**REF: CFMARC/GPPSB/ TRUST-1/531/2026-27** **Date: 11.11.2026**

**THROUGH REGISTERED POST AD / BY EMAIL / BY HAND DELIVERY**
**WITHOUT PREJUDICE**

**To,**

| | |
|---|---|
| **1) M/s Shreeji steel Corporation**<br>**Prop. Mr. Prashant Mahesh Rawal - Borrower**<br>Add: 14 Bapa Sitaram Road, Behind N L Gandhi Petrol pump, Aurangabad Naka, Nashik – 422003. | **2) Mr. Hasmukh Kanji Pokar – Gurantor**<br>Add: Plot No.14, Himani Palace Hirawadi, om Nagar Nashik – 422003. |
| **3) Mr. Mihir Sudhir Nanal - Guarantor**<br>Add: Plot -34, Snehal Bunglow Dindori Road, Lamkhede Mala, Tarwala Nagar Nashik – 422004. | **4) Mrs. Swati Prashant Rawal - Guarantor**<br>Add: 10, Gunjan Sankul Soc., Near Patidar Bhavan, Gen Vidya Mandir, Dwarka Nashik – 422011. |

**SUB: INTIMATION FOR SALE OF SECURED ASSET BY WAY OF E-AUCTION BEING IMMOVABLE PROPERTIES UNDER RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

Sir/Madam,

We, CFM Asset Reconstruction Pvt Ltd. (CFM-ARC) a company incorporated under Companies Act, 2013 duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under Sec.3 of Securitization and Reconstruction of Financial Assets and Security Interest (SARFAESI Act, 2002) having registered office at Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 and corporate office at 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai 400 001, acting in its capacity as Trustee of CFMARC Trust – 1 GPPSB, for entire outstanding debts, have acquired entire debt along with underlying securities of your account vide registered Assignment Agreement dated 18.03.2020 under Sec.5 of SARFAESI Act, 2002 from Gopinath Patil Parsik Janata Sahakari Bank Ltd.

Pursuant to issuance of Demand Notice dated 31.10.2018 for dues of Rs.2,14,18,063.38/- (Rupees Two crore Fourteen lakh Eighteen Thousand Sixty-Three and paise Thirty-Eight only) as on 30.09.2018 under Sec. 13 (2) of SARFAESI Act, 2002 you have failed and neglected to make the requisite payment as mentioned therein and as result of which Authorized Officer of CFMAC has taken Physical possession of the secured assets no.1 on 30.04.2026 and secured assets no.2,3 & 4 on 21.07.2026 given below.

While we have given sufficient time and opportunity for repayment of outstanding dues lying against your enterprise, however till date you have not shown any bonfide intention towards repayment of your liability and failed to make payments as required.

To recover the total outstanding dues Rs.5,49,66,225.73/- (Rupees Five Crore Forty-Nine lakh Sixty-Six Hundred Two hundred Twenty-Five and paisa Seventy-Three only) as on 30.10.2026 and further interest and other costs thereon payable together with further interest, cost & expenses due to the Secured Creditor from Borrower (s) and guarantor(s) as mentioned in the above

named addressee No 1 to 4 we are proceeding towards auction sale which is published in newspaper on 07-11-2026 in The Indian Express (English) & Laksatta (Marathi) for the sale of mortgaged assets mentioned below by way of public auction on **16-12-2026** under the provisions of the SARFAESI Act, 2002.

<table>
<tr><td>DESCRIPTION OF SECURED PROPERTY</td><td>1) Shop No. 2, admeasuring 15.58 Sq. Mtrs., Built Up Area along with loft, on upper Ground Floor, in a Complex known as Nityanand Complex, lying being on piece and parcel of land bearing Plot No.2 out of Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal.<br>2) Flat No. 1, admeasuring 59.65 Sq. Mtrs, on First Floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal.<br>3) Flat No. 2, admeasuring 59.65 Sq. Mtrs, on second floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, Near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal.<br>4) Flat No. 3, admeasuring 59.65 Sq. Mtrs, on third floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, Belonging to Mr. Prashant Maheshchandra Rawal.</td></tr>
<tr><td>SECURED DEBT</td><td>Rs. 5,49,66,225.73 [Rupees Five Crore Forty-Nine Lakh Sixty-Six Thousand Two Hundred Twenty-Five and Paise Seventy-Three Only] due as on 30-10-2026 and plus future interest at contractual rate and other costs till realization in full.</td></tr>
<tr><td>RESERVE PRICE (R.P.)</td><td>
<table>
<tr><th>Sr No</th><th>Description of assets in short</th><th>Reserve Price (Rs)</th></tr>
<tr><td>1</td><td>Shop No. 2, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik.</td><td>Rs. 19,00,000/- (Rupees Nineteen Lakhs Only)</td></tr>
<tr><td>2</td><td>Flat No. 1, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik.</td><td>Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only)</td></tr>
<tr><td>3</td><td>Flat No. 2, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik.</td><td>Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only)</td></tr>
<tr><td>4</td><td>Flat No. 3, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik.</td><td>Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only)</td></tr>
</table>
</td></tr>
</table>

CFM ASSET RECONSTRUCTION PRIVATE LIMITED 2

| | |
|---|---|
| **EMD** | **Property** / **EMD Amount in Rupees**<br>**Sr No1** – Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)<br>**Sr No 2** – Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)<br>**Sr No 3** – Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)<br>**Sr No 4** – Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) |
| **INSPECTION** | Visit on 04-12-2026 between 2: 00 pm to 4:00 pm |
| **LAST DATE / TIME FOR SUBMISSION OF BID** | 15-12-2026 or before 5:00 PM. |
| **DATE, TIME and PLACE For E-AUCTION** | E-Auction/Bidding through website (https://www.bankeauctions.com) on 16-12-2026 from 11.00 AM to 01:00 PM. |
| **CONTACT:** | Mr. Tejas Joshi and Mr Mayur Bhojane; Tel 022-49703233; Email: info@cfmarc.in |

The property(ies) shall be sold on "as is where is, as is what is basis, whatever there is and No Recourse Basis." The sale notice including terms and conditions and the newspaper publication of the sale notice are attached herewith.

**Yours faithfully,**

**(Authorized Officer)**
**For CFM Asset Reconstruction Pvt. Ltd.**
**Acting as trustee of CFMARC Trust -1 GPPSB.**

## THE LATUR URBAN CO-OP. BANK LTD, LATUR

Late.Ramgopalji Rathi Business Center, Shivajinagar, Latur-413531
Ph.No. (02382) 259503, Mob. 9921802944
Email: info@laturbank.co.in Website:-www.laturbank.co.in

Ref No. LUCB/AO/02/LTL-368/2026-27/86 Date:-04/11/2026

### PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 20th November 2026 up to 5 PM

Sale of immovable property/ies mortgaged to The **Latur Urban Co-Operative Bank Ltd**, Latur under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) Whereas, the Authorized Officer of The Latur Urban Co-Operative Bank Ltd, Latur has taken **Physical Possession** of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** &**"WHATEVER THERE IS"** for realization of The Latur Urban Co-Operative Bank Ltd, Latur dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (**https://sarfaesi.auctiontiger.net** )

**DESCRIPTION OF IMMOVABLE PROPERTIES**

| Name of the Branch, Account No & Borrower Name | Owner Name of the property | Details of property | Outstanding Amount As on 31/10/2026 & Physical Possession Date 01/10/2025 | Reserve Price (INR) / EMD / Bid Increase Amount | Date/ Time of e-Auction |
|---|---|---|---|---|---|
| The Latur Urban Co-Operative Bank Ltd, Latur Branch:- Kamdar Road Latur A/c No:- 1) LTL-368 & 362 Mr.Feroz Salar Patel | Feroz Salar Patel | All that piece and parcel of N.A. Sanctioned Property bearing Plot No.1, 2, 3, 4, 5, 6, 7, 17, 18, 24, 25, 27, 28, 29, 32, 33, 34, 35, 36, 44, 45, 46, 47, 48, 49, 50, 51, 52, 54, 55, 58, 59, 62, 63, 66, 70, 72, 73, 74, 75, 76, 77, 82, 83, 84, 85, 94, 95, 96, 97, 106, 107, 108, 109, 110, , 111, 112, 113, 91, 101 Total Plot's admeasuring area 8306.89 Sq.Mtr, out of Gat No.22 situated at village, Pirmagajwadi, Tq. Ausa, Dist.Latur | 1) A/c No. LTL-368- Total Outstanding Amount Rs. 80,27,555/- As on 31/10/2026+ (Further interest + charges.) Physical Possession Date:- 01/10/2025 | Reserved Price Rs 88,50,000/- EMD Rs.8,85,000/- Bid Increment Amount Rs. 25,000,/- | 21st November 2026 11 am to 1 pm |

For detailed term and conditions of sale, please refer to the link **https://sarfaesi.auctiontiger.net** & **https://laturirban.bank.in/**

The interested bidders who require assistance in creating Login ID & Password, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact **M/s. E-Procurement Technologies Limited**, Regd. B-704-705/-, Wall Street -2, Opp. Orient Club, Nr Gujarat College, Ahmedabad – 380006, Gujarat and Help LineNo **91- 079-68136 880 / 837/ 842/ 9722778828/ 9265562818 support@auctiontiger.net** and for any property related query may contact **Authorized Officer: -Mob.No:9921802944**; E-mail Id: **sachin.soni@laturirban.bank.in** Website: - **https://laturirban.bank.in/** during the working hours from Monday to Saturday.

**STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002**

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

**Date: 04/11/2026**
**Place:Latur**

(शिक्का)

**Authorized Officer**
**Latur Urban Co-Operative Bank Ltd, Latur**
**Email- Sachinsoni@laturirban.bank.in**
**Mob :9921802944.**

## YES BANK LIMITED

**Registered Office:** Yes Bank House, Western Express Highway, Santacruz (E), Mumbai, 400 055
**Branch Office :** 19th Floor, C Wing, Empire Tower, Reliable Tech Park, Cloud City Campus, Plot No. 31, Thane-Belapur Road, Airoli, Navi Mumbai - 400708

### Publication of Notice u/s 13 (2) of the SARFAESI Act.

Notice is hereby given that the under mentioned borrower(s)/ co-borrower(s)/ guarantor(s)/mortgagor(s) who have defaulted in the repayment of principal and interest of the loan facility obtained by them from the Bank and whose loan accounts have been classified as Non-Performing Assets (NPA). The notices were issued to them under Section 13(2) of the Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) calling upon them to repay the amount mentioned in the respective demand notice. In connection with above, notice is hereby given once again to the below mentioned borrower(s)/ co-borrower(s) guarantor(s)/ mortgagor(s) by way of this public notice & are hereby called upon to make payment of outstanding amount indicated herein below together with further interest thereon, within 60 days from the date of publication of this notice, failing which further steps will be taken after expiry of said 60 days under sub-section (4) of Section 13 of SARFAESI Act.

**Details of the Demand Notice/Borrowers/ Mortgaged Property**

| Sr. No. | Loan A/c No. / Cust ID | Name of Borrower and Co-Borrowers, Guarantors, Mortgagor and Security Provider | Description of mortgaged property (full address as per 13(2) notice | Total claim amount as per 13(2) notice | Date of 13(2) Notice. / NPA Date |
|---|---|---|---|---|---|
| 1 | MIC00210 2227240 | **Mr. Manoj Raghunath Pingale** (Borrower & Mortgagor) **Mrs. Priyanka Manoj Pingale** (Co-Borrower 1 & Mortgagor) **Mr. Raghunath Asaram Pingale** (Co-Borrower 2) | Row House No. 3 (One Room + Kitchen) Admeasuring Plot Area 27.88 Sq. Mtrs equivalent to 300 Sq. Ft. Builtup Area, in the Residential Complex and Building known as "Shree Ganesh Darshan" constructed on Plot No. 30 out of approved layout Gat No. 211/1 situated at Mauje Pimplegaon Bahula, within the Municipal Limits of Nashik Mahanagarpalika, Nashik - 422007 **Owned by** Mr. Manoj Raghunath Pingale and Mrs. Priyanka Manoj Pingale | Rs. 9,98,286.86/- | 12-Oct-2026 / 06-Oct-2026 |
| 2 | AFH00210 1534678 | **Mr. Ashok Baburao Ahire** (Borrower and Mortgagor) **Mr. Sharmila Ashok Ahire** (Co-Borrower & Mortgagor) | Row House No. 2, Area Admeasuring 98.02 Sq. Mtrs. Carpet Area together with Plotted area admeasuring 108.86 Sq. Mtrs., in the Scheme known as "AVADH ROW HOUSE" constructed on Plot No. 121, out of Survey No. 33/1/33/4/A, situated at Mauje Kamathwade, within the limits of Nashik Mahanagarpalika, Dist. Nashik 422008 together with all plant and machinery, fixtures and fittings, both present and future **Owned by** Mr. Ashok Baburao Ahire and Mrs. Sharmila Ashok Ahire | Rs. 40,36,177.85/- | 13-Oct-2026 / 30-Sep-2026 |
| 3 | MIC00210 1387770 | **Mr. Swapnil Namdev Rathod** (Borrower) **Mrs. Pushpa Swapnil Rathod** (Co-Borrower) **Mr. Namdeo Bhila Rathod** (Co-Borrower & Mortgagor) | Row House No. 59 Admeasuring Plot Area 84.27 Sq. Mtrs and built-up area 44.46 sq. mtrs. in the Building known as "Bhargavram Co-Operative Housing Society Ltd.," constructed on the Plot out of Survey No. 203/2/2 situated at Mauje Nashik, within the Municipal Limits of Nashik Mahanagarpalika, Nashik – 422007 **Owned by** Mr. Namdeo Bhila Rathod | Rs. 38,14,409.53/- | 23-Oct-2026 / 13-Oct-2026 |
| 4 | MIC00210 1689311 | **Mr. Pravin Balkrushna Tupe** (Borrower & Mortgagor) **Mrs. Latabai Bapu Tupe** (Co-Borrower) | Gala No. Type B – LGF – 08, Admeasuring 9.60 Sq. Mtrs. Built up Area, on Lower Ground Floor, in the scheme known as "Damodar Sankul Apartment," and having Municipal House No. 104/2071/008 with Index no. 10404335, constructed on the land being Survey No. Gat No. 491/B, situated at Village Satpur, within the Municipal Limits of Nashik Municipal Corporation, Nashik - 422007 **Owned by** Mr. Pravin Balkrushna Tupe | Rs. 9,82,812.11/- | 23-Oct-2026 / 13-Oct-2026 |
| 5 | MOR0021 01286742 | **M/s. Deshmukh Transport, through Its Sole Proprietor Mr. Akshay Mansukh Deshmukh** (Borrower) **Mr. Akshay Mansukh Deshmukh** (Co-Borrower & Mortgagor) **Mrs. Sangita Manasu Deshmukh** (Co-Borrower & Mortgagor) **Mrs. Rasika Akshay Deshmukh** (Co-Borrower) | Plot No. 27, Admeasuring 193.50 Sq. Mtrs. out of Gat No. 31/1+32/A+33+34/1+35 situated at Village Dindori, Tal. Dindori, Dist. Nashik owned by Mr. Akshay Mansukh Deshmukh and Mrs. Sangita Mansu Deshmukh | Rs. 48,84,397.65/- | 26-Oct-2026 / 13-Oct-2026 |
| 6 | MIC00210 1420403 | **Mr. Gaurav Ravindra Saner** (Borrower & Mortgagor) **Mrs. Komal Gaurav Saner** (Co-Borrower) | Office No. A-116, on 4th Floor, Admeasuring 101.18 Sq. Ft. i.e. 9.4 Sq. Mtrs. Carpet Area in the building known as "Business Index" alonwith 0.29% ownership & voting rights constructed on Plot No. 6/7, out of approved Layout plan of Revenue Survey No. 13/1/6/7 situated at Makhmalabad Road, Makhmalabad, Nashik, Tal. & Dist. Nahsik within the Municipal Limits of Nashik **Owned by** Mr. Gaurav Raindra Saner | Rs. 5,49,376.82/- | 26-Oct-2026 / 13-Oct-2026 |
| 7 | AFH00210 0871631 & AFH00210 0871633 | **Mrs. Bipasha Shankar Kamble** (Borrower and Mortgagor) **Mr. Shankar Vijay Kamble** (Co-Borrower and Mortgagor) | Flat No. 201, on the 2nd Floor, Area Admeasuring 730 Sq. Ft. i.e. 67.84 Sq. Mtrs. built up, in the building known as "Garva Residency Apartment", constructed on Plot No. 9 + 10, out of Survey No. 65/2A situated at Village Dasak, Tal. Nashik, Dist. Nashik, Maharashtra **Owned by** Mrs. Bipasha Shankar Kamble and Mr. Shankar Vijay Kamble | Rs. 21,85,879.89/- | 27-Oct-2026 / 13-Oct-2026 |

Further, this is to bring to your attention that under Sec.13(8) of SARFAESI Act, where the amount of dues of the secured creditor together with all costs, charges and expenses incurred by secured creditor is tendered to the secured creditor at any time before the date of publication of notice for the public auction/ tender/ private treaty, the secured asset shall not be sold or transferred and no further steps shall be taken for transfer or sale of that secured asset.

