

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-400001 EMAIL: info@cfmarac.in CONTACT: 022-40055282	
--	--

APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Pledgors and Guarantors that the below described immovable properties (Secured Assets) mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Piramal Capital & Housing Finance Limited (Assignor) under section 13(4) of the Securitization and Asset Reconstruction of Financial Assets and Enforcement of Security Interest Act and the same was assigned to CFM Asset Reconstruction Private Limited (acting in its capacity as a Trustee of CFMARC Trust –237 "The secured Creditor", vide Assignment Agreement dated 17.04.2026 duly registered on 31.07.2026 respectively between Piramal Capital & Housing Finance Limited and CFMARC). The said property will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on **14.10.2026** for recovery of **Rs. 67,91,62,292/- (Rupees Sixty Seven Crores Ninety One Lakhs Sixty Two Thousand Two Hundred Ninety Two Only) as on 31st March, 2023** together with further interest, other costs & expenses thereon due to the secured creditors from M/s. Modular Constructions (Borrower), Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Murlidhar Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor).

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

DESCRIPTION OF SECURED PROPERTY:	All that piece and parcel of land admeasuring 91.25 R out of Survey No. 75, Hissa No. 1, situated at village Kharadi, Taluka- Haveli, District - Pune along with current & future construction thereon excluding saleable area belonging to land owners admeasuring 73,554 sq. ft. which is together bounded as under: On or towards the East: S.No.75/2 Khardi On or towards the South: Remaing portion of S.no.75/1 Khardi On or towards the West: Road On or towards the North: S.NO.55 Khardi Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.
SECURED DEBT:	The total outstanding dues against Loan of Rs. 95,28,85,662.42/- (Rupees Ninety Five Crores Twenty Eight Lakhs Eighty Five Thousand Six Hundred Sixty Two and Paise Forty Two Only) as on 14th July, 2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.
Encumbrances if any:	Not Known to CFM ARC
RESERVE PRICE (RP):	Rs.31,81,55,000/- (Rupees Thirty One Crores Eighty One Lakhs Fifty Five Thousand Only)
INSPECTION	09.10.2026 from 12.00 pm to 01.00 pm Prospective bidders shall intimate one day prior for visit before inspection date
TIME: DATE: PLACE: For E-AUCTION	14.10.2026 - Time: 11.00 am to 12.00 pm E-Auction/Bidding through website (https://www.bankeauctions.com)
LAST DATE AND TIME FOR BID SUBMISSION:	13.10.2026
EMD:	Rs. 3,18,15,500/- (Rupees Three Crores Eighteen Lakhs Fifteen Thousand Five Hundred Only)
CONTACT:	Mr. Siddhesh Pawar- 7208913346

For detailed terms & conditions of the sale, please refer to the link provided in 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: support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 9974887668.

This notice of 15 days is being given to all of you in compliance of Rule 8(6) of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Property/ties / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ties / Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 26th September, 2026
Place: Pune

Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust – 237

Maharashtra Welfare Board Opens Membership to App-Based Drivers

Mumbai

The Maharashtra government has expanded the scope of its drivers' welfare board, which was previously restricted to autorickshaw and metered taxi drivers. Following amendments to the board's name and regulations, drivers of app-based cabs, tourist vehicles and other passenger transport services can now register as members, provided they possess valid driving licences and badges. The board, formerly known as the 'Dharmaveer Anand Dighe Saheb Maharashtra Autorickshaw and Meter Taxi Drivers Welfare Board', was renamed the 'Dharmaveer Anand Dighe Saheb Maharashtra Passenger Transport Drivers Welfare Board' through a corrigendum issued on May 20, 2026. The decision extends welfare benefits to a wider sec-



tion of the state's passenger transport workforce. With the revised rules, eligible drivers working with Ola, Uber and other passenger transport services can access several welfare schemes offered by the board. The benefits include life and disability insurance, healthcare assistance and financial support of up to Rs 50,000 for injuries sustained while performing professional duties.

