
INSPECTION	With Prior Consultation of authorised officer
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 PM on 16.11.2026
CONTACT :	Dr. Chetan Rajpurohit – 9892816471 Email: chetan.rajpurohit@cfmarc.in

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale through e auction, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> before submitting 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 of 30 days is being given to all of you in compliance of under section 13(8) and Rule 8, Sub Rule 6 of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ties / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ties/Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets 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 – 207

Date: 07.10.26
Place: Kolkata

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

IN THE ACCOUNT OF MR. ARUP SINGH & ORS.

- 1) The Bids document along-with declaration as given below shall be submitted in website <https://www.bankauctions.com>. Bids should be along with self-attested copies of Aadhar Card/PAN Card / Passport / Electricity Bill/Voter ID. mentioned UTR No/supportive evidence for submitting EMD amount or by bidder along-with DD or UTR details of requisite EMD amount. Bank details for online transaction are mentioned below:

Beneficiary Name	CFMARC Trust - 207
Bank and Branch	Union Bank of India, Andheri Branch
Account Number	2811010000344
IFSC	UBIN0800287

- 2) Intending bidders may avail training for online bidding from M/s C1 India Pvt Ltd, Address Plot No.68, 3rd Floor, Sector-44, Gurugram-122003, Haryana, India., contact No & Name Bhavik Pandya, No. 8866682937 Email address maharashtra@c1india.com

The detail regarding E auction provider are mentioned below

Name of Auction Agency	M/s C1 India Private Limited
Address	Plot No.68, 3 rd Floor, Sector-44, Gurugram-122003, Haryana, India.
Contact persons	Bhavik Pandya
Help Line No	8866682937
Email Address	maharashtra@c1india.com .
Website address	www.bankauctions.com

- 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 16.11.2026
- 5) The intending bidder should bid for entire immovable property i.e. the entire Secured Asset. Any bid for part property shall be rejected by the Authorised Officer without according 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 only through bid document submitted physically at the address mentioned above.
- 10) 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.
- 11) The bid amount can be improved by Rs.25,000 (Rs Twenty Five Thousand) per bid/attempt ('**Bid Multiplier**') during the auction once bid document is submitted.
- 12) The Said Properties shall be sold to the highest bidder.
- 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 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.
- 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, 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 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 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 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.



- 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 intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer /secured creditors shall not be responsible in any way for any third-party claims/rights/dues.
- 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 exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.
- 26) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the said Secured Asset on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.

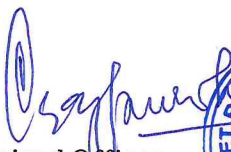


- 27) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the said Secured Asset along with its super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.
- 28) If the dues of 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 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 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.
- 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:**
- a) Only E 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 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 MR. ARUP SINGH & ORS

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 OF BIDDER/OFFEROR

DECLARATION BY BIDDER / OFFEROR

IN THE ACCOUNT OF MR. ARUP SINGH & ORS

- (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. Arup Singh & Ors 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

website www.iraps.gov.in.

DRM (Works), Rangla
NORTHEAST FRONTIER RAILWAY
Serving Customers Better & Smiles

 **IndusInd Bank**

SUBSTITUTED SERVICE OF NOTICE (S.S.N.) OF REQUEST FOR SUBSTITUTION OF DIRECTOR

Notice is hereby given to the borrowers as mentioned in the table below, that their loan Credit facilities have been issued/extended/continued to be issued/extended under the Financial Policy and Enforcement of Securitization Instruments from Deans to repay the debts outstanding amount as below, together with further interest at the contract rate, if any, if any, from the date of the notice being given to the borrowers. However, the same shall be binding only on the borrowers.

Name And Address of Borrower And Co-Borrowers

1. M/S A&S Healthy Eating Ltd. (through its Partners, -M/s. Suman Kumar)	
2. M/s. Suman Sarker/ (s) Mr. Suman Kumar (through its Partners)	
3. M/s. Anshika Bhasia & Co. Mr. Ajay Kumar Bhasia, -Guarantors	

illanarney/Mortgage)

We hereby call upon the borrower/s to present/transfer to the lender/s the said security together with further instructions as may be required by the lender/s to complete the said security. The said security shall be released to the lender/s on the date of the said security being received by the lender/s. The said security shall be released to the lender/s on the date of the said security being received by the lender/s. The said security shall be released to the lender/s on the date of the said security being received by the lender/s.

