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 -380 051 – GUJARAT CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott road, Ballard Estate, Mumbai – 400 038	thoughtful regeneration

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) read with Rule 9(1) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the physical Possession of which has been taken by the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd on **08-Sep-26**, will be sold on *"As is where is", "As is what is", "Whatever there is" and "No recourse Basis"* on **12-Oct-26** for recovery of amounting to **Rs. 10,13,996 (Rs. Ten Lakh Thirteen Thousand Nine Hundred Ninety Six Rupees Only)** as on **29-Sep-26** and further interest and other costs and expenses thereon due to the secured creditor from Borrower& Mortgagor- **(1) Rohit Kumar (2) Laxmi Ahirwar (Vide Loan Account No...FIBHLALONS000005046149)**

DESCRIPTION OF SECURED PROPERTY	Phn 52, Khasra No. 942/1/1, 942/1/2, 943/1/2, Ward No. 03, Vill-Kaswa Bajrang Colony Tehsil- Sehore, District - Sehore ,Sehore ,Madhya Pradesh ,India, Having admeasuring area 1000 sqft having its boundries at: East: Colony Boundaruy West: CCRoad North: Plot Of Other South: Plot Of Other
SECURED DEBT	**Rs. 10,13,996 (Rs. Ten Lakh Thirteen Thousand Nine Hundred Ninety Six Rupees Only) as on 29-Sep-26** together with further interest, other costs & expenses thereon due & payable till the final payment.
RESERVE PRICE (R.P.)	Rs. 11,81,700 (Rupees Eleven Lakh Eighty One Thousand Seven Hundred Rupees Only.)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BID DOCUMENT WITH SEALED OFFER/ TENDER WITH EMD	16-Nov-2026 latest by 03 P.M. through website (https://www.bankeauctions.com)

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400001
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

DATE, TIME, AND VENUE FOR OPENING OF BIDS.	17-Nov-2026 3pm-5pm E-Auction /bidding through website
DETAILS OF TERMS AND CONDITIONS	Please visit www.cfmarc.in
DATE OF INSPECTION	12-Nov-2026 11am - 1.30pm As per prior appointment of Authorised Officer. Contact No.
EMD **BANKS DETAIL FOR REMITTANCE OF EMD**	Rs. 1,18,070/- (One Lakh Eighteen Thousand Seventy Rupees Only.) (10% Reserve price) Beneficiary Name: CFMARC TRUST-151 Bank and branch: Union Bank of India, Branch Andheri Account Number: 002811010000220 IFSC: UBIN0800287
BID INCREMENTAL AMOUNT	In the multiple of Rs. 10,000/- (Rupees Ten Thousand only).
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation.
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of bid/Sale Confirmation.

Encumbrances if any: Not known to the secured creditor. The CFM ARC shall not be held liable/responsible for any unpaid charges towards electricity, maintenance, Tax, charges or any other statutory dues, or any other dues etc., in connection with the secured asset.

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. before submitting the 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 8866682937/9974887668.

Date:

Authorized Officer

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

Place:

CFM ASSET RECONSTRUCTION PVT.LTD.
(Acting in its capacity as Trustee of **CFMARC TRUST- 151**)

फिनोवा कैपिटल प्राइवेट लिमिटेड

FINOVA CAPITAL FINANCING DREAMS

702,सेवंथ फ्लोर, यूनिक एस्पायर,प्लाट नं. 13-14, कॉस्मो कॉलोनी, आम्रपाली मार्ग, वैशाली नगर, जयपुर - 302021

सिक्योरिटाइजेशन अधिनियम 2002 की धारा 13 (2) के अन्तर्गत मांग सूचना पत्र

अधोहस्ताक्षरकर्ता फिनोवा केपिटल प्रा. लिमिटेड के प्राधिकारी अधिकारी है। वित्तीय आस्तियों का प्रतिभूतिकरण और पुनगठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 की धारा 13 (2) के अन्तर्गत प्राधिकृत अधिकारी ने ऋण खातों को गैर निष्पादनीय आस्तियों (एन.पी.ए.) होने पर नीचे दी गई तालिका के अनुसार ऋणीयों/सह-ऋणीयों/गारण्टर/बंधककर्ता (जिन्हें आगे ऋणी/ ऋणीयों के नाम से सम्बोधित किया जावेगा) को 60 दिनों के नोटिस प्रेषित किये थे, नोटिस के अनुसार यदि ऋणी 60 दिनों के भीतर सम्पूर्ण ऋण राशि जमा नहीं करवाते है तो प्राधिकृत अधिकारी प्रदत्त शाक्तियों के प्रयोग में अधिनियम की धारा-13 उपधारा-4 व धारा-14 के अन्तर्गत कदम उठाने हेतु स्वतंत्र होगा। जिसमें अन्य बातों के साथ-साथ उसे प्रतिभूत आस्तियों का कब्जा लेने की शक्ति तथा उनका विक्रय करना सम्मिलित है। अत: आप ऋणीयों को सूचित किया जाता है कि निम्न सूची में दी गई सम्पूर्ण बकाया ऋण राशि भविष्य के ब्याज, खर्चो एवं लागतों इत्यादि के साथ 60 दिवस के भीतर जमा करवा दे। इसके अतिरिक्त आप ऋणीयों को यह सूचित किया जाता है, कि उपरोक्त निर्दिष्ट सूचना की प्राप्ति के पश्चात धारा-13 (13) के अनुसार प्रतिभूत लेनदार की पूर्व लिखित सूचना के बिना अपनी प्रतिभूत आस्तियों को विक्रय, पट्टे अथवा किसी भी माध्यम से अन्तरित नहीं करेंगे। ऋणीयों का ध्यान इस ओर आकर्षित किया जाता है, कि उक्त अधिनियम की धारा-13 (8) के अनुसार ऋणी अपनी बंधक सम्पत्ति को उसके द्वारा उपगत सभी खर्चो प्रभारों और व्ययों के हित प्रतिभूत लेनदार द्वारा विक्रय या अन्तरण के लिये नीलामी सूचना के प्रकाशन से पूर्व किसी भी समय भुगतान करके मुक्त करवा सकते है।

ऋणी/सह-ऋणी एवं गारण्टर का नाम एवं पता	13 (2) के अधीन मांग राशि एवं दिनांक	बंधक सम्पत्ति का विवरण
(ऋण खाता संख्या) FIVDLALONS000005014947, अतुल साहू पुत्र लालाराम साहू (ऋणी), श्रीमती मीणा बाई पत्नी लालाराम साहू (सहऋणी)	09-अक्टूबर-26 Rs. 20,02,808/- बीस लाख दो हजार आठ सौ आठ रूपये मात्र	रिहायशी अचल संपत्ति के सभी अभिन्न अंग स्थित मकान नं. 03, पीएच नं. 31, खसरा नं. 94/1/1/3, ग्राम दिघोनी तहसील नातेरन, जिला विदिशा, मप्र 750 वर्गफीट

दिनांक: 12.10.2026 स्थान: विदिशा मप्र प्राधिकृत अधिकारी फिनोवा कैपिटल प्राइवेट लिमिटेड

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

CFM ARC thoughtful regeneration

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

अचल संपत्तियों की बिक्री के लिए बिक्री सूचना

परिशिष्ट- IV-A [नियम 8 (6) का प्रावधान देखें]

प्रतिभूति हित प्रवर्तन नियम, 2002 के नियम 8(6) के प्रावधान के साथ पठित वित्तीय आस्तियों के प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत अचल आस्तियों की बिक्री के लिए ई-नीलामी बिक्री सूचना।

सीएफएम एसेट रिकंस्ट्रक्शन प्राइवेट लिमिटेड ('सीएफएम-एआरसी') (सीएफएम-एआरसी ट्रस्ट - 151 के ट्रस्टी के रूप में अपनी क्षमता में कार्यरत) ने कर्जदार, सह-कर्जदार एवं गारंटर की अंतर्निहित प्रतिभूतियों सहित संपूर्ण बकाया ऋण को उक्त अधिनियम की धारा 5 के अंतर्गत पंजीकृत असाइनमेंट अनुबंध दिनांक 31.12.2024 के माध्यम से अधिग्रहित कर लिया है और उक्त असाइनमेंट अनुबंध के आधार पर, फिनोवा कैपिटल प्राइवेट लिमिटेड ने सीएफएम-एआरसी के पक्ष में अंतर्निहित प्रतिभूतियों और गारंटियों सहित सभी अधिकार, स्वामित्व और हितों को हस्तांतरित कर दिया है।

आम जनता को और विशेष रूप से कर्जदारों और गारंटरों को एतद्द्वारा यह सूचना दी जाती है कि प्रतिभूत लेनदार के पास गिरवी/प्रभारित नीचे वर्णित अचल संपत्ति (प्रतिभूत संपत्ति) जिनका सांकेतिक/भौतिक कब्जा एसाइनर के प्राधिकृत अधिकारी द्वारा कर लिया गया है, उन्हें प्रतिभूत लेनदारों को देय कर्जदारों, सह-कर्जदारों तथा गारंटरों से नीचे तालिका में उल्लिखित कुल बकाया शेष के रूप में 29.09.2026 तक राशि तथा भावी ब्याज, अन्य लागत एवं व्ययों यदि कोई हो को घटाकर, की वसूली के लिए यहां उल्लिखित नीलामी तिथि पर ''जहां है जैसा है'', ''जो है यही है'' और ''जो कुछ भी है वहीं है'' के आधार पर और ''आश्रय रहित'' आधार पर बेचा जाएगा।

कर्जदार/सह-कर्जदार/गारंटर ऋण खाता संख्या	कब्जे का प्रकार	प्रतिभूत सम्पत्ति का विवरण	आरक्षित मूल्य	ईएमडी राशि	29.09.2026 तक कुल बकाया
रोहित कुमार (कर्जदार/बंधककर्ता) लक्ष्मी अहिरवार (सह-कर्जदार) ऋण खाता सं. FIBHLALONS000005046149 (सीएफएम-एआरसी-ट्रस्ट-151)	सांकेतिक कब्जा-डीएम का आदेश प्राप्त	संपत्ति का वह पूरा हिस्सा - पीएच. नं. 52, खसरा नंबर 942/1/1, 942/1/2, 943/1/2, वार्ड नंबर 03, गाँव- कस्बा बजरंग कॉलोनी, तहसील- सीहोर, ज़िला- सीहोर, मध्य प्रदेश, भारत - जिसका क्षेत्रफल 1000 वर्ग फीट है और जिसकी सीमाएँ इस प्रकार हैं: पूर्वः कॉलोनी की सीमा, पश्चिमः सीसी रोड, उत्तरः किसी और का प्लॉट, दक्षिणः किसी और का प्लॉट।	रु. 11,81,700 (रुपये ग्यारह लाख इक्यासी हजार सात सौ मात्र)	रु. 1,18,070 (रुपये एक लाख अठारह हजार सत्तर मात्र)	रु. 10,13,996 (रुपये दस लाख तेरह हजार नौ सौ छियानबे मात्र)
			ईएमडी हेतु बैंक विवरण लाभार्थी का नाम : सीएफएमएआरसी ट्रस्ट-151 बैंक तथा शाखा : यूनियन बैंक ऑफ इंडिया शाखा अंधेरी, खाता : 002811010000220, आईएफएससी : UBIN0800287		