Sd/-
**Date : 07-11-2026** **Authorized Officer**
**Place : Nashik** **YES Bank Limited**

## VASTU HOUSING FINANCE CORPORATION LTD

VASTU HOUSING FINANCE
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.
CIN No.: U65922MH2005PLC272501

### POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in therespective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below.
The borrower and guarantor 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 Vastu Housing Finance Corporation Limited Branch for an amount metioned as below and interest thereon, costs etc.

| S N | Name of Borrower, Co-Borrower and LAN No. | Date & Amount of Demand Notice | Description of Property | Date & Type of Possession |
|---|---|---|---|---|
| 1 | Mr/Mrs. Krushana Sonu Solase (Borrower), Mr/Mrs. Dipali Krushna Solse (Co Borrower) HL0000000231252 | 17-Aug-26 Rs. 1910551/- as on 17-Aug-26 | All That Piece And Parcel Of The Property Being Flat No. 12, Situated On The Third Floor Of The Building Constructed On The Plot Described Under Clause 1, In The Name Of Sai Krupa. The Said Residential Flat Bears Municipal No. 7185/12, Having A Carpet Area Of 68-40 Sq. Mtrs. (736.00 Sq. Ft.) And Built-up Area Of 72.21 Sq. Mtrs. (777.00 Sq. Ft.), Comprising 1 Hall, 1 Bedroom, 1 Kitchen, Bathroom And Toilet, With Diamond Tiles In The Bedroom And Other Necessary Amenities, Nashik,maharashtra-422009 Boundaries As Follows: North – Road South – Flat No. 9 East – Road West – Flat No. 11 | Symbolic Possession Taken on 05-Nov-26 |

**Date : 07.11.2026** **Authorised officer**
**Place : Nashik** **Vastu Housing Finance Corporation Ltd**

## Phoenix ARC Limited

**(formerly known as Phoenix ARC Private Limited)**
Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PLC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

**PUBLIC NOTICE FOR E-AUCTION CUM SALE**

**E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.**
Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) pursuant to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on **"AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS"**, by way of "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 6 & 9 of Security Interest (Enforcement) Rules, 2002)** through website : **www.phoenixarc.co.in/** as per the details given below

**Date and time of E-Auction 30-11-2026 11:00 Am to 02:00 Pm (with unlimited extensions of 15 minute each)**
**Last date of EMD Deposit : 29-11-2026**

| Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account | Demand Notice Date and Amount | Description of the Immovable property | Reserve Price, EMD & Last Date of Submission of EMD |
|---|---|---|---|
| **LAN: LXNAS00316-170029713 Branch: Nashik Borrower: Rajendra Jagannath Chavan Co-Borrower: Jagnnath Tulshiram Chavan** | **07-12-2020 For Rs: 1269370/- (Rupees Twelve Lakh Sixty Nine Thousand Three Hundred & Seventy Only)** | Flat No - 16, 3Rd Floor, Abbad Resdency, Gat No - 2061, Plot No. - 02, Milkat No.1544, Near Shinde Road, Mauje Wadali, Bhol, Chandwad, Nashik, Maharashtra - 423117 | **Reserve Price: Rs.848000/- (Eight Lakh Forty Eight Thousand Only) EMD: Rs. 84800/- (Eighty Four Thousand Eight Hundred Only)** |

1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: **https://www.auctionbazaar.com/** of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukharda Ranit 7776876778 & Shailesh Chandrakant Kamble 9049692269, Sailesh Iyengar 9833801159** details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as https://www.auctionbazaar.com/ and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. 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 on or before the **Last date for submission of EMD** mentioned above. **Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above.** 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should 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. 7.The prospective/intending bidder shall furnish an undertaking that he/she 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 bid will be rejected.

**Place : Maharashtra**
**Date : 07.11.2026**

**Sd/-, Authorized Officer,**
**Phoenix ARC Limited**
**(formerly known as Phoenix ARC Private Limited)**

## TATA CAPITAL HOUSING FINANCE LIMITED

TATA
**Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013. Branch Address: ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030**

### NOTICE FOR SALE OF IMMOVABLE PROPERTY

**(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

**E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to **Tata Capital Housing Finance Ltd. (TCHFL)**, the Possession of which has been taken by the Authorised Officer of TCHFL. will be sold on **26-11-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **26-11-2026**. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submited to the Authorised Officer of the TCHFL on or before **25-11-2026** till 5.00 PM at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED,** ABIL, 1st Floor Avaanti Residency, Abhinav Chowk, Tilak Road, Pune - 411030

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:-

| Sr. No. | Loan A/c. No | Name of Borrower(s) / Co-borrower(s) Legal Heir(s)/ Legal Representative/ Guarantor(s) | Date of Demand Notice | Reserve Price | Outstanding as on |
|---|---|---|---|---|---|
| 1 | 10373742 | **MR. SAGAR DAMODHAR BHALERAO MRS. SHILPA SAGAR BHALERAO** | Rs. 11,56,266/- 20-05-2019 | Rs. 6,50,000/- Earnest Money Deposit (EMD): - Rs. 65,000/- Type of possession:- Physical | Rs. 3881848/- 31-10-2026 |

**Description of the Immovable Property:** That the said property is Plot No. 18+19. Sur. Total area adms. 311.25 Sq. Mtr. out of new S. No. 88/2, 110/1A, 110/1B+1+2+3+4, 110/2, 111/1+2 (Old S. No. 98/2, 120/1A, 120/1B1, 120/1B2, 120/1B3, 120/1B4, 120/2, 121/1, 121/2), situated at revenue village Navnagapur, Tal. Dist. Ahmednagar. That the Apartment with name and style as 'Vighnaharta Residency' is constructed on the said Plot No. 18+19, with the property Flat No. 204, on Still First Floor and it is having Carpet Area 22.03 Sq. Mtr., its Built-up area is 31.04 Sq. Mtr. (Staircase + Balcony) and saleable area 53.69 Sq. Mtrs., which **Bounded as under:** East: Flat No. 203, North: Side Margin and 6 Mtr. Road, South: Staircase and Flat No. 201, West: Side Margin and Plot No. 12

**Note : The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.**

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

**NOTE: The E-auction of the properties will take place through portal http://XpertAuction.com on 26-11-2026 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.**

**Terms and Condition: 1.** The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: **Rs.10,000/-** (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6.** For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on **17-11-2026 between 11.00 AM to 5.00 PM.** with prior appointment. **8.** The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11.** Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. **12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, Navodayan Proptech Private Limited (XpertAuction), 203, 2nd Floor, Shyam Palace, Sector 4 & 5 Crossing, Railway Road, Gurugram, Haryana 122001, Email Id - eauctions@XpertAuction.com. Alternatively, bidders may contact the Authorised Officers of TCHFL: Mr. Manish Bansal (PAN India) at Manish.Bansal@tatacapital.com, Mobile: 8588983696; Mr. Sunil Sharma (East & West Regions) at sunil24.sharma@tatacapital.com, Mobile: 9960796000; or Mr. Prashant Dhokne (North & South Regions) at prashant.dhokne@tatacapital.com, Mobile: 7020997972. the bidders may send their queries to the above-mentioned contacts for necessary assistance and clarification, 13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14.** Please refer to the below link provided in secured creditor's **website https://surl.li/vccyhg** for the above details. **15.** Kindly also visit the link: **https://www.tatacapital.com/property-disposal.html**

**Please Note** - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Sd/-
**Place : Ahmednagar** (Authorised Officer)
**Date : 07-11-2026** Tata Capital Housing Finance Ltd.

## MALEGAON ZONAL OFFICE, MALEGAON

बैंक ऑफ महाराष्ट्र Bank of Maharashtra
**BSNL Sanchar Sadan, Near Satana Naka Malegaon-423203**
**H.O.: 'Lokmangal', 1501, Shivajinagar, Pune-411005.**

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

WHEREAS, The undersigned being the Authorised Officer of the **Bank of Maharashtra, Malegaon Zonal Office, Malegaon, Dist. Nashik** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 8 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated **31/08/2026** calling upon the **borrower/s: No.1 Mrs. Jyotsna Kachardas Gandhi** and **No 2 Mr. Kachardas Ghewarchand Gandhi** to repay the aggregate amount mentioned in the notice being **Rs. 22,72,269.00 (Rupees Twenty-Two Lakh Seventy-Two Thousand Two Hundred and Sixty-Nine Only)** and interest thereon within 60 days from the date of receipt of the said Notice.
The borrower/s having failed to repay the amount, Notice is hereby given to the borrower and the public in general that the undersigned has taken **Symbolic possession** of the properties described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with Rule 8 of the said rules on this **2nd day of November of the year 2026.**
The borrower in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount of **Rs. 22,72,269.00 (Rupees Twenty-Two Lakh Seventy-Two Thousand Two Hundred and Sixty-Nine Only)** and interest thereon.
The borrower's 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. The details of the properties mortgaged to the Bank and taken possession by the Bank are as follows:

### THE IMMOVABLE PROPERTY DETAILS

Registered Mortgage of all the piece & parcel of land at S. No 22/1/B, Plot No 197, Malmatta No 431 Adm. area of 122.96 Sq. Mtr., built up area 74.87 Sq.mtr. situated at Hanuman Nagar, Girna Nagar Nandgaon Tal. Nandgaon, Dist. Nashik.423106.
**Owned By Mrs. Jyotsna Kachardas Gandhi**
**Boundaries : East:** 9.14 Mtr wide Road, **West:** Open Space, **North:** Plot No 18, **South:** Out of Plot No 19.
**CERSAI ID: 200083200156**

**Date: 02/11/2026**
**Place: TAL. NANDGAON, DIST: NASHIK**

**Authorized Officer**
**Bank of Maharashtra**
**Malegaon Zone**

## Degloor Municipal Council Degloor

Phone No. (02463) 257624, Fax No. (02463) 255777
E-Mail : **codegloor@gmail.com**