Members can also avail themselves of scholarships for their children's education and participate in skill development programmes. The expansion is expected to bring a broader group of transport workers under the welfare framework, offering financial and social security to those with uncertain earnings. Pandurang Shinde of the Goregaon East rickshaw union highlighted the importance of making

the benefit application process easier for drivers.

The welfare board also provides a retirement assistance grant of Rs 10,000 to eligible members who have completed 65 years of age. Additionally, provisions have been made for partial reimbursement of interest paid on loans taken to purchase new vehicles or homes. These measures are intended to provide financial assistance to eligible drivers at different stages of their lives. The government's latest decision has brought relief to workers who have been pursuing the expansion of welfare coverage for nearly 22 years. By including app-based cab operators and other passenger vehicle drivers, the revised framework extends these provisions to a larger workforce engaged in Maharashtra's passenger transporta-

tion sector.

The state government has set a target of enrolling one lakh members in the welfare board by December 31, 2026. Eligible drivers can complete the registration process online through the board's official website. Applicants are required to pay a one-time registration fee of Rs 500 and an annual membership fee of Rs 300, taking the initial payment to Rs 800. The necessary documents and details include the vehicle registration number, driving licence, driver's badge, Aadhaar card, PAN card, ration card and bank account information. The Transport Department has urged eligible drivers, particularly in Mumbai's suburban areas, where membership numbers remain low, to register and take advantage of the available welfare schemes.

Gold Smuggling Network Busted in Nationwide DRI Operation

Mumbai

The Directorate of Revenue Intelligence (DRI), Mumbai Zonal Unit, has busted a major international gold smuggling syndicate allegedly operating across the country through courier services from the India-Bangladesh border. Eleven persons, including the alleged kingpin, have been arrested as part of a coordinated operation codenamed 'Operation Border Bullion Bust'. The DRI conducted simultaneous raids in five major cities — Mumbai, Delhi, Kolkata, Ahmedabad and Guwahati — and dismantled the network that allegedly smuggled foreign-origin gold into India and distributed it through courier consignments. Preliminary investigations have revealed that the syndicate allegedly distributed around 318 kg of foreign-origin gold across the country over the past nine months, with an estimated value of approximately ₹475 crore.

According to the DRI, the gold was allegedly smuggled into India through the India-Bangladesh border in West Bengal and Assam. The consignments were then sent without valid documentation in small parcels through courier companies from Guwahati and Kolkata to local bullion markets in Mumbai, Delhi and Ahmedabad.

Based on specific intelligence inputs, the DRI launched a coordinated nationwide operation on September



23. Suspected courier parcels containing smuggled gold, dispatched from Guwahati and Kolkata, were intercepted while in transit. Seven persons who had allegedly come to receive the consignments were detained in Mumbai, Delhi and Ahmedabad. The agency also conducted searches at the premises of persons allegedly involved in sending the parcels and arrested three people from Kolkata. The alleged kingpin, who was reportedly responsible for controlling and coordinating the entire syndicate, was arrested in Mumbai. During the operation, DRI officials seized 6.61 kg of foreign-origin gold bars, valued at approximately ₹10.36 crore in the international market. The gold was seized under the provisions of the Customs Act, 1962. The operation has reportedly exposed an organised smuggling network allegedly exploiting courier services to transport foreign-origin gold from border areas to major cities across the country. Further investigation into the syndicate and its network is underway.

192 Mobile Phones Stolen During Immersion Procession, 18 Arrested

Mumbai

Taking advantage of the massive crowd during the Lalbaugcha Raja immersion procession, gangs of thieves allegedly went on a stealing spree, targeting mobile phones, gold chains and other valuables. Around 200 complaints of mobile phone theft were reported during the procession, with police so far officially registering 192 missing mobile phones. A total of 10 separate cases related to mobile phone and chain theft have been registered.