ई-नीलामी का स्थान : https://www.bankeauctions.com
ई-नीलामी की तिथि एवं समय : 17-नवं.-226 (3 बजे अप.-5 बजे अप.)
बोली जमा करने की अन्तिम तिथि और समय : 16-नवं.-2026 (3 बजे अप. तक)
निरीक्षण की तिथि एवं समय : 13-नवं.-2026 (11 बजे पूर्वा.-1.30 बजे अप.)
संपर्क प्राधिकृत अधिकारी **श्री शुभम रमाने +91 9136057947 ई-मेल : shubham.ramane@cfmarc.in**
देनदारी या ऋणभार, यदि कोई होः तो इसकी जानकारी प्रतिभूत लेनदार को नहीं है।
ई-नीलामी के माध्यम से बिक्री की विस्तृत शर्तों और नियमों के लिए, कृपया ई-नीलामी में बोली लगाने से पहले प्रतिभूत लेनदार की वेबसाइट **https://www.cfmarc.in** पर दिए गए लिंक को देखें।
ई-नीलामी पोर्टल पर तकनीकी सहायता के लिए, बोलीदाता वेबसाइट **https://www.bankeauctions.com** देख सकते हैं। **सहायता नंबरः +91 7291981125 / 1126; ईमेलः Email:support@bankeauctions.com**

हस्ताक्षर/-
तिथिः 13.10.2026 सीएफएम एसेट रिकंस्ट्रक्शन प्राइवेट लिमिटेड के अधिकृत प्राधिकारी
स्थानः मध्य प्रदेश सीएफएमएआरसी ट्रस्ट 151 के ट्रस्टी के रूप में कार्यरत

फीनिक्स ए आर सी लिमिटेड

पंजीकृत कार्यालयः वालेस टावर्स तीसरी मंजिल, 139/140/बी/1, क्रॉसिंग ऑफ शहर और वेस्टर्न एक्सप्रेस हाईवे, विले पार्ले (पूर्व), मुंबई — 400057, फोनः 022—68492450, फैक्सः 022—67412313
सीआईएनः U67190MH2007PTC168303 ईमेलः info@phoenixarc.co.in, वेबसाईटः www.phoenixarc.co.in

संपत्तियों की ऑनलाइन ई—नीलामी बिक्री

प्रतिभूतिकरण और वित्तीय आस्तियों का पुनर्निर्माण तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 (जिसे संक्षेप में सरफेसी अधिनियम कहा गया है) और प्रतिभूति हित (प्रवर्तन) नियम, 2002 (जिसे संक्षेप में नियम कहा गया है) के अधीन प्रदत्त शक्तियों का प्रयोग करते हुए तथा उक्त सरफेसी अधिनियम और नियमों के अधीन सुरक्षित ऋणों की वसूली के लिए नीचे उल्लिखित प्रतिभूत परिसंपत्ति का कब्जा प्राधिकृत अधिकारी में निहित होने के अनुसरण में, प्राधिकृत अधिकारी ने प्रतिभूत परिसंपत्ति को ई—नीलामी बिक्री के माध्यम से बेचने का निर्णय लिया है।

आम जनता तथा विशेष रूप से उधारकर्ता, बंधककर्ता और गारंटर को एतद्द्वारा सूचित किया जाता है कि नीचे उल्लिखित संपत्ति, जो फीनिक्स ए आर सी लिमिटेड के पक्ष में बंधक रखी गई है, जो फीनिक्स ट्रस्ट एफवाई26—3 (फीनिक्स) के न्यासी के रूप में कार्य कर रही है (दिनांक 29—12—2025 के असाइनमेंट समझौते के तहत एडलवाइस एसेट रिकंस्ट्रक्शन कंपनी लिमिटेड द्वारा फीनिक्स के पक्ष में ऋण के असाइनमेंट के अनुसार) को "जहाँ है जैसी है, जो कुछ है जैसी है और बिना किसी सहारा" की शर्त पर, "ऑनलाइन ई—नीलामी" के माध्यम से, नीचे दिए गए विवरण के अनुसार बकाया राशि तथा उस पर आगे का ब्याज, प्रभार और लागत आदि की वसूली के लिए, प्रतिभूतिकरण और वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्निर्माण तथा प्रतिभूति हित प्रवर्तन अधिनियम के प्रावधानों को प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8 एवं 9 के साथ पढ़े जाने के अनुसार, वेबसाइट https://www.bankeauctions.com के माध्यम से, नीचे दिए गए विवरण के अनुसार बेचा जाएगा।

उधारकर्ता का नाम	1. मेसर्स कृष्णा कॉन्वेंट स्कूल 2. दीपक रोशन शिक्षा समिति 3. श्री दीपक राठौर, पुत्र स्वर्गीय दिनेश राठौर (उपरोक्त क्रमांक 3 स्वर्गीय दिनेश राठौर के विधिक वारिस हैं)
गारंटर का नाम	श्रीमती चंदाबाई राठौर, पत्नी स्वर्गीय दिनेश राठौर (उपरोक्त क्रमांक 3 स्वर्गीय दिनेश राठौर के विधिक वारिस हैं)
सरफेसी अधिनियम 2002 की धारा 13(2) नोटिस की तिथि 26.03.2025 तक देय राशि	रु. 51,81,349.33/— (रुपये इक्यावन लाख इक्यासी हजार और तीन सौ उनचास और पैसे तैंतीस मात्र), और साथ में संविदात्मक दर पर भावी ब्याज, लागत, प्रभार इत्यादि सहित
दिनांक 25.09.2026 तक देय राशि	रु. 68,12,063.64 (रु. अड़सठ लाख बारह हजार तिरसठ और चौंसठ पैसे) साथ ही अनुबंध की दरों के अनुसार आगे का ब्याज, लागत, शुल्क आदि
कब्जे का विवरण	सांकेतिक कब्जे में
निरीक्षण की तिथि	अनुरोध पर
आरक्षित मूल्य	रु. 17,76,000/— (रुपये सत्रह लाख छिहत्तर हजार मात्र)
जमा धरोहर राशि (ईएमडी राशि)	रु. 1,77,600/— (रुपये एक लाख सतहत्तर हजार छह सौ मात्र)
बोली वृद्धि राशि	रु. 25,000/— (रुपये पच्चीस हजार मात्र) और इसके गुणाकों में
बैंक खाते का विवरण	बयाना राशि आरटीजीएस/एनईएफटी के माध्यम से ''फीनिक्स ट्रस्ट एफवाई26—13'' के पक्ष में जमा की जानी चाहिए, चालू खाता संख्याः 9049919809, कोटक महिंद्रा बैंक लिमिटेड, शाखाः कलिना, आईएफएससी कोडः KKBK0000631
बोली प्रस्तुत करने की अंतिम तिथि (ई—नीलामी)	16.11.2026 (सोमवार) को बैंकिंग समय समाप्त होने तक या उससे पहले
ई—नीलामी की तिथि	17.11.2026 (मंगलवार) को अर्पा. 02 बजे से अर्पा. 03 बजे के बीच
ई—नीलामी का मोड	ऑनलाइन ई—नीलामी
बिक्री नोटिस और निविदा दस्तावेजों के लिए लिंक	https://phoenixarc.co.in/?p=7690
नीलाम की जा रही सुरक्षित संपत्ति का विवरण	**भूमि एस सं. 332/2 का वह समस्त भाग एवं अंश जोकि पीएचएन सं. 78, ग्राम उन्तवास, तहसील बड़नगर, जिला उज्जैन, मध्य प्रदेश, उज्जैन, 456771—45677 जिसका कुल भूमि क्षेत्रफल 11836 वर्ग फुट (0.859 हेक्टेयर) में से 11208 वर्ग फुट है। उक्त भूमि पर वर्तमान में विद्यमान तथा भविष्य में निर्मित होने वाला भवन भी इसमें सम्मिलित है। उक्त संपत्ति ग्राम उतवास, तहसील बड़नगर एवं जिला उज्जैन, मध्य प्रदेश में स्थित है तथा इसकी सीमाएँ निम्नानुसार हैं: उत्तरः रामचंद्र की भूमि, दक्षिणः सड़क, पूर्वः रामचंद्र की भूमि, पश्चिमः रामचंद्र की भूमि**

ई-नीलामी के नियम एवं शर्तें :