Outward No. MC/PWD/5419/2026 Date : 06/11/2026

### E-Tender Notice (Second Time)

Degloor Municipal Council Degloor, Tq.Degloor, Dist.Nanded, Maharashtra State Invites E-Tender from registered and experienced Contractor for the work of proposed **Rejuvenation of Lingan Kerul Lake** for Degloor Municipal Council, under **Amrut 2.0 Programme of Central Government.**

All detailed information and schedule will be available from Date 07/11/2026, 11.00 am to Date 16/11/2026 17.00 pm on website **www.mahatenders.gov.in**

All rights to cancel or accept one or all tender are reserved with this office.

| Sd/- **(Nilam Kamble)** Chief Officer Degloor Municipal Council | Sd/- **(Vijaymala Balaji Tekale)** President Degloor Municipal Council |
|---|---|

## CFM ASSET RECONSTRUCTION PRIVATE LIMITED

**REGISTERED OFFICE:** "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat".
**CORPORATE OFFICE:** 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038.
**EMAIL:** info@cfmarc.in;
**CONTACT:** 022-47631226.
CFM thoughtful regeneration
**CIN: U67100GJ2015PTC083994**

**APPENDIX IV-A**
**[Under Rule 8 (6) R/w 9(1) of Security Interest (Enforcement) Rules 2002]**
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-auction Sale Notice for the 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)R/w 9(1) of the Security Interest Enforcement Rules, 2002.**
Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable assets (Secured Asset) mortgaged/charged to CFM Asset Reconstruction Private Limited (the Secured Creditor), the physical possession of which has been taken by the Authorised Officer of the CFM ARC Private Limited Assignee of GP Parsik Sahakari Bank (Assignor bank) on 30-04-2025 for property no 1 and on 21-07-2026 for property no 2 to 4, will be sold on **"As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 16-12-2026** to recover the total outstanding dues of **Rs. 5,49,66,225.73 [Rupees Five Crore Forty-Nine Lakh Sixty-six Thousand two hundred Twenty-Five and Paise Seventy-Three Only] due as on 30-10-2026** together with further other costs & expenses thereon due to the Secured Creditor from M/s Shreeji Steel Corporation through its Proprietor **Mr. Prashant Maheshchandra Rawal (The Borrower and Mortgagor), Mrs. Swati Prashant Rawal, Mr. Hasmukh Kanji Pokar, Mr. Mihir Sudhir Nanal (Guarantors).** The assets shall be sold at the stated Reserve Price, on an "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse" basis.

| | |
|---|---|
| **DESCRIPTION OF SECURED PROPERTY** | 1) Shop No. 2, admeasuring 15.58 Sq. Mtrs., Built Up Area along with loft, on upper Ground Floor, in a Complex known as Nityanand Complex, lying being on piece and parcel of land bearing Plot No.2 out of Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal. 2) Flat No. 1, admeasuring 59.65 Sq. Mtrs, on First Floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal. 3) Flat No. 2, admeasuring 59.65 Sq. Mtrs, on second floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, Near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal. 4) Flat No. 3, admeasuring 59.65 Sq. Mtrs, on third floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, Belonging to Mr. Prashant Maheshchandra Rawal. |
| **SECURED DEBT** | Rs. 5,49,66,225.73 [Rupees Five Crore Forty-Nine Lakh Sixty-Six Thousand Two Hundred Twenty-Five and Paise Seventy-Three Only] due as on 30-10-2026 and plus future interest at contractual rate and other costs till realization in full. |

**RESERVE PRICE (R.P.)**

| Sr No | Description of assets in short | Reserve Price (Rs) |
|---|---|---|
| 1 | Shop No. 2, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/26, Krushnanagar, Takalenagar, Nashik. | Rs. 19,00,000/- (Rupees Nineteen Lakhs Only) |
| 2 | Flat No. 1, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik. | Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only) |
| 3 | Flat No. 2, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik. | Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only) |
| 4 | Flat No. 3, Nityanand Complex, Plot No.2 out of Survey No. 295/A/1B/28, Krushnanagar, Takalenagar, Nashik. | Rs. 28,00,000/- (Rupees Twenty-Eight Lakhs Only) |

**EMD:**

| Property | EMD Amount in Rupees |
|---|---|
| Sr No1 | Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only) |
| Sr No 2 | Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) |
| Sr No 3 | Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) |
| Sr No 4 | Rs. 2,80,000/- (Rupees Two Lakhs Eighty Thousand Only) |

| | |
|---|---|
| **INSPECTION** | Visit on 04-12-2026 between 2: 00 pm to 4:00 pm |
| **LAST DATE / TIME FOR SUB-MISSION OF BID** | 15-12-2026 or before 5:00 PM. |
| **DATE, TIME and PLACE For E-AUCTION** | E-Auction/Bidding through website (https://www.bankeauctions.com) on 16-12-2026 from 11.00 AM to 01:00 PM. |
| **CONTACT:** | Mr. Tejas Joshi and Mr Mayur Bhojane; Tel 022-49703233; Email: info@cfmarc.in |

Encumbrances If any: Not known.
For detailed terms & conditions of the sale, please refer to the link provided on Secured Creditors website i.e. **https://www.cfmarc.in** for detailed terms & conditions of e-auction/sale of respective properties and other details before submitting their bids for taking part in the e-auction. Bidders may also visit the website **https://www.bankeauctions.com** or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020/21/22, +91 7291981124/1125/1126, email: gujarat@c1india.com/ support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668. This notice being given to all of you in compliance of Rule 6, Sub Rule 5 of SARFAESI Rules and under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ies/Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ies / Secured Assets. The notice u/s. 13(8) redemption of debt dated 14.08.2026, duly issued and served to the Borrower, Guarantor, Mortgagor, hereby directed to pay the outstanding dues as mentioned above along with further interest, other costs and expenses thereon are due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

**Date: 07-11-2026** **Sd/- Authorised Officer**
**Place: Nashik** **CFM Asset Reconstruction Pvt. Ltd.**
**Acting as trustee of CFMARC Trust -1 GPPSB**

# गोलंदाजांचेच वर्चस्व अपेक्षित

## भारतीय संघ आघाडी वाढवण्यास उत्सुक; न्यूझीलंडविरुद्ध दुसरा एकदिवसीय सामना आज

पीटीआय, वेलिंग्टन

**पहिल्या सामन्यात** कसोटीस उत्तरलेल्या वेगवान गोलंदाजांच्या जोरावर पुन्हा एकदा वर्चस्व राखून भारतीय संघ न्यूझीलंडविरुद्धच्या मालिकेतील दुसऱ्या एकदिवसीय क्रिकेट सामन्यासाठी सज्ज झाला आहे. दुसऱ्या सामन्यातही विजय मिळवून पाच सामन्यांच्या मालिकेत आघाडी वाढविण्याच्या इराद्यानेच भारतीय संघ आज, शनिवारी मैदानावर उतरेल.

प्रमुख गोलंदाजांच्या अनुपस्थितीत खेळणाऱ्या भारताच्या अननुभवी गोलंदाजांच्या क्षमतेवर मालिकेपूर्वी प्रश्नचिन्ह उपस्थित केले जात होते. मात्र, पहिल्याच सामन्यात या प्रश्नांची उत्तरे देत भारताच्या अननुभवी वेगवान गोलंदाजांनी चमकदार कामगिरी केली. अर्शदीप सिंग, गुरनूर ब्रार आणि अंशुल कंबोज या वेगवान त्रिकूटाने पहिल्या सामन्यात न्यूझीलंडच्या फलंदाजांना जेरीस आणले. संघात अष्टपैलू खेळाडूंना पसंती देणाऱ्या प्रशिक्षक गौतम गंभीर यांच्या रणनितीला या वेगवान गोलंदाजांनी नक्कीच नवीन दिशा दिली असे म्हणता येईल.



### मैदानाचे आव्हान

दुसऱ्या एकदिवसीय सामन्यासाठी खेळपट्टी नाही तर, लहान आकाराच्या मैदानाचे शरे आव्हान दोन्ही संघांच्या गोलंदाजांसमोर असणार आहे. ऑकलंडच्या ईडन पार्कच्या तुलनेत वेलिंग्टनच्या 'बेझी स्टेडियम'च्या खेळपट्टीच्या दोन्ही बाजूच्या सीमारेषा लहान आहेत. त्यामुळे भारतीय गोलंदाजांना आपल्या चेंडूची खोली आणि टप्पा अचूक राखावा लागणार आहे. यात थोडा तरी फरक पडला, तर गोलंदाजांना त्याची शिक्षा सहन करावी लागेल. पहिल्या सामन्यात भारताकडून अंशुल कंबोजने सर्वाधिक प्रभावित केले होते. त्याने अचूक टप्पा राखत तब्बल ४६ चेंडू निर्धाव टाकले होते. तर, डावखुऱ्या अर्शदीप सिंगने सर्वाधिक बळी घेतले होते. पहिल्या सामन्यात एकही बळी न मिळवलेल्या आकिब नबीच्या जागी अनुभवी मोहम्मद सिराजला संघात स्थान मिळू शकते; मात्र संघ व्यवस्थापनाने अद्याप आपले वियोजन उघड केलेले नाही. याबाबतचा अंतिम निर्णय संघ व्यवस्थापन देईल, असे क्षेत्ररक्षण प्रशिक्षक शुभदीप घोष यांनी सांगितले.