Date: 18.09.2028
Place: Kolkata

CFM
the official registration
Mumbai-400038

CFM AS
Registered, CF
Ahmedabad
Mumbai-400038

APPENDIX
SALE NOTICE

CFM Asset Reconstruction Private Ltd accepted the entire outstanding debt along with Registered Assignments of the said Bank Limited has assigned all the rights. Notice is hereby given to the public in general properties (Secured Assets) mortgaged to Authorised Officer/assignee on 11-06-2018 as "basis", and "the income basis" to acquire the said property. The interest till the date of payment of the said due to the secured creditors by 1st Mar, 2019.	
Description of Secured Property:	Within District Punjab No.113, 10 Khemli 3 years old Khesari First Floor, both the Inchard One Hundred Panchayati Samiti On the South; By
Secured Debt:	Rs.12,23,167/- (Ru) with interest amount of the said amount
Reserve Price (RPR):	Rs.25,90,000/- (Ru)
EMD:	Rs.2,50,000/- (Ru)
Time, Date & Place for Inspection	E-Auction/ Bidding Date: 17.11.2023.
Last Date and Time	With Prior Consult
Time, Date & Place for Inspection	On or before 5.00

CFM A
Registered Office
Ahmedabad

**APPENDIX
SALE NOTICE F**

**Exhaustion State Notice for Sale of Interest
Enforcement of Security Interest**

CPI Asset Reconstruction Private Limited
has been appointed as the liquidator of
the following company under the order of
Registered Assignment Agreement dated
18/06/2012.

Bank of India has assigned all the rights
in and over the hereby given to the liquidator
to sell the assets of the company and to
take for the Auctioned Order of the Assets
and "Whichever there be" and to sell the
same to the highest bidder and to the
together with further interest from the date
of the assignment of the assets to the
liquidator and expenses etc. amounting
to Rs. 10,00,00,000/-

**Description of
Security:**

Secured Debt:

Reserve Price (MRP): Rs. 10,00,00,000/-
EMD: Rs. 10,00,00,000/-

**Time, Date & Place for
Auction:** Auction will be held on
11/11/2012, at 11:00 AM.

**Last Date and Time for
Bid Submission:** On or before 5:00 PM.

Contact: Dr. Chetan Rajgopal

Encumbrances if any: Not known to be
encumbered. For the avoidance of doubt,
bidders may also visit the website
www.craifacnra.com
Bidders may also visit the website
www.safefacnra.com
Bidding Support Nos.: 1094-4202020
For the details of the assets and the
this notice of 20 days is being given from
under the SAFEFACNRA 2012, information
may be obtained from the website
of the Liquidator of the company and the
Secured Property/Secured Assets.
Further interest, other costs and expenses
of all of the Secured Property/Secured
Assets of the company and the
Place: Kolkata
Date: 01/11/2012

0333700, Phone Station Number: 0333700, A.D.S. Office: Raha, House Dhamgani, 1,
 13th Floor, R.G.S & R.L. No.787, Land measuring about 7 Decmal along with two stiaed,
 floor structure measuring 819 Sft. in Ground Floor, Structure measuring 1666 Sq. ft.
 along with 1000 Sq. ft. of common space, Scaffolds and amenities are provided for
 use of common passengers, cement and cement grouting being used under Gran
 and concrete work, the entire structure is under construction, the structure is
 12 weeks Road, to the East: By Vicinal Post, On the West: By Hm Shumali Road,
 Twenty Nine lakhs Twenty thousand four hundred thirtyfour only as on 11-06-2024,
 2024-26-2024, together with further interest and penal interest till the date of payment
 together with all charges and expenses including stamp recovery, if any
 Twenty Five Lakhs Only)

Two Lakhs Fifty Thousand Only)

through website <https://www.bankauctions.com>,
 11:00 AM to 12:00 Noon
 lien of authorised officer

M on 16.11.2026

9892216141, Email: chetan.rajsingh@cmrc.in
 secured credit

[illegible]

9d/- Authorised Officer, CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust-207