1. नीलामी विक्रय सरफेसी अधिनियम के प्रावधानों के अंतर्गत प्राधिकृत अधिकारी द्वारा ई-नीलामी की सहायता एवं माध्यम से आयोजित किया जा रहा है। नीलामी/बोली केवल "ऑनलाइन इलेक्ट्रॉनिक माध्यम" से वेबसाइट https://www.bankeauctions.com पर आयोजित की जाएगी। एम/एस सी1 इंडिया प्राइवेट लिमिटेड ई-नीलामी हेतु मंच उपलब्ध कराने वाला सेवा प्रदाता है।
2. नीलामी बोली दस्तावेज की शर्तों तथा उसमें निर्धारित प्रक्रिया के अनुसार आयोजित की जा रही है। विक्रय के विस्तृत नियम एवं शर्तों हेतु इच्छुक बोलीदाता फीनिक्स की वेबसाइट www.phoenixarc.co.in तथा ऊपर उल्लिखित लिंक, साथ ही सेवा प्रदाता की वेबसाइट www.bankeauctions.com का अवलोकन कर सकते हैं, जहाँ बोली दस्तावेज, नीलामी हेतु प्रस्तुत सुरक्षित परिसंपत्तियों का विवरण तथा बोली प्रपत्र उपलब्ध हैं।
3. बोलीदाता अपनी सुविधा के अनुसार अपने कार्यालय अथवा किसी अन्य स्थान से ई-नीलामी में भाग ले सकते हैं। इंटरनेट कनेक्टिविटी की व्यवस्था प्रत्येक बोलीदाता को स्वयं करनी होगी। इंटरनेट कनेक्टिविटी, नेटवर्क समस्या, प्रणाली विफलता, विद्युत आपूर्ति बाधित होने अथवा अन्य तकनीकी कारणों के लिए प्राधिकृत अधिकारी/फीनिक्स/सेवा प्रदाता उत्तरदायी नहीं होंगे।
4. ई-नीलामी से संबंधित विवरण, सहायता, प्रक्रिया तथा ऑनलाइन प्रशिक्षण हेतु इच्छुक बोलीदाता एम/एस सी1 इंडिया प्राइवेट लिमिटेड के श्री भाविक पंड्या संपर्क संख्या : +91-124-4302020/2021/2022/2023/2024, +91-8866682937, ई-मेल : support@bankeauctions.com; maharashtra@c1india.com से संपर्क कर सकते हैं।
5. बोलीदाता नीलामी हेतु प्रस्तुत सुरक्षित परिसंपत्ति का विवरण सत्यापित करने तथा बोली प्रपत्र प्राप्त करने के लिए फीनिक्स की वेबसाइट www.phoenixarc.co.in का भी अवलोकन कर सकते हैं।
6. ई-नीलामी उपर्युक्त उल्लिखित तिथि एवं समय पर आयोजित की जाएगी, जिसमें ऊपर वर्णित सुरक्षित परिसंपत्ति का विक्रय "जहाँ है जैसी है", "जो है जैसा है" तथा "बिना किसी प्रत्यावर्तन के आधार" पर किया जाएगा।
7. सभी इच्छुक क्रेताओं/बोलीदाताओं को ई-नीलामी में भाग लेने हेतु उपर्युक्त पोर्टल https://www.bankeauctions.com पर अपना पंजीकरण कराना होगा तथा निर्धारित तिथि एवं समय पर ई-नीलामी में भाग लेने के लिए निःशुल्क उपयोगकर्ता पहचान (यूज़र आईडी) एवं कूटशब्द (पासवर्ड) प्राप्त करना होगा।
8. ई-नीलामी में भाग लेने हेतु इच्छुक क्रेताओं/बोलीदाताओं को सुरक्षित परिसंपत्ति के आरक्षित मूल्य के 10% के बराबर वापसीयोग्य बयाना जमा राशि के भुगतान का विवरण, स्थायी खाता संख्या पत्र (पैन कार्ड) की प्रति, कंपनी होने की स्थिति में निदेशक मंडल के संकल्प की प्रति तथा पते के प्रमाण सहित, जैसा कि निविदा दस्तावेज में अधिक विशेष रूप से वर्णित है, उपर्युक्त उल्लिखित बयाना जमा राशि प्रस्तुत करने की अंतिम तिथि तक प्रस्तुत करना होगा। इच्छुक क्रेताओं/बोलीदाताओं को उपर्युक्त वर्णित संपत्ति हेतु बयाना जमा राशि जमा करना आवश्यक होगा।
9. संभावित/इच्छुक बोलीदाता को यह आशय का एक वचनपत्र प्रस्तुत करना होगा कि वह दिवाला एवं शोधन अक्षमता संहिता, 2016 की धारा 29(क) के प्रावधानों के अंतर्गत अयोग्य नहीं है। ऐसे वचनपत्र को अपने ग्राहक को जानिए (केवाईसी) दस्तावेजों के साथ प्रस्तुत न करने की स्थिति में वह स्वतः अयोग्य घोषित कर दिया जाएगा अथवा उसकी बोली अस्वीकृत कर दी जाएगी।
10. सफल क्रेता/बोलीदाता को प्रत्येक मद के लिए अपनी बोली राशि का 25% (बयाना जमा राशि सहित) उपर्युक्त उल्लिखित खाते में आरटीजीएस/एनईएफटी के माध्यम से नीलामी की तिथि को बैंकिंग समय समाप्त होने से पूर्व अथवा अधिकतम अगले कार्य दिवस तक जमा करना होगा। उक्त जमा राशि की पुष्टि फीनिक्स द्वारा किया जाना आवश्यक होगा, अन्यथा विक्रय को विफल माना जाएगा तथा उक्त सफल क्रेता/बोलीदाता की बयाना जमा राशि जब्त कर ली जाएगी।
11. ई-नीलामी में असफल रहने वाले अन्य सभी बोलीदाताओं की बयाना जमा राशि ई-नीलामी समाप्त होने के 5 कार्य दिवसों के भीतर फीनिक्स द्वारा वापस कर दी जाएगी। बयाना जमा राशि पर कोई ब्याज देय नहीं होगा।
12. विक्रय प्रतिफल की शेष राशि सफल क्रेता/बोलीदाता द्वारा उक्त सुरक्षित परिसंपत्ति के विक्रय की पुष्टि की तिथि से पंद्रहवें (15वें) दिन तक अथवा लिखित रूप से सहमत किसी विस्तारित अवधि के भीतर जमा की जाएगी। चूक की स्थिति में उस समय तक जमा की गई समस्त राशि जब्त किए जाने के लिए उत्तरदायी होगी।
13. सम्पत्ति के निरीक्षण अथवा अधिक जानकारी के लिए संभावित बोलीदाता श्री महेश मालुंजकर/सुश्री लक्ष्मी सिंह, ईमेलः mahesh.m@phoenixarc.co.in / laxmi.singh@phoenixarc.com/ या मोबाइल सं. +91—09920381684/+91—8655653343 पर संपर्क कर सकते है।
14. नीलामी की किसी भी अवस्था में प्राधिकृत अधिकारी बिना कोई कारण बताए तथा बिना किसी पूर्व सूचना के ई-नीलामी/बोली/प्रस्ताव को स्वीकार, अस्वीकार, संशोधित अथवा निरस्त कर सकता है अथवा नीलामी को स्थगित कर सकता है।
15. सफल क्रेता/बोलीदाता को संपत्ति का हस्तांतरण/कब्जा अपने पक्ष में प्राप्त करने हेतु लागू विधि के अनुसार देय सभी वैधानिक देयताएँ, कर, शुल्क, स्टाम्प शुल्क, पंजीकरण शुल्क आदि का वहन स्वयं करना होगा।
16. संपत्ति से संबंधित किसी भी अवधि के सभी वैधानिक/अवैधानिक देय, कर, दरें, निर्धारण, प्रभार, सोसायटी बकाया, शुल्क आदि के भुगतान की पूर्ण जिम्मेदारी केवल सफल बोलीदाता की होगी।
17. सफल क्रेता/बोलीदाता अपने पक्ष में अधिकारों के हस्तांतरण के संबंध में सोसायटी अथवा किसी अन्य प्राधिकरण को देय किसी भी लागत/व्यय/शुल्क/प्रभार आदि के लिए पूर्णतः स्वयं उत्तरदायी होगा।
18. उधारकर्ता/बंधककर्ता, जो उक्त बकाया राशि के लिए उत्तरदायी हैं, इस विक्रय सूचना को सुरक्षा हित (प्रवर्तन) नियम, 2002 के नियम 8 के उपनियम (6) के अंतर्गत उपर्युक्त नीलामी विक्रय के आयोजन संबंधी सूचना के रूप में मानेंगे।
19. इच्छुक बोलीदाता अपनी बोली प्रस्तुत करने से पूर्व नीलामी हेतु प्रस्तुत सुरक्षित परिसंपत्ति पर विद्यमान भारों, स्वामित्व, तथा सुरक्षित परिसंपत्ति को प्रभावित करने वाले दावों/अधिकारों/देयों, जिनमें वैधानिक देयताएँ आदि भी सम्मिलित हैं, के संबंध में स्वयं स्वतंत्र जांच-पड़ताल करेंगे। यह नीलामी विज्ञापन फीनिक्स द्वारा किसी प्रकार की प्रतिबद्धता अथवा अभ्यावेदन नहीं है और न ही ऐसा माना जाएगा। फीनिक्स का प्राधिकृत अधिकारी किसी भी तृतीय पक्ष के दावे/अधिकार/देयता के लिए किसी भी प्रकार से उत्तरदायी नहीं होगा।
20. समाचार-पत्र में प्रकाशित ई-नीलामी सूचना में उल्लिखित विवरण प्राधिकृत अधिकारी को उपलब्ध सर्वोत्तम जानकारी के आधार पर दिए गए हैं; तथापि किसी त्रुटि, गलत कथन अथवा चूक के लिए प्राधिकृत अधिकारी उत्तरदायी नहीं होगा।
21. यदि उपर्युक्त निर्धारित ई-नीलामी किसी भी कारणवश विफल हो जाती है, तो फीनिक्स को सुरक्षा हित (प्रवर्तन) नियम, 2002 के नियम 8(5) तथा सरफेसी अधिनियम, 2002 के प्रावधानों के अंतर्गत किसी अन्य विधि से सुरक्षित परिसंपत्ति का विक्रय करने का अधिकार होगा।

स्थानः उज्जैन, मध्य प्रदेश हस्ता/— प्राधिकृत अधिकारी,
तिथिः 13.10.2026 फीनिक्स ए आर सी लिमिटेड (फीनिक्स ट्रस्ट-FY26-13 के ट्रस्टी)

फिनिक्स एआरसी लिमिटेड

(पूर्व की फिनिक्स एआरसी प्राईवेट लिमिटेड)
पंजीकृत कार्यालयः वालेस टावर्स, तीसरी मंजिल, 139/140/बी/1, सहार रोड और वेस्टर्न एक्सप्रेस हाईवे क्रॉसिंग, विले पार्ले (ई), मुंबई - 400057, दूरभाषः 022- 68492450, फैक्सः 022- 67412313,
सीआईएनः U67190MH2007PTC168303; ईमेलः info@phoenixarc.co.in; वेबसाइटः www.phoenixarc.co.in

आस्तियों की ऑनलाइन ई-नीलामी बिक्री

वित्तीय परिसंपत्तियों के प्रतिभूतिकरण एवं पुनर्निर्माण तथा प्रतिभूति हित प्रवर्त्तन अधिनियम, 2002 (संक्षेप में सरफैसी अधिनियम संदर्भित) के साथ पठित प्रतिभूति हित (प्रवर्त्तन) नियम, 2002 (संक्षेप में नियम) के तहत प्रदत्त शक्तियों के उपयोग में, और प्रतिभूत ऋण की वसूली के लिए उक्त सरफैसी अधिनियम और नियमों के तहत अधिकृत प्राधिकारी के द्वारा संपत्ति का कब्जा लेने के कारण, अधिकृत प्राधिकारी ने प्रतिभूत संपत्ति को नीलामी के माध्यम से बेचने का फैसला किया है। एतद्द्वारा सामान्य रूप से जनता को और विशेष रूप से कर्जदार, बंधककर्ता और गारंटर को यह नोटिस दी जाती है कि **फीनिक्स एआरसी लिमिटेड (पूर्व की फीनिक्स एआरसी प्राइवेट लिमिटेड) फीनिक्स ट्रस्ट एफवाई26-13 (फीनिक्स)** के ट्रस्टी के रूप में कार्यरत के पास बंधक नीचे दी गई संपत्तियां (एडलवाइस एसेट रिकंस्ट्रक्शन कंपनी लिमिटेड द्वारा फीनेक्स के पक्ष में 29-12-2025 के असाइनमेंट समझौते के माध्यम से ऋण के असाइनमेंट के अनुसार) **''ऑनलाइन ई-नीलामी'' द्वारा ''जैसा है जहां है, जो कुछ भी है वहीं है तथा आश्रय रहित''** आधार पर, प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8 और 9 के साथ पठित सरफैसी अधिनियम के प्रावधानों के तहत नीचे दिये गये विवरण के अनुसार बकाया राशि और आगे के ब्याज, शुल्क और लागत आदि की वसूली के लिए वेबसाइट **https://www.bankeauctions.com** के माध्यम से बेची जाएंगीः