फलंदाजीच्या आघाडीवर, पहिल्या सामन्यात पहिल्याच षटकात बाद झालेल्या रोहित शर्माकडून मोठ्या खेळीची अपेक्षा असेल. दुसरीकडे, विराट कोहली सध्या चांगल्या लयीत असून त्याने पहिल्या सामन्यात संस्मरणीय खेळी केली होती. श्रेयस अय्यर आणि अक्षर पटेल यांना न्यूझीलंडच्या उसळत्या गोलंदाजीचा सामना करण्यासाठी सज्ज व्हावे लागेल.

**कामगिरी उंचावण्याचे ध्येय**

न्यूझीलंड संघाला सामन्यापूर्वी एक मोठा धक्का बसला आहे. सराव सत्रादरम्यान झालेल्या धडकेमुळे तारांकित फलंदाज डेव्हॉन कॉन्वे संपूर्ण मालिकेतून बाहेर पडला आहे. त्याच्या जागी फॉक्स केलीचा संघात समावेश करण्यात आला आहे. मात्र, या धडकेत सामील असलेला वेगवान गोलंदाज मॅट हेन्री आता पूर्णपणे तंदुरुस्त असून तो खेळण्यासाठी उपलब्ध आहे. न्यूझीलंडची स्थिती फारक काही वेगळी नाही. त्यांचे गोलंदाज बऱ्यापैकी अनुभवी असले, तरी त्यांच्या फलंदाजीला फारशी खोली नाही. विल यंग, टॉम लॅथम, टीम सेफर्ट ही अनुभवी नावे दिसत असली, तरी त्यांच्या कामगिरीत सातत्य नाही. ईरल मिचेल, ग्लेन फिलिप्स ही ट्वेन्टी-२० मालिकेत डोकेदुखी ठरलेली जोडीच काय ती लयीमध्ये दिसून येत आहे. त्यामुळे मालिकेतील चुरस कायम राखण्यासाठी न्यूझीलंडला फलंदाजीच्या आघाडीवर भरीव कामगिरी करून दाखवावी लागेल.

- **वेळ :** सकाळी ७.३० वा.
- **थेट प्रक्षेपण :** सोनी स्पोर्ट्स टेन १, ३; सोनी लिव्ह.

## भारताची नेपाळवर सरशी

**अल अमेरात (ओमान) :** आर्यवीर सेहवाग (नाबाद ७०) आणि कर्णधार लक्ष्य सायचंदानीच्या (नाबाद ५३) यांच्या निर्णायक अर्धशतकी खेळीच्या जोरावर भारताच्या १९ वर्षाखालील संघाने शुक्रवारी १९ वर्षाखालील आशिया चषक एकदिवसीय क्रिकेट स्पर्धेतील पहिल्या सामन्यात नेपाळवर दहा गडी राखून एकतर्फी विजय नोंदवला.

इशान सुद (३/१८) आणि अर्जुन राजपूत (३/८) यांच्या चांगल्या गोलंदाजीमुळे नेपाळचा संघ ४२.३ षटकांत १२८ धावांवर आटोपला. यानंतर विरेंदर सेहवागचा मुलगा आर्यवीर व रायचंदानी यांनी अभेद्य भागीदारी रचताना भारताला १९.१ षटकांत बिनबाद १२९ धावांपर्यंत पोहोचवत १.८५ चेंडू शेष राखत मोहिमेची शानदार सुरुवात करून दिली. प्रथम फलंदाजी करणाऱ्या नेपाळची अवस्था एकवेळ ४ बाद ५१ अशी होती. त्यांच्याकडून दर्श सोनारने ४३ आणि आशीष लुयरने २९ धावांचे योगदान दिले. भारताकडून सूदने नेपाळच्या आघाडीच्या फलंदाजांना माघारी धाडले. तर, यजुपूरने तळाच्या फलंदाजांना बाद केले.

## बुमराच्या कामगिरीकडे लक्ष

**लिंकन :** वेगवान गोलंदाज जसप्रीत बुमरा आणि प्रसिध कृष्णा यांसह अनुभवी फिरकीपटू रवींद्र जडेजा न्यूझीलंडविरुद्ध होणाऱ्या कसोटी मालिकेपूर्वी भारत 'अ' संघाकडून खेळताना न्यूझीलंड 'अ' संघाविरुद्ध चमकदार कामगिरीचा प्रयत्न करतील.

बुमराने आपला अखेरचा सामना आशियाई क्रीडा स्पर्धेतील अंतिम सामन्याच्या रूपाने तीन ऑक्टोबरला खेळला होता. यानंतर कार्यभार व्यवस्थापनामुळे ट्वेन्टी-२० आणि संध्या सुरू असलेल्या एकदिवसीय मालिकेतून त्याला बाहेर ठेवण्यात आले. वेलिंग्टनमध्ये १९ नोव्हेंबरपासून सुरू होणाऱ्या पहिल्या कसोटी सामन्यापूर्वी बुमरा न्यूझीलंड 'अ'विरुद्धच्या सामन्यात परिस्थितीशी जुळवून घेण्याचा प्रयत्न करेल. दुखापतीतून सावरलेल्या प्रसिधलाही कसोटी क्रिकेटसाठी संघात कायम ठेवण्यात आले आहे. सौराष्ट्रसाठी दोन रणजी करंडक सामने खेळल्यानंतर जडेजा न्यूझीलंडमध्ये दाखल झाला.

- **वेळ :** पहाटे ३.३० वा.
- **थेट प्रक्षेपण :** सोनी स्पोर्ट्स टेन २, सोनी लिव्ह.


बँक ऑफ महाराष्ट्र Bank of Maharashtra

**मालेगांव अंचल कार्यालय, मालेगांव**

बी.एस.एन.एल. संचार सदन, अटाला मालवाहतूक आलेगांव 423203

फोन कार्यालय: ०२५४२२४ १७८१, सिटाजीनगर, धुळे - ४२४००५.

**[नियम ८(१) पहा] तारण सूचना (अचल मालमत्तेकरिता)**

जसे अर्थी, खालील सही करणार वित्तीय प्रतिभूतीकरण व पुनर्रचना आणि प्रतिभूती अंमलबजावणी (दिवाळे) अधिनियम, 2002 अंतर्गत बँक ऑफ महाराष्ट्र, मालेगाव अंचल कार्यालय, मालेगाव, जिल्हा नाशिक चे प्राधिकृत अधिकारी या नात्याने आणि प्रतिभूती हितधिकार (अंमलबजावणी) नियमावली 2002 च्या नियम 8 सह वाचल्या जाणाऱ्या कलम 13(12) अंतर्गत प्रदान केलेल्या शक्तिकारांचा वापर करून खालील कर्जदार 1. श्रीमती ज्योत्स्ना कांतरात्न गांधी आणि 2. श्री. कांतरात्न पेक्सचंद गांधी यांना नोटीसमध्ये नमूद केलेली रक्कम व त्यावरील पुढील व्याज यासाठी दिनांक 31/08/2026 रोजी येणे रक्कम रु. 22,12,269.00 (रुपये बावीस लाख बारासह हजार दोनशे एकोणसत्तर फक्त) आणि त्यावरील व्याज ही सूचना प्राप्त होण्याच्या तारखेपासून 60 दिवसांच्या आत प्रतिभूत कर्जदाराचे अदेय देणगी तुटका नाही येथी दोती.

कर्जदार यांनी या सूचनेची पावती न केल्यामुळे या सूचना कर्जदार आणि इतर लाभार्थ्य जनतेला सूचित करण्यात येते कि, खालील सही केलेल्या यांनी त्या नियमावलीच्या नियम 9 सह वाचल्या जाणाऱ्या कलम 8 अधिनियमाच्या कलम 13(4) अंतर्गत त्यांना प्रदान केलेल्या अधिकारांचा वापर करून खाली वर्णन केलेल्या तारण मालमत्तेचा ताबा येथेच आज तारीखेवर तारीख 2 नोव्हेंबर 2026 रोजी घेतला आहे

विशेषतेकरून कर्जदार आणि सर्व सामान्य जनतेला इथद्वारा ताकीद देण्यात येते कि, त्यांनी या संपत्तीसह कोणताही व्यवहार करू नये आणि या संपत्तीचा कोणताही व्यवहार कर्जदाराकडून व्याजासह यांने असलेल्या, रकमेकरीता बँक ऑफ महाराष्ट्र यांची रक्कम रु. 22,12,269.00 (रुपये बावीस लाख बारासह हजार दोनशे एकोणसत्तर फक्त) आणि त्यावरील व्याज.