Taking serious note of the increasing thefts, police launched immediate action and have so far arrested 18 accused, including a minor. Women were also found to be involved in the thefts, with two women allegedly caught red-handed while stealing bags from devotees in the crowded area. Legal action has been initiated against all the suspects under relevant sections, and they are being interrogated.

During the operation, police recovered 14 stolen mobile phones and seven gold chains from the accused. Police have so far managed to recover around eight per cent of the total sto-



len property. Teams are continuing efforts to trace the remaining stolen mobile phones and jewellery.

Police have launched a special operation to dismantle the network of gangs allegedly operating in an organised manner by taking advantage of the huge crowds during the immersion procession. According to police sources, teams are examining CCTV footage from the area, conducting technical investigations with the help of the cyber cell and using information obtained from the arrested accused to trace their absconding accomplices.

Two Men Found Dead After Suspected Chemical Leak In Public Toilet

Mumbai

A suspected chemical leak inside a public toilet opposite Parsi Panchayat Gate, near Mrunaltaibridge in Ram Mandir East, reportedly claimed the lives of two men on Sunday, September 27. According to information received from local residents, the two men suffered suffocation after being exposed to a strong chemical smell inside the toilet. The incident was reported to the authorities at around 8:30 am. Following the alert, emergency services and civic officials were mobilised to the spot to assess the situation and investigate the suspected leak. The two men have been identified as Prabhakar Dhaniwar, 24, and Bhavin Desai, 18. According to information obtained from the concerned doctor at Trauma Care Hospital, both

men were brought to the hospital at around midnight. However, doctors declared them brought dead at 3:49 am. The circumstances leading to their deaths are yet to be established, and further details regarding the suspected chemical exposure are awaited. Following the incident, several agencies, including the Brihanmumbai Municipal Corporation's (BMC) Mumbai Fire Brigade (MFB), the Mumbai Police, 108 ambulance services, the Maharashtra Pollution Control Board (MPCB) and BMC ward staff, were mobilised. The agencies were alerted after residents reported the suspected chemical leak and the resulting suffocation. Further details about the nature of the chemical, the source of the suspected leak and the circumstances surrounding the incident are awaited.

Opposition Seeks More Aid for Maharashtra's Drought-Hit Farmers

Mumbai

Amid the BJP-led Maha Yuti government's announcement of 265 of Maharashtra's 358 talukas as drought-affected, the opposition Maha Vikas Aghadi has slammed the Devendra Fadnavis-led dispensation and described the measures a hollow. "Dussehra-Diwali around the corner, farmers' homes should not remain in darkness during the festive season, give Rs 1 lakh per hectare as compensation, provide free seeds and fertilisers for rabi crops," state Congress president Harshavardhan Sapkal said.

He said that although the government has declared a drought, what is important is how much actual assistance will be received and when it will be provided. "Given the



BJP government's past experience, all the assurances should not remain on paper. Considering the extent of the drought and the financial condition of farmers, there is a need for actual and substantial financial assistance rather than minor concessions. The kharif crop has been completely destroyed, and there is a serious situation concerning fodder and water for livestock. Many villages, hamlets and settlements do not have drinking water, while some cities are also facing a serious water situation. Keeping

this in mind, the government should take decisions on a war footing," he said. "On one hand, the Chief Minister says this is a drought more severe than the 1972 famine, and on the other hand, when it comes to relief measures, they announce utterly hollow ones... Farmers will get farm tax waived and students will get exam fee waivers—farm tax is just Rs 200, exam fee is Rs 500-1,000...if you are sensitive, don't waive exam fees—waive educational fees; don't waive farm tax—waive crop loans; give farmers Rs 50,000 per hectare and farm laborers Rs 25,000 in aid,"NCP (SP) MLA Rohit Pawar said. "A drought notification has been issued. However, despite the drought and its severity, farmers are distressed and troubled.