कर्जदार का नाम	**1. भारा उदय सामाजिक एवं सांस्कृतिक 2. तक्षशिला कॉलेज छतरपुर 3. राहुल त्रिपाठी पुत्र दुर्गा प्रसाद 4. शिवेंद्र कुमार शुक्ला पुत्र भगवान दास शुक्ला**
सह-कर्जदार का नाम	**1. तक्षशिला कॉलेज छतरपुर 2. राहुल त्रिपाठी पुत्र दुर्गा प्रसाद 3. शिवेंद्र कुमार शुक्ला, पुत्रभगवान दास शुक्ला**
सरफैसी अधिनियम, 2002 की धारा 13(2) केतहत जारी मांग सूचना दिनांक 09.09.2022 के अनुसार बकाया राशि	रु. 21,23,716/- (रुपये इक्कीस लाख तेईस हजार सात सौ सोलह मात्र) साथ ही अनुबंध की दरों के अनुसार आगे का ब्याज, लागत, शुल्क आदि।
26.09.2026 तक बकाया राशि	रु. 50,63,012.01 (रुपये पचास लाख तिरसठ हजार बारह और एक पैसा मात्र) साथ ही अनुबंध की दरों के अनुसार आगे का ब्याज, लागत, शुल्क आदि।
कब्जे की स्थिति	भौतिक कब्जे में
निरीक्षण की तिथि	अनुरोध पर
आरक्षित मूल्य	रु. 80,14,000.00 (रुपये अस्सी लाख चौदह हजार मात्र)
जमा धरोहर राशि (ईएमडी राशि)	रु. 8,01,400.00 (रुपये आठ लाख एक हजार चार सौ मात्र)
बोली वृद्धि	रु. 25,000/- (रुपये पच्चीस हजार मात्र) और इसी के गुणकों में
बैंक खाता विवरण	जमा धरोहर राशि आरटीजीएस/एनईएफटी के माध्यम से जमा करनी होगी, जो ''फीनिक्स ट्रस्ट एफवाई 26-13'' के पक्ष में हो; चालू खाताः 9049919809; कोटक महिंद्रा बैंक लिमिटेड, शाखाः कलिना, मुंबई, आईएफएससी कोडः **KKBK0000631**
बोली जमी करने की अन्तिम तिथि) ई-नीलामी)	17-11-2026 (मंगलवार) को बैंकिंग समय समाप्त होने तक या उससे पहले
ई-नीलामी की तिथि	18-11-2026 (बुधवार) दोपहर 2 बजे से शाम 3 बजे के बीच
ई-नीलामी का माध्यम	ऑनलाइन ई-नीलामी
बिक्री सूचना तथा निविदा दस्तावेज का लिंक	**https://phoenixarc.co.in/?p=7692**
नीलामी की जाने वाली प्रतिभूति आस्ति का विवरण	खसरा नंबर 2345/1/1, पटवारी हल्का नंबर-18, मौजा-पनोथा, पट आरएनएम-ईसानगर तहसील खं. सं.-2345/1/1, मौजा-पनोथा, पट ह.सं.-18, तहसील-ईसानगर, जिला-छतरपुर (म.प्र.), पिन-471001। क्षेत्रफल (वर्ग फुट में): 91345, कुल रकबा-1.489 हेक्टेयर। सीमाएंः उत्तरः उमराव और अन्य की जमीन, दक्षिणः रसुइया मौजा की सरकारी जमीन, पूर्वः गोरेलाल विश्वकर्मा की जमीन, पश्चिमः प्रतिपाल सिंह की जमीन।

ई-नीलामी की नियम एवं शर्तें:

1. यह नीलामी बिक्री प्राधिकृत अधिकारी द्वारा ई-नीलामी पद्धति की मदद एवं माध्यम से सरफैसी अधिनियम के प्रावधानों के अंतर्गत आयोजित की जा रही है। नीलामी/संविदा केवल वेबसाइट **http://www.bankeauctions.com** के माध्यम से ''ऑनलाइन इलेक्ट्रॉनिक पद्धत्ति'' में ही होगी। ई-नीलामी प्लेटफॉर्म की व्यवस्था करने के लिए मैसर्स सी1 इंडिया प्राइवेट लिमिटेड सेवा प्रदाता है।
2. यह नीलामी बोली दस्तावेजों के विस्तृत नियमों एवं शर्तों तथा उसमें निर्दिष्ट प्रक्रिया के अनुसार आयोजित की जाएगी। बोली दस्तावेजों, नीलामी पर रखी गई प्रतिभूत परिसंपत्तियों के विवरणों/बोली प्रपत्र प्राप्त करने के लिए बोलीदाता फिनिक्स की वेबसाईट **www.phoenixarc.co.in** तथा यहाँ ऊपर वर्णित प्रत्येक मद के संबंधित लिंकों के साथ-साथ सेवा प्रदाता की वेबसाइट **www.bankeauctions.com** देखें।
3. बोलीदाता अपने स्वयं के कार्यालय/पसंद की जगह से ई-नीलामी कोटिंग/बोली में भाग ले सकते हैं। बोलीदाता को स्वयं ही इन्टरनेट कनैक्टिविटी की व्यवस्था करनी होगी। प्राधिकृत अधिकारी/फिनिक्स/सेवा प्रदाता इन्टरनेट कनैक्टिविटी, नेटवर्क की समस्या, सिस्टम की विफलता, बिजली आपूर्ति में बाधा आदि के लिए उत्तरदायी नहीं होंगे।
4. विवरणों, सहायता, ई-नीलामी, प्रक्रिया तथा ऑनलाइन प्रशिक्षण के लिए संभावित बोलीदाता मैसर्स सी1 इंडिया प्राइवेट लिमिटेड के श्री भाविक पांड्या, सम्पर्क नंबर: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, ई-मेल आईडी: **support@bankeauctions.com, maharashtra@c1india.com** से सम्पर्क कर सकते हैं।
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible] **mahesh.m@phoenixarc.co.in/ laxmi.singh@phoenixarc.com** [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]

स्थानः छतरपुर (मध्य प्रदेश) हस्ता. - प्राधिकृत अधिकारी, फिनिक्स एआरसी लिमिटेड
तिथिः 13.10.2026 (पूर्व की फिनिक्स एआरसी प्राइवेट लिमिटेड) फिनिक्स ट्रस्ट एफवाई 26-13 के ट्रस्टी



Chart the path forward with influential market voices

Decode markets with candid conversations and insightful Q&As featuring voices shaping business, markets, and economy. Every Monday in Business Standard.

Business Standard Insight Out

Bandhan Bank

बंधन बैंक लिमिटेड
सी.आई.एन. L67190WB2014PLC204622
पंजीकृत कार्यालय:
डी.एन. 32 सेक्टर-V, सॉल्ट लेक सिटी, कोलकाता-700091

गिरवी रखी गई संपत्तियों - सोने के गहनों और सिक्कों - की नीलामी के लिए सार्वजनिक सूचना

क्रम संख्या	राज्य	शाखा का नाम	शाखा पता
1	मध्य प्रदेश	अयोध्या नगर शाखा, भोपाल	भूतल और पहली मंज़िल, प्लॉट नंबर-9, बाई पास रोड, अयोध्या नगर, जिला-भोपाल, राज्य - मध्य प्रदेश, पिन- 462041
2	मध्य प्रदेश	भोपाल	सी-9, पद्मनाभ नगर, अशोका गार्डन रोड, रॉयल एनफील्ड शोरूम के सामने, पोस्ट ऑफिस गोविंदपुरा, भोपाल, मध्य प्रदेश, पिन- 462023
3	मध्य प्रदेश	बुरहानपुर	माँ उमिया प्लाजा अमरावती रोड, मात्र सेवा सदन अस्पताल के पास रस्तीपुरा एमागिर्द, जिला - बुरहानपुर, राज्य - मध्य प्रदेश, पिन-450331
4	मध्य प्रदेश	छतरपुर	गर्ग प्लाजा, स्टेडियम के सामने, पन्ना रोड, छतरपुर, मध्य प्रदेश, पिन-471001
5	मध्य प्रदेश	दमोह शाखा	भूतल, स्टेशन रोड, डॉ. बुधवानी हॉस्पिटल के सामने, दमोह, जिला-दमोह, राज्य - मध्य प्रदेश, पिन - 470661
6	मध्य प्रदेश	गांधी नगर शाखा, इंदौर	भूतल, ए-7, न्यू कॉलोनी, गांधीनगर, इंदौर, जिला- इंदौर, राज्य- मध्य प्रदेश, पिन- 453112।
7	मध्य प्रदेश	गुलमोहर कॉलोनी शाखा, भोपाल	भूतल, 390, त्रिलंगा मेन रोड, गुलमोहर कॉलोनी, शाहपुरा, जिला - भोपाल, राज्य - मध्य प्रदेश, पिन - 462039
8	मध्य प्रदेश	गुना	रॉयल माइट्स बिल्डिंग, एचडीएफसी बैंक के सामने, एबी रोड, गुना, मध्य प्रदेश, पिन- 473001
9	मध्य प्रदेश	ग्वालियर	भूतल, द एम्पायर, जी-2, 33-सिटी सेंटर, ग्वालियर, मध्य प्रदेश, पिन-474011
10	मध्य प्रदेश	होशंगाबाद	वक्रतुंड कॉम्प्लेक्स, ओप्प.- एमपीआरटीसी बस स्टैंड, होशंगाबाद, नर्मदापुरम, मध्य प्रदेश, पिन-461001
11	मध्य प्रदेश	होशंगाबाद रोड शाखा, भोपाल	भूतल, दुकान-10,11, मैपल स्ट्रीट मॉल, होशंगाबाद रोड, जिला-भोपाल, राज्य - मध्य प्रदेश, पिन -462026
12	मध्य प्रदेश	इंदौर, विजयनगर	15, पीयू-3, स्कीम नंबर- 54, भूतल, मैन हाउस, एबी रोड, इंदौर, मध्य प्रदेश, पिन-452008
13	मध्य प्रदेश	जबलपुर	990/991, डी.एन.जैन कॉलेज के सामने, राइट टाउन, जबलपुर, मध्य प्रदेश, पिन-482002
14	मध्य प्रदेश	झाबुआ	रति तलाई, नेहरू मार्ग, वार्ड नंबर: 8, पीएनबी बैंक के पास, झाबुआ, मध्य प्रदेश, पिन-457661
15	मध्य प्रदेश	खंडवा	बीटी कॉलेज रोड, मोघट थाना, बैंक ऑफ इंडिया के पास, पूर्वी निमाड़, मध्य प्रदेश, पिन- 450001
16	मध्य प्रदेश	खरगोन	शो रूम नंबर सी/16, सी-ब्लॉक, भूतल, राधा वल्लभ मार्केट, डीएचएफएल के पास पश्चिम निमाड़-451001
17	मध्य प्रदेश	माधव नगर शाखा, उज्जैन	भूतल, 16,16/1,16/2, बख्तावर मार्ग, माधव नगर, जिला - उज्जैन, राज्य - मध्य प्रदेश, पिन - 456010
18	मध्य प्रदेश	मन्दसौर	फ्लैट नं.- 102, दुकान नं.- 3,4,5,6, सिटी सेंटर, तिरुपति, नगर, स्टेशन रोड, मंदसौर, मध्य प्रदेश, पिन- 458001
19	मध्य प्रदेश	नीमच	प्लॉट नंबर 20/2 त्रिमूर्ति भवन, टाउन हॉल के सामने, दशहरा मैदान, नीमच कैंट, मध्य प्रदेश, पिन - 458441
20	मध्य प्रदेश	न्यू मार्केट ब्रांच, भोपाल	ऊपरी तल, हॉल-ए, हाउसिंग बोर्ड बिल्डिंग, सेंटर पॉइंट कमर्शियल कॉम्प्लेक्स, एसटीटी नगर, न्यू मार्केट, जिला-भोपाल, राज्य-मध्य प्रदेश, पिन - 462003
21	मध्य प्रदेश	सागर	एच. नं.- 18, काली तिगड्डा, गोपालगंज, सागर, मध्य प्रदेश, पिन-470001
22	मध्य प्रदेश	सतना	ओम टावर, कृष्णा नगर, स्टेशन रोड वार्ड नंबर 22, सिंधी धर्म शाला के पास, सतना, मध्य प्रदेश, पिन- 485001
23	मध्य प्रदेश	सीहोर	हाउस नंबर-14, हीरो मोटोकार्प शोरूम के सामने सेंकड़ाखेड़ी रोड सीहोर, थाना सीहोर, मध्य प्रदेश, पिन- 466001
24	मध्य प्रदेश	सिवनी	मकान नंबर:118/01, आज़ाद वार्ड, सिवनी, मध्य प्रदेश, पिन- 480661
25	मध्य प्रदेश	शाहडोल	340/18, करतार कॉटेज, के स्क्वायर मॉल के पास, बुरहार रोड, शाधोल, मध्य प्रदेश, पिन-484001
26	मध्य प्रदेश	शिवपुरी	राजेश्वरी रोड, पोस्ट ऑफिस शिवपुरी, मध्य प्रदेश, पिन - 473551