महान मालमत्तेची पुर्तता कलमाक्षरी सदर कायद्याच्या कलम 13 लागील उप कलम 8 या तरतुदीनुसार उपलब्ध असलेल्या वेळेसमर्पित कर्जदाराने लक्ष वेधले आहे वेधकडे महान वेधलेल्या आणि वेधले वाचलात यांनालाही लागिती कालोत्पन्नाची आहे

**अचल संपत्तीचे वर्णन**

औटांवृद्धित महान असलेले जोनिची संपूर्ण भाग आणि तुकडा असलेले एस नं. 22/1/बी, प्लॉट नं. 197, जालमता अ 431, क्षेत्रफळ एटीया 122.96 चौ.मी., बिल्टअप क्षेत्रफळ एटीया 74.81 चौ.मी. स्थित हनुमान नगर, गिरणा नगर, सटाणारोड, तालुका जायगाव, जिल्हा नाशिक - 423106.

**संपत्ती श्रीमती ज्योत्स्ना कांतरात्न गांधी यांच्या मालकीचे.**

**तुर्तास्ति खालीलप्रमाणे : पूर्व:** 9.14 मीटर रुंद रोड, **पश्चिम:** लोकली जागा, **उत्तर:** प्लॉट नं 18, **दक्षिण:** त्याचेकी प्लॉट नं.19.

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अधिकृत अधिकारी
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**कार्यालय देगलूर नगरपरिषद**
**देगलूर जि.नांदेड**

फोन नं.- (०२४६३) २५७६२४, फॅक्स नं.- (०२४६३) २५५७७७
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जा.क्र./न.पा/सा.बां.विभाग/नि.प.दे./५४९९/२०२६ दिनांक : ०६/११/२०२६

**जाहीर ई-निविदा सूचना** (दुसरी वेळ)

मुख्याधिकारी नगरपरिषद देगलूर जि.नांदेड यांनी केंद्र पुरस्कृत अमृत २.० अभियानांतर्गत देगलूर लिंगन केरूर तलाव पुरस्कज्जीवन करणे या कामासाठी नॉंदणीकृत व अनुभव कंत्राटदाराकडून सीलबंद लिफाफ्यात स्पर्धात्मक ई-निविदा महाराष्ट्र शासनाच्या www.mahatenders.gov.in या संकेतस्थळावर दि.०७/११/२०२६ पर्यंत रोजी सकाळी ११.०० वाजे पासुन ते दि.१६/११/२०२६ सायंकाळी ०५.०० वाजे पर्यंत मागविण्यात येत आहेत. सविस्तर जाहिरात, अटी-शर्ती इ. माहिती महाराष्ट्र शासनाच्या www.mahatenders.gov.in या संकेतस्थळावर उपलब्ध आहे. ई-निविदेच्या अटी शर्ती मध्ये बदल करणे, प्राप्त निविदा पैकी एक किंवा सर्व निविदा कोणतेही कारण न देता स्विकारण्याचा अथवा नाकारण्याचा अधिकार मुख्याधिकारी नगर परिषद देगलूर यांनी राखून ठेवला आहे.

स्वाक्षरीत/-
(निलम कांबळे)
मुख्याधिकारी
देगलूर नगरपरिषद देगलूर

स्वाक्षरीत/-
(सौ.विजयमाला बालाजी टेकाळे)
नगराध्यक्षा
देगलूर नगरपरिषद देगलूर



**सीएफएम ॲसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड**

नोंदणीकृत कार्यालय: "सर्वेक्षण क्र.४१/७०३ सेक्टर ३८ इमारतनगर, मालाबाद, ता.ज. ८७०१२०५, एम. डी. हायवे, कळवा, ठाणे, महाराष्ट्र ४००७१२ गुजरात.
कॉर्पोरेट कार्यालय: पहिला मजला, केलकरदेव मार्ग, सदर रोड, बेलार्ड एस्टेट, मुंबई ४०००७१ ईमेल: info@cfmarcln, संपर्क: ०२२-४०८७३९३६.

CIN: U67100GJ2015PTC083994

**परिशिष्ट IV-१**

**[सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम २००२ च्या नियम २(१) सह वाचलेला नियम ५(१) अन्वये]**
**स्थावर मालमत्तांच्या विक्रीसाठी विक्री सूचना**

सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अधिनियम, २००२ अन्वये आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम, २००२ च्या नियम २(१) सह वाचलेल्या नियम ५(१) च्या तसुदीनुसार स्थावर मालमत्तांच्या विक्रीसाठी ई लिलाव विक्री सूचना.

खाली नमूद केलेल्या तपशीलानुसार, ज्या मालमत्तांचा प्रतिभूत हितधारक म्हणून सीएफएम ॲसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड (तारण धनको) यांचे हितसंबंध आहेत, त्यांचे ताबा घेतलेले आहेत, त्या मालमत्ता "जशी आहे जेथे आहे तत्त्वावर", "जे आहे ते तत्त्वावर", "जे काही आहे तत्त्वावर" आणि "कोणतीही दायित्वांवर/दायी नाही या तत्त्वावर" दिनांक १६-१२-२०२६ रोजी सिक्युरिटी ॲसेट, ही. श्री. हरीश अशोकलाल शाहकडून, त्यांचे वारस श्री. प्रशांत पोपटलाल शाह (कर्जदार व गहाणदार), दिवंगत त्यांची पत्नी दमयंती प्रशांत शाह, श्री. हेमांगभाई नरेंद्रभाई पोपटलाल शाह, श्री. विहार सुनील नगरल (हमीदार) यांच्याकडून, तारण धनकोच्या थकीत कर्जाच्या वसुलीसाठी रु. २०-११-२०२६ रोजी पर्यंतच्या व्याजासह रु. ५,४९,६६,२२५.७३ (रुपये पाच कोटी एकोणपन्नास लाख सहासष्ट हजार दोनशे पंचवीस आणि पैसे त्र्याहत्तर फक्त) सदर रकमेसाठी चतुर्थ हप्ता दर्शवणाऱ्या मागणी सूचनेच्या तारखेपासून ६० दिवसांच्या आत परतफेड न केल्यामुळे, तारण धनकोच्या अधिकृत अधिकाऱ्यांनी दि. १६-१२-२०२६ रोजी ताबा घेतला आहे.

| तपशील | |
|---|---|
| मालमत्ता धारकाचे नाव | १) दुकान क्र. ३, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम), ता. बोरिवली, जि. मुंबई उपनगर, महाराष्ट्र येथील मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. २) दुकान क्र. ४, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. ३) दुकान क्र. ५, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. ४) दुकान क्र. ६, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. |
| तारण धनकोची ज्ञात थकबाकी | रु. ५,४९,६६,२२५.७३ (रुपये पाच कोटी एकोणपन्नास लाख सहासष्ट हजार दोनशे पंचवीस आणि पैसे त्र्याहत्तर फक्त) सदर रकमेसाठी चतुर्थ हप्ता दर्शवणाऱ्या मागणी सूचनेच्या तारखेपासून ६० दिवसांच्या आत परतफेड न केल्यामुळे, तारण धनकोच्या अधिकृत अधिकाऱ्यांनी दि. १६-१२-२०२६ रोजी ताबा घेतला आहे. |
| राखीव किंमत (तारीख): | ई. मालमत्ता वर्णन — राखीव किंमत (रु.)<br>१ दुकान क्र. ३, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. — रु. ९९,००,०००/- (रुपये नव्वद लाख फक्त)<br>२ दुकान क्र. ४, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. — रु. ९८,००,०००/- (रुपये अठ्ठ्याण्णव लाख फक्त)<br>३ दुकान क्र. ५, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. — रु. ९९,००,०००/- (रुपये नव्वद लाख फक्त)<br>४ दुकान क्र. ६, क्षेत्रफळ १५० चौ. फूट, जिल्हा आणि उपजिल्हा निबंधक कार्यालय, मालाड क्रमांक ४ च्या हद्दीत, मालाड (पश्चिम) येथील सर्वे क्र. ३९, सीटीएस क्र. ३९/१ ते ३९/१५, मालवणी, मालाड पश्चिम-४०००६४ यांचे सर्व ते भाग आणि विभाग. — रु. ९८,००,०००/- (रुपये अठ्ठ्याण्णव लाख फक्त) |
| ठेवीची रक्कम | मालमत्ता — ठेवीची रक्कम अपेक्षित<br>अ. क्र. १ — रु. ९,९०,०००/- (रुपये नव्वद हजार फक्त)<br>अ. क्र. २ — रु. ९,८०,०००/- (रुपये अठ्ठ्याण्णव हजार फक्त)<br>अ. क्र. ३ — रु. ९,९०,०००/- (रुपये नव्वद हजार फक्त)<br>अ. क्र. ४ — रु. ९,८०,०००/- (रुपये अठ्ठ्याण्णव हजार फक्त) |
| लिलाव | दिनांक: ०७-१२-२०२६ रोजी दुपारी ३.०० ते ५.०० दरम्यान (ई लिलाव) |
| बोली वाढ अनामत रक्कम (ईएमडी) | प्रत्येक मालमत्तेसाठी ₹१,००,०००/- |
| ई लिलाव आणि निविदा जमा करण्याची तारीख | ०६-१२-२०२६ रोजी सायं. ५.०० वाजेपर्यंत |
| ई लिलाव आणि निविदा उघडण्याचा तपशील | ई लिलाव/निविदा उघडण्याचा तपशील: ०७-१२-२०२६ रोजी दुपारी ३.०० ते ५.०० दरम्यान (ई लिलाव) |

