

APPENDIX- IV-A

[Proviso to rule 8(6)]

E-auction sale notice for the sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement 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), Guarantor(s) and Mortgagor(s) that the below described immovable property being the secured Asset mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of CFM Asset Reconstruction Pvt. Ltd. on 21.06.2026 will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse Basis" on 22.10.2026 for recovery of **Rs. 88,98,333/- (Rupees Eighty-Eight Lakh Ninety-Eight Thousand Three Hundred Thirty-Three Only)** as on 05.01.2026 together with further interest and other costs and expenses thereon due to the secured creditor from (1) M/s Vinay Engineering Works (Borrowers), (2) Vinay Boilers Private Limited (co-applicant), (3) Vinay Yadav S/o Indrajit Yadav (co-applicant), (4) Seema Indrajit Yadav W/o Indrajit Yadav (co-applicant), and (5) Indrajit Yadav(co-applicant),.

The reserve price of the propoerties and the earnest money deposit is given below:-

DESCRIPTION OF SECURED PROPERTY	All that piece and parcel of Plot No. 38 (as per N.A. permission) as per Damanganga Estate Plan Plot No. 191, admeasuring about 551.89 sq. mtrs. of "Damanganga Estate" situated at N.A. land bearing amalgamated Revenue/Block No. 172 as per K.J.P., New Survey No. 172/38 of Village Karvad, Sub-Dist.: Vapi, District: Valsad. Boundaries: North – Plot No. 190 (as per Plan Plot No. 37); South – Plot No. 192 (as per Plan Plot No. 39); East – Plot No. 186 (as per Plan Plot No. 33); West – Internal Road. East: Open space of Building West: Open space of building after Road North: Open Space of building South: Flat No LG-02
SECURED DEBT	Rs. 88,98,333/- (Rupees Eighty-Eight Lakh Ninety-Eight Thousand Three Hundred Thirty-Three Only) as on 05.01.2026 together with further interest and other costs and expenses thereon
RESERVE PRICE (R.P.)	Rs. 1,03,00,000/- (Rupees One Crore Three Lakhs only)
INSPECTION	With prior appointment of the Authorised Officer. Contact No. Ms. Apoorva – Mob No. +91 93505 30399 Mr. B S Patel - Mob No. 86559 21964, 079-66118554/55
TIME, DATE, PLACE for E- AUCTION	E-Auction / bidding through the designated e-auction portal. Date: 22.10.2026 Time: 11.00 AM to 12.00 PM (www.bankeauctions.com) www.bankeauctions.com Date: 22.10.2026 Time: 11.00 AM to 12.00 PM
DETAILS OF TERMS AND CONDITIONS	Please visit the CFM Asset Reconstruction Pvt Ltd website / final Tender Document for detailed Terms and Conditions. www.cfmarc.in
LAST DATE FOR SUBMISSION OF BID DOCUMENT	21.10.2026



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

EMD	Rs. 10,30,000/- (<i>Rupees Ten Lakh Thirty Thousand only</i>), being 10% of Reserve Price. Bank details to be confirmed in the final notice. (10% of Reserve price)	
Bank detail for EMD remittance	Beneficiary Name	CFMARC TURST 223
	Bank and Branch	Union Bank of India, Andheri Branch
	Account Number	002811010000382
	IFSC	UBIN0800287
BID INCREMENTAL AMOUNT	In multiples of Rs. 25,000/-	
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	22.10.2026	
LAST DATE FOR PAYMENT OF BALANCED 75% OF HIGHEST BID	05.11.2026	

Encumbrances if any: Not known to the secured creditor. The CFM Asset Reconstruction Private Limited 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 <http://www.cfmarc.in> before submitting the bids for taking part in the e-auction.

Bidders may also visit the website www.bankeauctions.com or contact the service provider M/s C1 India Private Limited. <https://eauctions.clindia.com>, Bidder Support No.: +91-72919 81128, +91-90151 45373. Email: maharashtra@clindia.com. maharashtra@clindia.com Contact Person: Bhavik Pandya Mobile No.: 8866682937.