इस सार्वजनिक सूचना के माध्यम से यह सूचित किया जाता है कि सोने के गहनों (जिन्हें इसके बाद 'संपत्तियां' कहा जाएगा) की नीलामी जैसा है, जहां है के आधार पर की जाएगी। ये सोने के गहने/सिक्के, नीचे उल्लिखित उधारकर्ता/उधारकर्ताओं द्वारा, उक्त सोने की वस्तुओं को गिरवी रखकर प्राप्त की गई ऋण सुविधा के संबंध में, बैंक के पास गिरवी रखे गए हैं।

क्रम संख्या	राज्य	शाखा का नाम	ग्राहक का नाम	खाता संख्या	नेट वेट
1	मध्य प्रदेश	अयोध्या नगर शाखा, भोपाल	संजू.	90001406494626	5.40
2	मध्य प्रदेश	भोपाल	गौरव सेन	90001602024483	46.00
3	मध्य प्रदेश	भोपाल	लव कुमार त्रिपाठी	90001375811439	4.62
4	मध्य प्रदेश	भोपाल	राजेश कुमार जैन	90001530490231	88.20
5	मध्य प्रदेश	भोपाल	सोमेश कुमार मिश्रा	90001587887611	20.80
6	मध्य प्रदेश	भोपाल	सोमेश कुमार मिश्रा	90001564230549	8.00
7	मध्य प्रदेश	भोपाल	सोमेश कुमार मिश्रा	90001462745641	22.00
8	मध्य प्रदेश	न्यू मार्केट शाखा, भोपाल	राजकुमार दोहरे	90001311376082	36.30
9	मध्य प्रदेश	न्यू मार्केट शाखा, भोपाल	विद्युत विनायक	90001554862116	87.72
10	मध्य प्रदेश	न्यू मार्केट शाखा, भोपाल	विद्युत विनायक	90001555145102	92.96
11	मध्य प्रदेश	बुरहानपुर	आनंद पाटीदार	90001529181840	27.90
12	मध्य प्रदेश	बुरहानपुर	आनंद पाटीदार	90001456581722	79.00
13	मध्य प्रदेश	बुरहानपुर	आनंद पाटीदार	90001523991124	59.30
14	मध्य प्रदेश	बुरहानपुर	पवन तायडे	90001594222957	7.40
15	मध्य प्रदेश	बुरहानपुर	त्र्यंबक जुमले	90001538610750	27.58
16	मध्य प्रदेश	छतरपुर	ब्रजेंद्र पटेल	90001489364074	4.80
17	मध्य प्रदेश	छतरपुर	ब्रजेंद्र पटेल	90001503455491	44.10
18	मध्य प्रदेश	छतरपुर	राहुल रिछारिया	90001537960445	15.00
19	मध्य प्रदेश	छतरपुर	राजेंद्र कुमार शुक्ला	90001456529912	78.20
20	मध्य प्रदेश	दमोह शाखा	आशीष वाल्मीक	90001418685907	4.20
21	मध्य प्रदेश	दमोह शाखा	धर्मेंद्र ताम्रकार	90001468296368	9.30
22	मध्य प्रदेश	गांधी नगर शाखा, इंदौर	बहादुर सिंह गोयल	90001537355618	48.81
23	मध्य प्रदेश	गांधी नगर शाखा, इंदौर	प्रेम कुमार सोनी	90001542948215	15.14
24	मध्य प्रदेश	गांधी नगर शाखा, इंदौर	वरुण सिंह चौहान	90001535359082	3.64
25	मध्य प्रदेश	गुलमोहर कॉलोनी शाखा, भोपाल	ओम प्रकाश सूर्यवंशी	90001522431720	31.20
26	मध्य प्रदेश	गुना	कल्याण सिंह धाकड़	90001602783511	18.90
27	मध्य प्रदेश	गुना	रणजीत खटीक	90001328612851	15.67
28	मध्य प्रदेश	गुना	विवेक रघुवंशी	90001539794283	85.39
29	मध्य प्रदेश	ग्वालियर	ओपीशर गुर्जर	90001599279755	45.00
30	मध्य प्रदेश	ग्वालियर	शेर बहादुर सिंह	90001544327220	9.80
31	मध्य प्रदेश	होशंगाबाद	विजय सिंह	90001610195401	13.80
32	मध्य प्रदेश	होशंगाबाद रोड शाखा, भोपाल	सुख लाल प्रसाद	90001605921991	8.60
33	मध्य प्रदेश	होशंगाबाद रोड शाखा, भोपाल	सुख लाल प्रसाद	90001594672111	17.30
34	मध्य प्रदेश	इंदौर, विजयनगर	आशिया बी	90001371066330	20.77
35	मध्य प्रदेश	जबलपुर	हिरदेश राय	90001564669200	63.00
36	मध्य प्रदेश	झाबुआ	करिश्मा अमलियार	90001493979302	22.00
37	मध्य प्रदेश	झाबुआ	करिश्मा अमलियार	90001549093325	20.30
38	मध्य प्रदेश	झाबुआ	प्रदीप बाबेल	90001549092450	25.70
39	मध्य प्रदेश	झाबुआ	प्रदीप बाबेल	90001513679731	34.70
40	मध्य प्रदेश	झाबुआ	प्रदीप बाबेल	90001549087081	5.80
41	मध्य प्रदेश	झाबुआ	प्रदीप बाबेल	90001575855032	9.50
42	मध्य प्रदेश	झाबुआ	रानू योगी	90001411311630	15.00
43	मध्य प्रदेश	झाबुआ	सुनील बामनिया	90001429445252	10.40
44	मध्य प्रदेश	खंडवा	आशा कुलकर्णी	90001457364242	10.40
45	मध्य प्रदेश	खंडवा	मोहम्मद अफ़राईम शेख	90001461642663	1.96
46	मध्य प्रदेश	खंडवा	पापिंदर कौर	90001579596000	129.58
47	मध्य प्रदेश	खंडवा	रूपेश	90001522081530	7.64
48	मध्य प्रदेश	खंडवा	तेजपाल सिंह	90001362565417	5.98
49	मध्य प्रदेश	खरगोन	नीरज गायके	90001597043010	165.00
50	मध्य प्रदेश	खरगोन	शेखर	90001568020832	85.00
51	मध्य प्रदेश	माधव नगर शाखा, उज्जैन	कृष्णा बाई	90001559106272	6.80
52	मध्य प्रदेश	मन्दसौर	महेश लिंबोदिया	90001567973439	6.50
53	मध्य प्रदेश	नीमच	हिम्मत सिंह	90001573824068	17.00
54	मध्य प्रदेश	नीमच	पायल पन्या	90001492286850	24.85
55	मध्य प्रदेश	सागर	सिमरजीत सिंह चड्ढा	90001512138182	166.50
56	मध्य प्रदेश	सागर	सिमरजीत सिंह चड्ढा	90001511510460	129.30
57	मध्य प्रदेश	सतना	चंद्रमणि कुशवाहा	90001463572111	8.70
58	मध्य प्रदेश	सतना	संदीप कुशवाहा	90001547457337	56.10
59	मध्य प्रदेश	सतना	संगीता साकेत	90001595567557	14.40
60	मध्य प्रदेश	सीहोर	कुलदीप सेन	90001596048661	9.60
61	मध्य प्रदेश	सीहोर	प्रदीप कुमार	90001525603682	29.40
62	मध्य प्रदेश	सिवनी	हनीफ मंसूरी	90001591865105	19.60
63	मध्य प्रदेश	सिवनी	कपिल बघेल	90001578841952	90.40
64	मध्य प्रदेश	सिवनी	कपिल बघेल	90001560704612	75.30
65	मध्य प्रदेश	सिवनी	कपिल बघेल	90001530177482	66.50
66	मध्य प्रदेश	सिवनी	माया सूर्यवंशी	90001601640873	112.30
67	मध्य प्रदेश	सिवनी	पूजा पवार	90001477354411	13.60
68	मध्य प्रदेश	सिवनी	प्रेम कुमार ठाकुर	90001410971250	3.90
69	मध्य प्रदेश	शाहडोल	भैया लाल गुप्ता	90001483784167	16.50
70	मध्य प्रदेश	शाहडोल	भैया लाल गुप्ता	90001382080475	11.90
71	मध्य प्रदेश	शाहडोल	रोहित गुप्ता	90001354475163	2.90
72	मध्य प्रदेश	शाहडोल	संदीप सिंह	90001597994850	56.70
73	मध्य प्रदेश	शाहडोल	शिवकुमारी	90001537528502	40.20
74	मध्य प्रदेश	शाहडोल	विनय सिंह	90001501688762	18.40
75	मध्य प्रदेश	शिवपुरी	छत्रपाल सिंह	90001512895740	6.80
76	मध्य प्रदेश	शिवपुरी	छत्रपाल सिंह	90001510305067	18.90
77	मध्य प्रदेश	शिवपुरी	जितेंद्र सिंह राजपूत	90001460709217	15.40