Maharashtra Governor Pushes Bamboo Economy



Mumbai

Maharashtra Governor Jishnu Dev Varma on Sunday called for developing a bamboo-based economy to promote sustainable development, generate rural livelihoods and create alternatives to plastic. Addressing the Bamboo Economy and Sustainability Summit in Mumbai, Varma suggested that Maharashtra could draw from models developed in his home state Tripura to build a stronger bamboo value chain.

He said districts such as Gadchiroli could emerge as hubs for developing the bamboo economy, benefiting local farmers and tribal communities. Varma highlighted bamboo's potential in addressing climate change and supporting sustainable production and consumption. As a rapidly renewable resource, bamboo can contribute to the transition towards a greener and more circular economy, he said. The Governor also emphasised the potential of bamboo-based activities to generate livelihood opportunities in rural areas while promoting environmentally sustainable alternatives to conventional materials.

Court Denies Bail to Man Over Alleged Fraud-Linked Accounts

Mumbai

A sessions court has rejected the anticipatory bail application of 47-year-old Izhar Shaikh, a resident of Govandi, who is accused of opening multiple bank accounts under different names and providing them to individuals allegedly involved in cyber fraud. According to the prosecution, these accounts have been linked to more than 47 cyber fraud cases registered across India. Shaikh came under the scanner during an investigation into an online financial scam reported at Aripada police station on August 13. The case was registered following a complaint by Imam Mirza, who allegedly lost Rs 1.97 lakh after his mobile phone was hacked.

During the investigation, police traced the suspected transactions to bank accounts allegedly opened by Shaikh. Fearing arrest, he approached the sessions court seeking anticipatory bail. In his application, Shaikh claimed that he helped financially disadvantaged individuals open bank accounts and also worked as an agent to assist people in securing employment. His lawyer argued that the disputed amount had already been repaid and maintained that Shaikh was innocent. However, the prosecution



opposed the plea, alleging that he systematically opened accounts using different individuals' identities and subsequently handed them over to others for conducting fraudulent online transactions.

Public prosecutor Ashwini Rayakar informed the court that investigations had revealed the alleged use of bank accounts opened by Shaikh in more than 47 cyber fraud cases registered in different states. The prosecution argued that his custodial interrogation was necessary to establish the complete details of the accounts, identify the individuals who received them and uncover the wider network allegedly involved in the fraudulent activities. It maintained that questioning Shaikh in custody would help investigators understand how the accounts were distributed and subsequently used to siphon money from victims. The prosecution also emphasised the seri-

ousness of the allegations while opposing his request for protection from arrest.

After considering the arguments presented by both sides, the sessions court declined to grant anticipatory bail to Shaikh. The court observed that specific allegations had been made against him regarding the opening of multiple bank accounts and their subsequent transfer to different individuals across India for allegedly carrying out online fraud and extracting money. Taking into account the seriousness of the accusations, Shaikh's alleged involvement and the potential consequences of the offences, the court concluded that custodial interrogation was essential for the investigation. The rejection of his anticipatory bail plea allows the police to proceed with further investigation in the case, including efforts to uncover the alleged cyber fraud network.

CHANGE OF NAME

I HAVE CHANGED MY NAME FROM VAISHALI (OLD NAME) TO MASKARE VAISHALI BAJIRAO (NEW NAME) AS PER AFFIDAVIT NO. 358 DATE 08/08/2026

PUBLIC NOTICE

This is to inform the general public that Late Smt. Mangala Shankar Chache (died on 26th June, 2017) was the owner of Flat bearing No. F/ 1305, 13th Floor, Building No. 3, Dr. Babasaheb Ambedkar Nagar, S.R.A. Co-operative Housing Society Ltd., Senapati Bapat Marg, Mumbai – 400013. After his demise, he was survived by her legal heirs, namely, 1. Smt. Madhavi Rajendra Chile (NEE: Madhavi Shankar Chache), 2. Smt. Sheetal Shankar Chache (Daughter), 3. Smt. Shilpa Shankar Chache (Daughter), and 4. Smt. Reshma Shankar Chache (Daughter). Subsequently, the Husband of Late Smt. Mangala Shankar Chache, namely Shri. Shankar Vishram Chache expired on 12/12/1992.