The 30 days' notice dated 16.09.2026 is hereby issued to all of you under Section 13(8) of the SARFAESI Act, 2002, with an advice to redeem the secured property/secured assets by paying the outstanding dues as mentioned hereinabove, together with further interest, costs and expenses thereon, prior to the scheduled auction.

In case of failure to make payment, any or all of the secured properties/secured assets shall, at the discretion of the Authorised Officer/Secured Creditor, be sold through any of the modes prescribed under Rule 8(5) of the Security Interest (Enforcement) Rules, 2002.

Date: 16.09.2026
Place: Ahmedabad


Authorised Officer
CFM Asset Reconstruction Private Limited.
(Acting in its capacity as trustee of
CFMARC TRUST - 223)



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

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

Reserve Price: Rs. 1,03,00,000/- (Rupees One Crore Three Lakhs only) | Secured Debt: Rs. 88,98,333/- (Rupees Eighty-Eight Lakh Ninety-Eight Thousand Three Hundred Thirty-Three Only) as on 05.01.2026

Secured Asset: All that piece and parcel of Plot No. 38 (as per N.A. permission) as per Damanganga Estate Plan Plot No. 191, admeasuring about 551.89 sq. mtrs. of "Damanganga Estate" situated at N.A. land bearing amalgamated Revenue/Block No. 172 as per K.J.P., New Survey No. 172/38 of Village Karvad, Sub-Dist.: Vapi, District: Valsad. Boundaries: North – Plot No. 190 (as per Plan Plot No. 37); South – Plot No. 192 (as per Plan Plot No. 39); East – Plot No. 186 (as per Plan Plot No. 33); West – Internal Road.

AUCTION DATE: 22.10.2026 | AUCTION TIME: 11.00 AM TO 12.00 PM | LAST DATE FOR BID SUBMISSION: 21.10.2026

In the Account of Vinay Engineering Works & Others:

- 1) VINAY ENGINEERING WORKS (Borrower) **(UGSUPSS0000044335)**
- 2) VINAY BOILERS PRIVATE LIMITED (Co-Applicant)
- 3) VINAY YADAV (Co-Applicant)
- 4) SEEMA INDRAJIT YADAV (Co-Applicant)
- 5) INDRAJIT YADAV (Co-Applicant)

- 1) The Bids document along-with declaration as given below shall be submitted in website [https:// www.bankeauctions.com](https://www.bankeauctions.com)

Bids shall be submitted along with self-attested copies of Aadhar Card / PAN Card / Passport / Electricity Bills / Voter ID. Mentioned UTR No / supportive evidence for submitting EMD amount by bidder along with DD or UTR detail of requisite EMD amount. Bank details for online transaction are mentioned below:

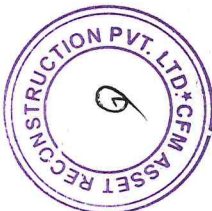
Beneficiary Name	CFMARC TURST 223
Bank and Branch	Union Bank of India, Andheri Branch
Account Number	002811010000382
IFSC	UBIN0800287

- 2) Intending bidders may avail training for online 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.

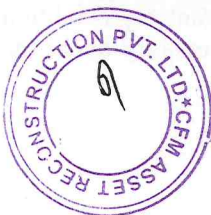
Name of auction Agency	M/s C1 India Private Limited
Address	Plot No. 68, 3rd Floor, Sector-44, Gurugram – 122003, Haryana, India
Contact persons	Bhavik Pandya
Help Line No.	8866682937
Email Address	maharashtra@c1india.com maharashtra@c1india.com
Website address	www.bankeauctions.com