**बोली आणि अटी:** तपशील खाली

विक्री ही सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट अधिनियम, २००२ आणि सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियम, २००२ च्या तरतुदींनुसार ई लिलाव/निविदा प्रक्रियेद्वारे केली जाईल. ई लिलाव/निविदा प्रक्रिया https://www.bankeauctions.com या वेबसाइटद्वारे ऑनलाइन आयोजित केली जाईल. इच्छुक बोलीदार त्यांच्या बोली ऑनलाइन सादर करू शकतात. बोलीदारांना त्यांच्या बोली सादर करण्यासाठी मदत हवी असल्यास, ते ०१२२-४२१२१८१८ वर कॉल करू शकतात किंवा support@bankeauctions.com वर ईमेल लिहू शकतात. ई लिलाव विक्री प्रक्रियेचे तपशीलवार नियम आणि अटी, ज्यात बोली सादर करण्याचे नियम, ठेवी भरण्याचे नियम आणि इतर अटी व शर्ती यांचा समावेश आहे, ते https://www.bankeauctions.com या वेबसाइटवर उपलब्ध आहेत. इच्छुक बोलीदारांनी या अटी व शर्तींचे काळजीपूर्वक पुनरावलोकन करावे आणि त्यांचे पालन करावे. ई लिलाव/निविदा प्रक्रियेत भाग घेण्यापूर्वी, बोलीदारांनी त्यांची ओळख आणि पात्रता पडताळण्यासाठी आवश्यक कागदपत्रे सादर करणे आवश्यक आहे. अधिक माहितीसाठी, कृपया अधिकृत अधिकारी, सीएफएम ॲसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड, ०२२-४०८७३९३६ वर संपर्क साधा किंवा ईमेल info@cfmarcln.com वर लिहा.

सही/- प्राधिकृत अधिकारी
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ठिकाण: नाशिक सीएफएम ॲसेट रिकन्स्ट्रक्शन प्रायव्हेट लिमिटेड या नावाने ज्ञात नूतनीकरण



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हे एक वैशाल एक्झर्ट कार्यालय द इंडियन एक्सप्रेस (पी) लिमिटेड (आयोजने यान : द इंडियन एक्सप्रेस लिमिटेड) करीताचाने इंडियन एक्सप्रेस प्रेस प्लॉट नं. ईसार-३५, टीटीसी इंडस्ट्रियल एरिया, थाने, वाशे, रबाले-४०० ७०१ येथे मुद्रित करवून तसेच, नवशक्ति बिल्डिंग, प्लॉट नं. ४९, सेक्टर १५, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४ येथे प्रसिद्ध केले. **लोकसत्ता कार्यालय :** वृत्तपत्र विभाग, एक्सप्रेस टॉवर्स, पहिला मजला, बिझनेस कॉलेज मार्ग, नरिमन पॉइंट, मुंबई-४०० ०२१. येथे प्रसिद्ध केले. दूरध्वनी : २२०२१५८७, २२०२१५८७ फॅक्स : २२८२१८८७.
**महाराष्ट्र कार्यालय :** प्लॉट नं. ई/१२, एमआयडीसी इंडस्ट्रियल एरिया, रबाले, नवी मुंबई-४०० ७०१. दूरध्वनी : ०२२-२७६३९१००, फॅक्स : ०२२-२७६३७१०८. **पुणे कार्यालय :** एक्सप्रेस टावर्स, प्लॉट नं. ९३२०, ९३८, खांडेकर नगर, शिवाजीनगर, पुणे - ४११ ००४. दूरध्वनी : ०२०-६७२१७०००, जाहिरात कार्यालय : प्लॉट नं. ३८, तौरिअन इंडे सेंटर, पहिला मजला, शुक्र पेठ-अहमद (जकातनाका) मार्ग-४००७१३. दूरध्वनी : ०२२-२३३२४२१, २३३१८२७.
© अग्रलेख, संपादकीय मजकूर : विवेक गोगटा ◦ कार्यकारी प्रकाशक : वैष्णवी वरार ◦ संपादक : गिरीश कुबेर ◦ विस्तारी संपादक : गिरीश जामसे ◦ ISSN : R N I Reg. No 1501/57 ◦ हे वृत्तपत्र पत्रकार (पे) लिमिटेड, यांचे हक्क सुरक्षित असून संपादकांच्या सूचनेशिवाय त्यातील मजकूर पुनर्प्रकाशनास मनाई ◦ फक्त मजकूर पुनर्प्रकाशनाचे हक्क ई-सकाळ मिडियाकडे सुपूर्त ◦ जाहिरात दरपत्रक ६० रुपये

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

**IN THE ACCOUNT OF M/S SHREEJI STEEL CORPORATION**

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

| | |
|---|---|
| Beneficiary Name | CFMARC Trust 1 GPPSB |
| Bank and branch | Kalbadevi Branch |
| Account Number | 024011400000004 |
| IFSC | PJSB0000023 |

2) Application should be along with self-attested copies of Adhar Card / PAN Card / Passport / Electricity Bill/Voter ID.

3) Offer below Reserve Price and without KYC will be disqualified / Rejected.

4) Last date of submission of Bid document 15-12-2026 or before 5:00 PM.

5) Lot-wise Sale: The secured assets mentioned in the auction notice shall be offered for sale on a lot-wise basis. Each property shall constitute a separate lot, and interested bidders may participate in the auction for one or more lots independently. The sale of each lot shall be considered separately.

6) Date of Inspection – 04-12-2026 between 2: 00 pm to 4:00 pm

7) The person deputed for inspection by the prospective bidder should carry with him appropriate identity proof and POA and/or authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.

8) The EMD of unsuccessful bidders shall be refunded within 10 days from the date of Auction. The bidder will not be entitled to claim any interest if the refund of EMD is delayed beyond the said period for any reason whatsoever.

9) The Said Properties shall be sold at a price not less than the Aggregate Reserve Price mentioned in Sale notice.

10) The entire procedure of conducting sale shall be at the exclusive discretion of the Authorized Officer and the intending bidder shall have no right to object to the same.

11) In case more than one offer, then will accept the highest offer or may conduct inter-se bidding among the interested bidders. The bid amount can be improved by Rs.50,000/- (Rupees Fifty Thousand Only) per bid/attempt during the E-auction sale once bid document is submitted.

12) The highest bidder shall have to tender the KYC documents with originals (Photo ID and address proof documents) to the Authorised Officer for verification immediately. Also submit the notarized 29A declaration. Post such verification on confirmation of sale of the Said Properties, which shall be conveyed to the highest bidder, after following the process enumerated hereinabove.

13) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Earnest Money deposited) by way RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFM-ARC and the successful bidder, subject to the sole discretion of CFM-ARC.

14) In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, CFM-ARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM-ARC on account of such resale shall be borne by such defaulting successful bidder who shall also be bound to make good any deficiency arising on such resale and he/she/they shall not be entitled to make any claim in the event of the assets realizing higher price on resale.

15) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.

16) The stamp duty, registration charges, cess, sales tax, Value Added Tax ("VAT"/GST) (if applicable), transfer charges, if any, and all other ancillary with incidental costs including separation / modification, demarcation charges and expenses in connection with the sale/transfer of the aforesaid assets shall be borne by the bidder/successful bidder.

17) Transfer of the said properties to the successful bidder shall be done by the Authorized Officer only upon payment of the entire sale consideration and other charges as per the terms contained herein.

18) As from the date of issuance of Sale Certificate, the bidder shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFM-ARC nor the Authorized Officer shall be liable for any such loss or damages.

19) Presently there are no encumbrances known to CFM-ARC.

20) The Said Properties are offered for sale on **"AS IS WHERE IS AND AS IS WHAT IS BASIS AND NO RECOURSE"** basis. Neither CFM-ARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove.

21) The successful bidder will have to bear all outstanding dues levies by whatever name it is called, if any, in respect of the Said Properties.

22) The bidders are advised in their own interest to verify and conduct a detailed Due Diligence of the Said Properties and about any other dues from the respective authorities to their satisfaction before submitting the offers.

23) The successful bidder shall be deemed to have purchased the said properties after complete satisfaction with the title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Properties or any part thereof after submission of the Bid.

24) The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the Said Properties purchased by it/him.

25) The bidder shall purchase the Said Properties in the same condition that the Said Properties exist on the date of sale. The date of sale shall mean the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.

26) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFM-ARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Properties or part thereof, shall not be sale.

27) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the bidder withdraws or cancels the offer, the EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.

28) On confirmation of sale by CFM-ARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favor of the bidder/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.

29) The sale certificate will be issued in the name of the bidder(s) / Applicant(s) only and will not be issued/transferred in any other name(s).