ध्यान दें: आगे की शर्तों और नियमों के लिए, कृपया बैंक के अधिकृत अधिकारियों से संपर्क करें।
नीलामी की तिथि: इस सूचना के प्रकाशन की तिथि से 31वें दिन।

PHOENIX ARC LIMITED

Regd. Office: 3rd Floor, Wallace Towers, 139-140/B/1, Crossing Of Sahar Road And Western Express Highway Vile Parle (East), Mumbai- 400057.
Tel:_ 022- 68492450, **Fax:** 022- 67412313
Cin: U67190MH2007PTC168303 | **E mail:** info@phoenixarc.co.in
Website: www.phoenixarc.co.in

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas, the Authorized Officer of IIFL Home Finance Limited (IIFL HFL), under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued a Demand Notice dated **17-03-2025** calling upon the borrowers **Mr. Akash Thapa & Bhavana Thapa** to repay the amount mentioned in the notice being **Rs.16,84,243/- (Rupees Sixteen Lakh Eighty-Four Thousand Two Hundred Forty-Three Only)** pertaining to loan account No. **IL10336025** as of **17-03-2025** with further interest applicable along with other contractual dues which may fall due till realization thereof until payment in full within 60 days (Sixty days) from the date of the said notice.

Whereas subsequently, IIFL has vide Assignment Agreement dated **29-12-2025** assigned all its rights, title, interest and benefits in respect of the debt due and payable by Borrowers arising out of the facilities advanced by IIFL to the Borrowers along with the underlying securities to Phoenix ARC Limited, acting in capacity as Trustee of **Phoenix Trust-FY26-14** (hereinafter referred to as Phoenix). Therefore, in view of the said assignment, Phoenix now stands subrogated in the place of the IIFL and Phoenix shall be entitled to institute/continue all and any proceedings against the Borrowers and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the Borrowers for the financial facilities availed by them.

The Borrowers having failed to repay the abovementioned amount, notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 and in pursuance to Case no.MJCR **2866 of 2025** passed by Hon'ble CJM Migistrate, **Indore** on **05-10-2026**.

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting in its capacity for **Phoenix Trust-FY26-14**), for an amount of **Rs.16,84,243/- (Rupees Sixteen Lakh Eighty-Four Thousand Two Hundred Forty-Three Only)** as of **17-03-2025** with further interest applicable along with all cost, charges and expenses until payment in full.

The Borrowers attention is invited to provisions of sub section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Property:

All that Piece and Parcel of Mortgaged Property of House SOUTH PART OF PLOT NO N-353, SINGAPORE GREEN VIEW PRIMIUM, GRAM BIJJUKHEDI, TEH. SANWER, DIST. INDORE, MP-453771.

NAME OF THE MORTGAGOR: Akash Thapa

For Phoenix ARC Limited
(Trustee for Phoenix Trust-FY26-14)
Authorized Officer

Date : 05-10-2026
Place : Indore

PHOENIX ARC LIMITED

Regd. Office: 3rd Floor, Wallace Towers, 139-140/B/1, Crossing Of Sahar Road And Western Express Highway Vile Parle (East), Mumbai- 400057.
Tel:_ 022- 68492450, **Fax:** 022- 67412313
Cin: U67190MH2007PTC168303 | **E mail:** info@phoenixarc.co.in
Website: www.phoenixarc.co.in

APPENDIX IV [See rule 8 (1)] POSSESSION NOTICE (For Immovable Property)

Whereas, the Authorized Officer of IIFL Home Finance Limited (IIFL HFL), under the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (said Act) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 (said Rules) issued a Demand Notice dated **18-11-2024** calling upon the borrowers **Mr. Neeraj, Hemlata & Tarabai** to repay the amount mentioned in the notice being **Rs.8,97,481/- (Rupees Eight Lakh Ninty-Seven Thousand Four Hundred Eighty-One Only)** pertaining to loan account No. **IL10525110** as of **18-11-2024** with further interest applicable along with other contractual dues which may fall due till realization thereof until payment in full within 60 days (Sixty days) from the date of the said notice.

Whereas subsequently, IIFL has vide Assignment Agreement dated **29-12-2025** assigned all its rights, title, interest and benefits in respect of the debt due and payable by Borrowers arising out of the facilities advanced by IIFL to the Borrowers along with the underlying securities to Phoenix ARC Limited, acting in capacity as Trustee of **Phoenix Trust-FY26-14** (hereinafter referred to as Phoenix). Therefore, in view of the said assignment, Phoenix now stands subrogated in the place of the IIFL and Phoenix shall be entitled to institute/continue all and any proceedings against the Borrowers and to enforce the rights and benefits under the financial documents including the enforcement of guarantee and security interest executed and created by the Borrowers for the financial facilities availed by them.

The Borrowers having failed to repay the abovementioned amount, notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of powers conferred on him under Sub Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 and in pursuance to Case no.**MJCR 1999 of 2025** passed by Hon'ble CJM Migistrate, **Indore** on **06-10-2026.**

The Borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) (acting in its capacity for **Phoenix Trust-FY26-14**), for an amount of **Rs.8,97,481/- (Rupees Eight Lakh Ninty-Seven Thousand Four Hundred Eighty-One Only)** as of **18-11-2024** with further interest applicable along with all cost, charges and expenses until payment in full.

The Borrowers attention is invited to provisions of sub section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Property:

All that Piece and Parcel of Mortgaged Property of FLAT NO C-33, GROUND FLOOR , EWS , WITHOUT ROOF RIGHTS , BLOCK C , SHREE GANGA VIHAR , P.H NO 51 , S.NO 17/2 , GRAM BHANGYA ,TEHSIL SANWER , INDORE , MADHYA PRADESH , 453551.

NAME OF THE MORTGAGOR: MR.Neeraj

For Phoenix ARC Limited
(Trustee for Phoenix Trust-FY26-14)
Authorized Officer

Date : 06-10-2026
Place : Indore

INDIA SHELTER FINANCE CORPORATION LTD.

IndiaShelter Home Loans

Regd: Off.: Plot-15, 6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002
Branch Office : Madhya Pradesh

POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Whereas, the undersigned being the authorised officer of the India Shelter Finance Corporation Ltd, under the securitisation and reconstruction of financial assets and enforcement (security) interest act, 2002 and in exercise of power conferred under section 13(12) read with rule 3 of the security interest (enforcement) rules, 2002, issued a Demand Notice on the date noted against the account as mentioned hereinafter, calling upon the borrower and also the owner of the property/surety to repay the amount within 60 days from the date of the said notice. Whereas the owner of the property and the other having failed to repay the amount, notice is hereby given to the under noted borrowers and the public in general that the undersigned has taken **Possession** of the Properties described herein below in exercise of the powers conferred on him/her under section 13(4) of the said act read with rules 8 & 9 of the said rules on the dates mentioned against each account. Now, the borrower in particular and the public in general is hereby cautioned not to deal with the Property/ies and any dealing with the Property/ies will be subject to the charge of India Shelter Finance Corporation Ltd for an amount mentioned as below and interest thereon, costs, etc.

Name of the Borrower / Guarantor (Owner of the Property) & Loan Account Number	Description of the Charged /Mortgaged Property (All the Part & Parcel of the Property Consisting of)	Date of Demand Notice, Amount Due as on Date of Demand Notice	Date / Type of Possession
Mr./ Mrs. Amit. Mr./ Mrs. Shubham. Mr./ Mrs. Hemlata Mr./ Mrs. Ashok Plot No 63/4 Sanjay Colony Near Hanuman Mandir Vidisha, Madhya Pradesh - 464001 **Loan Account Number HI2000001114**	All Piece And Parcel Of One Residential Property of PHN NO.50, Survey no. 162 Ward no. 1 Chatni mill ke piche, Vidisha, Madhya Pradesh - 464001 Total Area:- 525 sq.ft. Boundary:- As per as sale deed: East- Plot of Mrs. Renu Sharma, West – Plot of Seller, North -land of Patodiya Ji, South - 20ft Road	**12.07.2026 Rs. 281469/-** (Rupees Two Lakh Eighty-One Thousand Four Hundred And Sixty-Nine Only)) as of 10.07.2026 with further interest applicable from 11.07.2026	**09-10-2026 (Symbolic possession)**
Mr./ Mrs. Malti Devi Mishra W/o Vijay Kumar Mishra Mr./ Mrs. Vijay Kumar Mishra Gram Koni Post Koni Gadehara Tahsil Jawa vaya Patehara, Rewa 486447 Madhya Pradesh. **Loan Account Number LARWVLLONS000005086074**	All piece and parcel of land situated at part of Khasara No 833 (S) Gram Koni, Post Koni Tehsil Java Dist Rewa Madhya Pradesh Rewa 486447 Jabalpur Total Area:- 2100 Sq. ft, 195.167 Sq. mtr. Boundary:-Actual at site : East-Road, West-Vijay Kumar Mishra open plot, North-Sundari Devi house, South-Ram Milan Dube open plot. As per title deed: East-Road, West-Vijay Kumar Mishra, North-sundari Devi house, South-Ram Milan Dube.	**13.04.2026 Rs. 817062/-** (Rupees Eight Lakh Seventeen Thousand Sixty Two Only) as of 10.04.2026 with further interest applicable from 11.04.2026	**09-10-2026 (Symbolic possession)**
Mr./ Mrs. Mandavi Singh Mr./ Mrs. Satyajeet Singh Mr./ Mrs. Vijay Singh Parihar Mr./ Mrs. Vishwajeet Singh Parihar Ward No 9 Choti Khermai Bardadeeh Maruti Nagar Mukhtyar Ganj Satna, Madhya Pradesh - 485001 **Loan Account Number LASTVLLONS000005062796**	All Piece And Parcel Of One Residential Property of P/o kh. no. 224/2, Ward no. 9, Mauja Bardadeeh, Ph. no. 98, Teh. Raghurajnagar, Distt. Satna (M.P.), Madhya Pradesh – 485001. Total Are:- 1500.0 sq.ft. BOUNDARY:-As per title deed:- EAST – Road, WEST - Railway line, NORTH - Land of Seller, SOUTH - Land of Seller.	**12-Jul-2026 Rs. 21,38,036/-** (Rupees Twenty-One Lakh Thirty-Eight Thousand And Thirty-Six Only)) as of 10-Jul-2026 with further interest applicable from 12-Jul-2026	**08-10-2026 (Symbolic possession)**
Mr./ Mrs. Anjna Suryvanshi Mr./ Mrs. Sarju Suryawanshi Ward 30 Gawaltoli Railway Puliya Ke Pass Hoshanagabd 461001 Madhya Pradesh **Loan Account Number HL46AHLONS000005041039/)**	All Piece And Parcel Of House No-8/17, on part of Kh.No-255/11, Mauja-Gouchi Taronda, P.H.No-21, New P. H. No-40, B. No-07, New yard, Line No-03, Itarsi, Tah-Itarsi, Distt-Hoshangabad, M.P. Hoshangabad. Total area: 1500 sq.ft. boundary:- (As per title deed) East-Road,West-Plot.No-01 of open plot, North- Mendha, South -plot of Maya bai	**11/11/2025 Rs. 932437/-** (Rupees Nine Lakh Thirty Two Thousand Four Hundred Thirty Seven Only) of 11.11.2025 with further interest applicable from 12.11.2025	**07-10-2026 (Physical possession)**
Mr./ Mrs. Sakuntala Sariyam Mr./ Mrs. Ram Singh Sariyam Mr./ Mrs. Pratap Singh Mr./ Mrs. Rakesh Kumar Wardno 14 Shivaji Ward Amla Amla Betul Chindwara, Madhya Pradesh - 460553 **Loan Account Number HLBTAHLONS000005056625**	All Piece And Parcel Of One Residential Property of mauza -Bordhki, pH. no. 06, b no. 276/1, kh. no. 285/4(s) ward no. 14 shivaji ward amla teh Amal dist betul, Madhya Pradesh – 460553.Total Area:- 1750.0 sq.ft. BOUNDARY:- As per title deed:- EAST – road, WEST - land of amrat lal, NORTH - land of madho rao, SOUTH - land of amratlal.	**12.07.2026 Rs. 553564/-** (Rupees Five Lakh Fifty-Three Thousand Five Hundred And Sixty-Four Only)) as of 10.07.2026 with further interest applicable from 11.07.2026	**10-10-2026 (Symbolic possession)**
Mr./ Mrs. Ramnarayan. Mr./ Mrs. Ganesh Agrawal Mr./ Mrs. Sangeeta Jami Rajgarh Malawar MP Ujjain, Madhya Pradesh - 465674 **Loan Account Number HL11CHLONS000005098106**	All piece and parcel of One Residential Property of LS No-146/2, Ph No-77(26), Gram-Jami, Teh-Biaora, Dist-rajgarh MP Ujjain, Madhya Pradesh - 465674 Total Area:- 2208.0 sq.ft. Boundary:- As per title deed:- East - Open Land of Mr. Ramnarayan Agrawal,west - Open Land of Mr. Mangilal Prajapati, North – Road, South - Self Land.	**12.07.2026/ Rs. 872681/-** (Rupees Eight Lakh Seventy-Two Thousand Six Hundred And Eighty-One Only) as of 10.07.2026 with further interest applicable from 11.07.2026	**08-10-2026. (Symbolic possession)**