- 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 documents is **21.10.2026**.
- 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.
- 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. 25,000/- (Rupees twenty five 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 CFM Asset Reconstruction Pvt Ltd. and the successful bidder not exceeding three months from the date of the Auction, subject to the sole discretion of the Authorised Officer of CFM Asset Reconstruction Pvt Ltd.
- 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, CFM Asset Reconstruction Pvt Ltd. 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 Authorised Officer only upon payment of the entire sale consideration and other charges as per the terms contained herein.
- 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 CFM Asset Reconstruction Pvt Ltd.nor the Authorised Officer shall be liable for any such loss or damages.
- 20) Presently there are no encumbrances known to CFM Asset Reconstruction Pvt Ltd.
- 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 CFM Asset Reconstruction Pvt Ltd.nor the Authorised 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 a 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 Authorised 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 Authorised Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorised 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.
- 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 CFM Asset Reconstruction Pvt Ltd. 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 Authorised 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 Authorised 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 CFM Asset Reconstruction Pvt Ltd. 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 Authorised 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 Authorised 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 here under and no warranty or assurances of any kind is given by the Authorised Officer and/or CFM Asset Reconstruction Pvt. Ltd.

- 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.
- 35) The Authorised 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. CFM ARC decision in this regard shall be final & binding.
- 36) The Authorised 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 CFM Asset Reconstruction Pvt Ltd.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 CFM Asset Reconstruction Private Limited. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Date: 16.09.2026
Place: Ahmedabad



Authorised Officer
CFM Asset Reconstruction Pvt Ltd.
(Acting in its capacity as trustee of
CFMARC TRUST - 223)

BID DOCUMENT

In the Account of Vinay Engineering Works & Others

- 1) VINAY ENGINEERING WORKS (Borrower)
- 2) VINAY BOILERS PRIVATE LIMITED (Co-Applicant)
- 3) VINAY YADAV (Co-Applicant)
- 4) SEEMA INDRAJIT YADAV (Co-Applicant)
- 5) INDRAJIT YADAV (Co-Applicant)

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 Vinay Engineering Works & Others

- 1) VINAY ENGINEERING WORKS (Borrower)
- 2) VINAY BOILERS PRIVATE LIMITED (Co-Applicant)
- 3) VINAY YADAV (Co-Applicant)
- 4) SEEMA INDRAJIT YADAV (Co-Applicant)
- 5) INDRAJIT YADAV (Co-Applicant)

- (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 1) VINAY ENGINEERING WORKS (Borrower), 2) VINAY BOILERS PRIVATE LIMITED (Co-Applicant), 3) VINAY YADAV (Co-Applicant), 4) SEEMA INDRAJIT YADAV (Co-Applicant), 5) INDRAJIT YADAV (Co-Applicant) 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 Authorised Officer of CFM Asset Reconstruction Pvt Ltd. 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 in <https://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 Asset Reconstruction Pvt Ltd. and CFM Asset Reconstruction Pvt Ltd. 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 Asset Reconstruction Pvt Ltd. 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 Asset Reconstruction Pvt Ltd. and that CFM Asset Reconstruction Pvt Ltd. has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM Asset Reconstruction Pvt Ltd.
<https://www.bankeauctions.com><https://www.bankeauctions.com>

SIGNATURE

SMFG
Sri Lanka
Mortgage
Finance
Guarantee
Corporation
Limited
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એસએમએફજી ઇન્ડિયા ક્રેડીટ કંપની લીમિટેડ
એસીટી બ્લોક નં. ૧૧૫ મેડન, ની યિમ, એનપીસી રોક, ડાહ બહુરુર સાન-
ઓડીઆનવિ વિઓરી (હેર) મુદત-૧૦૦૦૩

કબજા નોટીસ (સ્વાયર મિલકત માટે)
(સિત્તોલીટી ઇન્ડરેક્ટ (એન્ડરસાઈડ) નિમમો, ૨૦૦૪ ના નિમમ ૮(૧) કે

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११/०५/२०२१ ११/०५/२०२१ मुद्रण मुद्रणवाच्य तथ्यां ११/०५/२०२१ मुद्रण ११/०५/२०२१	११/०५/२०२१ मुद्रण मुद्रणवाच्य तथ्यां ११/०५/२०२१ मुद्रण ११/०५/२०२१