30) The Authorized Officer is selling the Said Properties pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part of the sale are sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any conditions whatsoever pertaining to the same. The bidders should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the Said Properties. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the Said Properties put up for sale here under and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM-ARC.

31) The Authorized Officer reserves the right to reject any or all offers without assigning any reason.

32) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary considering the facts & circumstances of the case.

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

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

Sd/-

Authorized Officer

## Terms and Conditions of E-Auction

1. Lot-wise Sale: The secured assets mentioned in the auction notice shall be offered for sale on a lot-wise basis. Each property shall constitute a separate lot, and interested bidders may participate in the auction for one or more lots independently. The sale of each lot shall be considered separately.

2. Submission of Tender Documents: Interested bidders are required to submit the duly completed and signed Tender Form along with the prescribed tender documents, KYC documents and other declarations, as specified in the Tender Document, within the stipulated time.

3. EMD Deposit: The bidder shall deposit the applicable Earnest Money Deposit (EMD) separately for each property/lot in which they intend to participate, as specified in the auction notice. Submission of the EMD shall not, by itself, entitle the bidder to participate unless the required tender documents are also submitted.

4. Submission of Tender: The duly filled-in Tender Document, along with proof of EMD payment and the requisite supporting documents, must be submitted to the Authorized Officer of CFM Asset Reconstruction Pvt. Ltd. within the prescribed timeline and in the manner specified in the Tender Document.

5. Separate Bidding: Bidders intending to participate in the auction of multiple properties shall submit separate bids and deposit the respective EMD for each lot.

6. Acceptance of Bid: The Authorized Officer reserves the right to accept or reject any or all bids, adjourn, postpone or cancel the auction, or modify the terms and conditions of the auction, in accordance with the applicable provisions of the SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002.

7. Inspection of Property: Interested bidders may inspect the respective secured assets on the date and during the time specified in the auction notice, with prior permission from the Authorized Officer.

8. Finality of Sale: The successful bidder shall comply with the payment terms and other conditions specified in the Tender Document and auction notice. The sale shall be subject to confirmation by the Secured Creditor/Authorized Officer, as applicable.

APPLICATION FOR PURCHASE OF PROPERTY THROUGH E-AUCTION SALE
APPLICATION FORM

Date: _____

The Authorised Officer
CFM Asset Reconstruction Pvt. Ltd (CFMARC-T-1 GPPSB)
1st Floor, Wakefield House, Sprott Road, Ballard Estate,
Mumbai 400 001.

Dear Sir/Madam,

**Sub: Application for Purchase of Property through E-Auction**

We refer to your Notice and Standard Terms & Conditions dated _____for Sale of below described Property through E-Auction sale.

I / We am / are interested to purchase the under-noted property through E-Auction sale on "As is where is", "As is what is", "Whatever there is and No recourse" basis in accordance with SARFAESI Act, 2002.

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

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

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

I/ We am/are hereby agreed on all terms and conditions stated in notice & standard terms and conditions for sale of above property under E-auction sale.

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

Signature……..
Name……
Address…… ……..Pincode……
Phone No…… Email ID……..

Enclosure:

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

**DECLARATION BY BIDDER / OFFEROR**

**IN THE ACCOUNT OF M/s. SHREEJI STEEL CORPORATION**

(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 E-auction sale in the matter of M/s Shreeji Steel Corporation for sale of secured immovable of and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.

(b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.

(c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/We is liable to be cancelled and, in such case, the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

(d) I/We further undertake that we meet the criteria and requirements as set out u/s. 29A of the Code of IBC and that it shall make full disclosure in respect of itself and all its connected persons as per the provisions of Code and the rules and regulations frame thereunder.

**SIGNATURE**

**On Rs. 600/- Stamp papers with Notarisation**

To,
The Authorized office
For CFM Asset Reconstruction Pvt. Ltd.
[Acting in its capacity as Trustee of CFMARC Trust-1GPPSB]

**Affidavit cum Undertaking**

I,_____ (name of the Chairman/ MD/ Director/ Authorised person/partner of the Purchaser Company/ partnership firm/LLP, etc) s/o _____, aged about _____ years, currently residing at _____ and having PAN_____ and Aadhar No._____, on behalf of _____ (name of the Prospective Purchaser) having registered office at _____ ( herein referred as the "Prospective Purchaser") pursuant to Authorization of the Board of Directors/ Power of Attorney) of the Prospective Purchaser dated _____, ( as enclosed herewith), do solemnly affirm and state as under:

a. That I am duly authorised and competent to make and affirm this affidavit for and on behalf of the Prospective Purchaser in terms of resolution of board of directors or Power of Attorney DTD _____, I hereby unconditionally state, submit and confirm that the document is true, valid and genuine.

b. I hereby unconditionally state, submit and confirm that the Prospective Purchaser is not disqualified from submitting the offer letter and /or tender to purchase the property being.

C. Lot-wise Sale: The secured assets mentioned in the auction notice shall be offered for sale on a lot-wise basis. Each property shall constitute a separate lot, and interested bidders may participate in the auction for one or more lots independently. The sale of each lot shall be considered separately

**(Mention the property of interest)**

1) **Shop No. 2, admeasuring 15.58 Sq. Mtrs., Built Up Area along with loft, on upper Ground Floor, in a Complex known as Nityanand Complex, lying being on piece and parcel of land bearing Plot No.2 out of Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal.**

2) **Flat No. 1, admeasuring 59.65 Sq. Mtrs, on First Floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal.**

3) **Flat No. 2, admeasuring 59.65 Sq. Mtrs, on second floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, Near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, belonging to Mr. Prashant Maheshchandra Rawal.**

4) **Flat No. 3, admeasuring 59.65 Sq. Mtrs, on third floor in a building known as Nityanand Apartment, lying being on piece and parcel of land bearing Survey No. 295/A/1B/28, situated at Krushnanagar, near Shani Mandir, Old Adgaon Naka, Takalenagar, Nashik, Belonging to Mr. Prashant Maheshchandra Rawal.** (hereinafter referred as "the secured asset") by way of E-auction sale or by way of any other mode of sale as laid down under SARFAEI Act, 2002 read with the rules thereunder and or the modes of sale available with CFM Asset Reconstruction Private Limited (CFMARC) by virtue of being secured creditor to enforce security interest over the secured asset under SARFAESI Act, 2002.

c. That neither the (I) Prospective Purchaser nor(ii) any person acting jointly or in concert with the Prospective purchaser not (iii) any person who is a connected person with the Borrower or Borrower company namely M/s Shreeji steel Corporation Prop. Mr. Prashant Mahesh Rawal.

d. That neither the (I) Prospective Purchaser nor (ii) any person acting jointly or in concert with the Prospective Purchaser nor (iii) any person who is a connected person; (a) the Prospective Purchaser or (b) any person acting jointly or in concert with the Prospective Purchaser:

i) is an undischarged insolvent,

ii) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949.

iii) is at the time of submission of the sale offer, a person who (a)has an account which has been classified as non performing asset in accordance with the guidelines of the Reserve Bank of India under the Banking Regulation Act, 1949 or the guidelines of the financial sector regulator issued under any other law for the time being in force, or (b) controls or manages or is the promoter of a the borrower Company or the Guarantor Company whose account has been, classified as non performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act,1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and such classification has continued for a period of one year or more from the date of such classification till the date of commencement of the Corporate Insolvency resolution process of the Corporate Debtor and all such overdue amounts along with

interest, cost and charges thereon has not been fully repaid at the time of submission of this Sale offer;

iv) has been convicted of any offence punishable with two years or more or with imprisonment and two years have not passed from the date of release from such imprisonment: or

v) has executed a guarantee in favour of a creditor, in respect of a Borrower against which an application for Insolvency resolution made by such creditor has been admitted under the code, where such guarantee has been invoked by the creditor and remains unpaid in full or part;

vii) is subject to any other aforesaid conditions under any law in a jurisdiction outside India.

e. That the Prospective Purchaser unconditionally and irrevocably represents, warrants and confirms that it is eligible to participate in the sale process as laid down under SARFAESI Act, 2002 read with the Security Enforcement Rule, 2002 and that it shall provide all the documents, representations and information as may be required by the CFMARC/Secured Creditor or any other authority as may be applicable.

f. That the Prospective Purchaser unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statement made under this affidavit cum Undertaking.

g. That the Prospective Purchaser understands that CFMARC may rely on the confirmations, representations and warrants provided by the Prospective purchaser under this affidavit cum undertaking.

h. That in the event of any of the above statements are found to be untrue or incorrect then the Prospective purchaser unconditionally agrees to indemnity and hold harmless the CFMARC and its officers /or the Secured Creditor.

i. That the Prospective Purchasers agrees and undertakes to disclose/ inform forthwith, to the CFMARC/Secured Creditor if the Prospective purchaser becomes aware of any change in factual information in relation to at any stage of the sale process.

j. That this affidavit cum undertaking shall be governed in accordance with the laws of India and the adjudicating authority shall have the exclusive jurisdiction over any dispute arising under this affidavit. Any dispute is subject to Mumbai jurisdiction.

Solemnly affirmed at _____ on this _____ day of _____, 2026.

Place:

Deponent