For any query, please Contact - Mr. Sanjay Rathore (+91 9993460061) Mr. Sushil kumar Vaishya (+91 8357941995) Mr. Jagendra Dinkar (+919479540293) & Mr. Sarthak Upadhyay (+91 7354872948)

Date: 13/10/2026, Place: Madhya Pradesh (Authorized Officer) For India Shelter Finance Corporation Ltd.

PHOENIX ARC LIMITED

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, **Tel:** 022- 68492450, **Fax :** 022- 67412313,
CIN : U67190MH2007PTC168303; **Email :** info@phoenixarc.co.in; **Website:** www.phoenixarc.co.in

ONLINE E-AUCTION SALE OF ASSETS

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES)** and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited acting in capacity as Trustee of Phoenix Trust FY 26-3(**Phoenix**) (pursuant to assignment of debt by Edelweiss Asset Reconstruction Company Limited in favour of Phoenix vide an Assignment Agreement dated 29-12-2025) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE"** condition, by way of an **"online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website through website **https://www.bankeauctions.com** as per the details given below:

Name of the Borrower	1. M/S Krishna Convent School 2. Deepak Roshan Shiksha Samiti 3. Mr. Deepak Rathore, S/o Lt.Dinesh Rathore (Above No 3 is the legal Heirs of Late Dinesh Rathore)
Name of the Co-Borrower	Mrs. Chandabai Rathore, W/O Lt.Dinesh Rathore, (Above No 3 is the legal Heirs of Late Dinesh Rathore)
Amount due as per Demand Notice dated 26-03-2025 issued under section 13(2) of the SARFAESI Act, 2002	Rs. 51,81,349.33/- (Rupees Fifty-One Lakhs Eighty-One Thousand Three Hundred Forty-Nine and Pesa Thirty-Three Only) along with further interest, cost, charges and etc as per contractual rates.
Amount Due as on 25-09-2026	Rs. 68,12,063.64/- (Rupees Sixty-Eight Lakhs Twelve Thousand Sixty-Three and paisa Sixty- Four Only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Symbolic Possession
Inspection Date	On Request
Reserve Price	Rs. 17,76,000/- (Rupees Seventy Lakhs Seventy-Six Thousand Only)
Earnest Money Deposit (EMD Amount)	Rs. 1,77,600/- (Rupees One Lakhs Seventy-Seven Thousand Six Hundred Only)
Bid Increment	Rs.25000/- (Rupees Twenty-Five Thousand Only) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST FY 26-13", Current Account: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Last Date of submission of Bid (E- Auction)	16-11-2026 (Monday) on or before closure of banking hours
Date of E- Auction	17-11-2026 (Tuesday) between 2 PM to 3 PM
Mode of E- Auction	Online – e auction
Link for Sale Notice and Tender Documents	https://phoenixarc.co.in/?p=7690
Description of the Secured Asset being auctioned.	All that piece and parcel of land bearing Land S No.332/2, Phn 78, Vill Untwas, Teh Badnagar, Dist Ujjain, Madhya Pradesh, Ujjain, 456771-456771 Total Land Area measuring 11208 Sq.ft Out of 11836 Sq.ft (0.859 Hect) Construction building thereon existing and future Situated at Utawas Village Badnagar Tehsil and District Ujjain Madhya Pradesh Bounded on Boundaries : North: Land Of Ramchandra, South: Road, East: Land Of Ramchandra, West: Land Of Ramchandra

Terms and Conditions of E- Auction:

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned herein above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above for each property. **Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day,** which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ Ms. Laxmi Singh, at following email address mahesh.m@phoenixarc.co.in/ laxmi.singh@phoenixarc.com /(email) or on +91-09920381684/+91-8655653343 (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.
21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002

Place : Ujjain, Madhya Pradesh
Date : 13.10.2026

Sd/- Authorised Officer,
Phoenix ARC Limited, Phoenix Trust FY 26-13

NIDO HOME FINANCE LIMITED

(formerly known as Edelweiss Housing Finance Limited)
Regd Office: 5th Floor ,Tower 3, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (W), Mumbai-400070.

nido HOME FINANCE

E-AUCTION – STATUTORY 30 DAYS SALE NOTICE

Sale by E-Auction under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on **"AS IS WHERE IS , "AS IS WHAT IS" AND "WHATEVER THERE IS"** for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to **M/s Nido Home Finance Limited** (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having Symbolic possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction
1	LAXMI SILAWAT (BORROWER) & KAVITA SILAWAT (CO-BORROWER)	**For LAN NO. LINDSTH0000092785 Rs. 13,75,701.85/-** (Rupees Thirteen Lakh Seventy Five Thousand Seven Hundred One and Eighty Five Paisa Only) & For **LAN NO. LINDSTT0000092831 Rs. 12,95,799.59/-** (Rupees Twelve Lakh Ninety Five Thousand Seven Hundred Ninety Nine and Fifty Nine Paisa Only) Total amounting to **Rs. 26,71,501.44/-** (Rupees Twenty Six Lakh Seventy One Thousand Five Hundred One and Forty Four Paisa Only) as on 12.10.2026 + Further Interest thereon+ Legal Expenses	**Rs. 60,93,100/-** (Rupees Sixty Lakh Ninety Three Thousand One Hundred Only) **Earnest Money Deposit Rs. 6,09,310/-** (Rupees Six Lakh Nine Thousand Three Hundred Ten Only)	**27-11-2026 Between 11.am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)**

Date & Time of the Inspection: 27-10-2026 between 11.00 am to 3.00 pm | **Symbolic Possession date: 15/09/2026**

Description of the secured Asset: All The Piece And Parcel Of The Immovable Property Bearing A Eastern Part Of Plot No.311/1, Situated At Survey No. 83, P.H No. 15/2, Badi Gwaltoli, Gram Pipliyahana Tehsil And District Indore (M.P) Area 1800 Sq Ft. And **Bounded As Under :** North: Road, South: Compound Of Kasturi Bai, East: House Of Ramnath, West: Rest Part Of Seller.

Note:-

1) The auction sale will be conducted online through the website **https://sarfaesi.auctiontiger.net** and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this **"online e-Auction".**

2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name:** NIDO HOME FINANCE LIMITED, **Bank:** STATE BANK OF INDIA Account No. 65226845199 -, SARFAESI- Auction, NIDO HOME FINANCE LIMITED, IFSC code: SBIN0001593.

3) Last date for submission of online application BID form along with EMD is 26-11-2026.

4) For detailed terms and condition of the sale, please visit the website **https://sarfaesi.auctiontiger.net or Please contact Mr. Maulik Shrimali Ph. +91- 6351896643/9173528727, Help Line e-mail ID: Support@auctiontiger.net.**

Mobile No. 9558536976/9898925041
Date: 13-10-2026

Sd/- Authorized Officer
Nido Home Finance Limited
(formerly known as Edelweiss Housing Finance Limited)

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

CFM thoughtful regeneration

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX- IV-A [See proviso to rule 8 (6)]

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 -151) have acquired the entire outstanding debt along with underlying securities of Borrower, Co-Borrower & Guarantor) under section 5 of the said Act vide Registered Assignment Agreement dated 31.12.2024 respectively, and by virtue of the said Assignment Agreements, Finova Capital Pvt 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 Borrowers, Co-Borrowers and Guarantors that the below described immovable properties (Secured Assets) mortgaged/charged to the Secured Creditor, the Symbolic/ physical possession of which has been taken by the Authorized Officer of Assignor, and it will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on auction date as mentioned herein for recovery of an amount as mentioned in the Table as Total Outstanding balance as on 29.09 .2026 together with further interest, other costs & expenses thereon minus recovery, if any due to the secured creditors from Borrowers, Co-Borrowers and Guarantors

Borrower/Co-borrower/ Guarantor Loan A/c No.	Possession Type	Description of secured Property	Reserve Price	EMD Amount	TOS as on 29.09.2026
Rohit Kumar (Borrower/Mortgagor) Laxmi Ahirwar (Co Borrower) Loan A/C no. FIBHLALONS000005046149 (CFM-ARC Trust -151)	Symbolic Possession-DM Order Received	All that part & parcel of Property Phn 52, Khasra No. 942/1/1, 942/1/2, 943/1/2, Ward No. 03, Vill- Kaswa Bajrang Colony Tehsil- Sehore, District - Sehore ,Sehore ,Madhya Pradesh ,India admeasuring 1000 Sqft Bounded as under East: Colony Boundaruy, West: CCRoad, North: Plot Of Other, South: Plot Of Other	**Rs. 11,81,700 Rs** Eleven Lakh Eighty One Thousand Seven Hundred Only	**Rs. 1,18,070** Rs. One Lakh Eighteen Thousand Seventy only	**Rs. 10,13,996** Rs Ten Lakh Thirty Thousand Nine Hundred ninety Six Only
			Bank Details for EMD: Beneficiary Name: CFMARC Trust–151 Bank & Branch: Union Bank of India Branch Andheri, **A/c:002811010000220, IFSC:UBIN0800287**		

Place of E-Auction: https://www.bankeauctions.com
E-Auction date & time: 17-Nov-2026 (3 pm-5 pm)
Last Date & time for Bid Submission: 16-Nov-2026 (before 3 PM)
Inspection date and time : 13-Nov-2026 (11 am - 1.30 pm)
Contact: Authorised officer **Mr. Shubham Ramane +91 9136057947 Email: shubham.ramane@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.
For technical support on e-auction portal, bidders may visit the website **https://www.bankeauctions.com Support Nos.: +91 7291981125 / 1126; Email:support@bankeauctions.com**

Sd/-
Authorised Officer of CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust 151

Date : 13.10.2026
Place : Madhya Pradesh

PHOENIX ARC LIMITED

(FORMERLY KNOWN AS PHOENIX ARC PRIVATE LIMITED)
Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, **Tel:** 022- 68492450, **Fax :** 022- 67412313,
CIN : U67190MH2007PTC168303; **Email :** info@phoenixarc.co.in; **Website:** www.phoenixarc.co.in

ONLINE E-AUCTION SALE OF ASSETS

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES)** and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known As Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust FY 26-13 (**Phoenix**) (pursuant to assignment of debt by Edelweiss Asset Reconstruction Company Limited in favour of Phoenix vide an Assignment Agreement dated 29-12-2025) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE"** condition, by way of an **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below in **terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website through website **https://www.bankeauctions.com** as per the details given below:

Name of the Borrower	1. Vidyashilp Academy High School 2. Sainanjali Samiti 3. Anuradha Shrivastava W/o Ravindra Kumar Shrivastava 4. Ravindra Kumar Shrivastava S/o Ramchandra Shrivastava
Name of the Co-Borrower	1. Vidyashilp Academy High School
Amount due as per Demand Notice dated 09-09-2022 issued under section 13(2) of the SARFAESI Act, 2002	Rs. 62,54,836/- (Rupees Sixty-Two Lakhs Fifty-Four Thousand Eight Hundred Thirty-Six Only) along with further interest, cost, charges and etc as per contractual rates.
Amount Due as on 26-09-2026	Rs.1,31,63,649.15 /- (Rupees One Crore Thirty-One Lakhs Sixty-Three Thousand Six Hundred Forty-Nine and Fifteen paise Only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Request
Reserve Price	Rs. 57,78,000.00 (Rupees Fifty-Seven Lakhs Sixty-Eight Thousand Only)
Earnest Money Deposit (EMD Amount)	Rs. 5,77,800.00 (Rupees Five Lakh Seventy-Seven Thousand Eight Hundred Only)
Bid Increment	Rs.25,000/- (Rupees Twenty-Five Thousand Only) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST FY 26-13", Current Account: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Last Date of submission of Bid (E- Auction)	17-11-2026 (Tuesday) on or before closure of banking hours
Date of E- Auction	18-11-2026 (Wednesday) between 3 PM to 4 PM
Mode of E- Auction	Online – e auction
Link for Sale Notice and Tender Documents	https://phoenixarc.co.in/?p=7694
Description of the Secured Asset being auctioned.	All that piece and parcel of land bearing K.H No -1636/2 And 1636/3, Open Plot, Village Mankahri,P.H.No -Mankahri 18,, J.N.No -522 Tehsil -Huzur, District-Rewa, Madhya Pradesh,,-486441 Extent (In Sq.Ft) : 71940 Boundaries : North: 20' Wide Road, South: Suresh Pathak,Jagannath & Other'S Land, East: Owner'S Land, West: Dinesh Shukla,S Land

Terms and Conditions of E- Auction:

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned herein above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above for each property. **Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day,** which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ Ms. Laxmi Singh, at following email address mahesh.m@phoenixarc.co.in/ laxmi.singh@phoenixarc.com /(email) or on +91-09920381684/+91-8655653343 (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.
21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002

Place : Rewa (Madhya Pradesh)
Date : 13.10.2026

Sd/- Authorised Officer, Phoenix ARC Limited
(Formerly Known as Phoenix ARC Private Limited)
Phoenix Trust FY 26-13

PHOENIX ARC LIMITED

(FORMERLY KNOWN AS PHOENIX ARC PRIVATE LIMITED)
Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, **Tel:** 022- 68492450, **Fax :** 022- 67412313,
CIN : U67190MH2007PTC168303; **Email :** info@phoenixarc.co.in; **Website:** www.phoenixarc.co.in

ONLINE E-AUCTION SALE OF ASSETS

In exercise of the powers under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES)** and pursuant to the possession of the secured asset mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by an auction sale.

Notice is hereby given to the public in general and to the borrower, mortgagor and guarantors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known As Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust FY 26-13 **(Phoenix)**) (pursuant to assignment of debt by Edelweiss Asset Reconstruction Company Limited in favour of Phoenix vide an Assignment Agreement dated 29-12-2025) will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE"** condition, by way of an **"online e-auction"** for recovery of dues and further interest, charges and costs etc. as detailed below **in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002)** through website through website **https://www.bankeauctions.com** as per the details given below:

Name of the Borrower	1. Bhara Uday Samajik Avam Sanskritik 2. Takshashila Collage Chhatarpur 3. Rahul Tripathi S/o Durga Prasad 4. Shivendra Kumar Shukla S/o Bhagavan Das Shukla
Name of the Co-Borrower	1. Takshashila Collage Chhatarpur 2. Rahul Tripathi S/o Durga Prasad 3. Shivendra Kumar Shukla S/o Bhagavan Das Shukla
Amount due as per Demand Notice dated 09-09-2022 issued under section 13(2) of the SARFAESI Act, 2002	Rs. 21,23,716/- (Rupees Twenty-One Lakhs Twenty-Three Thousand Seven Hundred Sixteen Only) along with further interest, cost, charges and etc as per contractual rates.
Amount Due as on 26-09-2026	Rs.50,63,012.01 (Rupees Fifty Lakhs Sixty-Three Thousand Twelve and One Paise Only) along with further interest, cost, charges and etc as per contractual rates.
Possession Status	In Physical Possession
Inspection Date	On Request
Reserve Price	Rs.80,14,000.00 (Rupees Eighty Lakhs Fourteen Thousand Only)
Earnest Money Deposit (EMD Amount)	Rs. 8,01,400.00 (Rupees Eight Lakh One Thousand Four Hundred Only)
Bid Increment	Rs.25,000/- (Rupees Twenty-Five Thousand Only) & in such multiples
Bank Account Details	The Earnest Money has to be deposited by way of RTGS/ NEFT Favouring "PHOENIX TRUST FY 26-13", Current Account: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631
Last Date of submission of Bid (E- Auction)	17-11-2026 (Tuesday) on or before closure of banking hours
Date of E- Auction	18-11-2026 (Wednesday) between 2 PM to 3 PM
Mode of E- Auction	Online – e auction
Link for Sale Notice and Tender Documents	https://phoenixarc.co.in/?p=7692
Description of the Secured Asset being auctioned.	Kh No 2345/1/1, Pat Hno-18, Mouja-Panotha, Pat, Rnm-Isanagar Tah, Kh No-2345/1/1, Mouja-Panotha, Pat Hno-18, Rnmisanagar Tah. &, Distt.-Chhatarpur M.P, Chhatarpur, Madhya Pradesh, Chhatarpur, -471001. Extent (In Sq.Ft) : 91345 Total Rakwa-1.489 Hect. Boundaries: North: Land Of Umrav & Others, South: Govt Land Of Rasuiya Mouja, East: Land Of Gorelal Vishawkarma, West: Land Of Pratipal Singh

Terms and Conditions of E- Auction:

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through "Online Electronic Mode" through the website https://www.bankeauctions.com M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned herein above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937, Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **"AS IS WHERE IS" basis and "AS IS WHAT IT IS" & "WITHOUT RECOURSE" condition.**
7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.bankeauctions.com and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above for each property. **Intending purchasers/bidders are required to submit EMDs for each property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day,** which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunjkar/ Ms. Laxmi Singh, at following email address mahesh.m@phoenixarc.co.in/ laxmi.singh@phoenixarc.com /(email) or on +91-09920381684/+91-8655653343 (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement, or omission.
21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002

Place : Chhatarpur (Madhya Pradesh)
Date : 13.10.2026

Sd/- Authorised Officer, Phoenix ARC Limited
(Formerly Known As Phoenix ARC Private Limited)
Phoenix Trust FY 26-13

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

In the Account of FIBHLALONS000005046149

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

Beneficiary Name	CFMARC TRUST-151
Bank and Branch	Union Bank of India Branch Andheri
Account Number	002811010000220
IFSC	UBIN0800287

2) Intending bidders may avail training for online process 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 details regarding E auction provider are mentioned below.

Name of auction Agency	M/s C1 India Private Limited
Address	Plot No.68, 3rd floor, sector -44, Gurugram-1220003, Haryana, India
Contact persons	Mr Bhavik Pandya
Help Line No.	8866682937
Email Address	maharashtra@c1india.com
Website address	www.bankeauctions.com

3) 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) Last date of submission of Bid document is **16-Nov-2026 before 03.00 PM.**

6) The intending bidder should bid for residential 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.

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.

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

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 only through 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. 10,000/- (Rupees Ten Thousand only)** per bid/attempt (**'Bid Multiplier'**) during the auction once 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 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.

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

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 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.

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 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 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

24) 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.

25) 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.

26) 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.

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

27) 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.

28) 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.

29) 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.

30) 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 consequently upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.

31) 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.

32) 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).

33) 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.

34) 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.

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

35) 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.

36) 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.

37) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Ahmedabad only.

38) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.

39) **Other terms and conditions pertaining to Auction:**

a) Auction/bidding will be only online through the portal provided by the service provider.
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.

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

Authorized Officer

BID DOCUMENT

In the Account of Rohit Kumar

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 Rohit Kumar

(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 owned by Rohit Kumar 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 in https://www.bankeauctions.com is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us inhttps://www.bankeauctions.com 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