Among the above, 1. Smt. Madhavi Rajendra Chile (NEE: Madhavi Shankar Chache), 2. Smt. Sheetal Shankar Chache (Daughter), 3. Smt. Shilpa Shankar Chache (Daughter), have executed a Release Deed dated 23/09/2026, thereby relinquishing their respective rights, title, and interest in the said property in favour of Smt. Reshma Shankar Chache (Daughter), who is now the sole and absolute owner of the said property.

Any person, institution, or authority having any claim, right, title, interest, or objection in respect of the aforesaid property is hereby requested to communicate the same in writing along with supporting documents to the undersigned within 14 (fourteen) days from the date of publication of this notice.

If no such claim or objection is received within the stipulated time, the said transaction shall proceed lawfully, and no claims or objections will be entertained thereafter.

Sd/-
Jyoti S. Renuke
Advocate, Bombay High Court
Add.: 44/E, Shop No. 2, Pawavala Bldg., B.T. Marg, Prabhadevi Mumbai 400013
Mobile: 8850910337/ 9967639919
E-mail: adv.jyoti.sr24@gmail.com

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-380015 Gujarat".
Corporate Office: 1st Floor, Wakefield House, Spratt Road, Ballard Estate, Mumbai-400001.
EMAIL: info@cfmarc.in
CONTACT: 022-40055282

CFM

thoughtful regeneration

CIN: U67100GJ2015PTC083994

APPENDIX- IV-A
(See proviso to rule 8 (6))
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) of the Security Interest Enforcement Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower, Pledgors and Guarantors that the below described immovable properties (Secured Assets) mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Piramal Capital & Housing Finance Limited (Assignor) under section 13(4) of the Securitization and Asset Reconstruction of Financial Assets and Enforcement of Security Interest Act and the same was assigned to CFM Asset Reconstruction Private Limited (acting in its capacity as a Trustee of CFMARC Trust-237 "The Secured Creditor", vide Assignment Agreement dated 17.04.2026 duly registered on 31.07.2026 respectively between Piramal Capital & Housing Finance Limited and CFMARC). The said property will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 14.10.2026 for recovery of Rs. 67,91,62,292/- (Rupees Sixty Seven Crores Ninety One Lakhs Sixty Two Thousand Two Hundred Ninety Two Only) as on 31st March, 2023 together with further interest, other costs & expenses thereon due to the secured creditors from M/s. Modular Constructions (Borrower), Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Mundhara Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor). The said property and the same are mortgaged to the Secured Creditor as given below:

DESCRIPTION OF SECURED PROPERTY:
All that piece and parcel of land measuring 91.25 Sq.ft out of Survey No. 75, Hissa No. 1, situated at village Kharadi, Taluka: Haveli, District: Pune along with current & future construction thereon excluding saleable area belonging to land owners measuring 73,554 sq. ft., which is together bounded as under: On or towards the East: S.No.75/2 Khardi, On or towards the South: Remaining portion of S.no.75/1 Khardi, On or towards the West: Road, On or towards the North: S.No.55 Khadi, Together with easement, appurtenances, ingress, egress, pathways, access, things attached thereon, other ancillary and incidental rights thereon.

SECURED DEBT:
The total outstanding dues against Loan of Rs. 95,28,85,662.42/- (Rupees Ninety Five Crores Twenty Eight Lakhs Eighty Five Thousand Six Hundred Sixty Two and Paise Forty Two Only) as on 14th July, 2026 together with further interest, other costs, and expenses thereon due and payable till the final payment.

Encumbrances if any: Not Known to CFM ARC

RESERVE PRICE (RP): Rs.31,81,55,000/- (Rupees Thirty One Crores Eighty One Lakhs Fifty Five Thousand Only)

INSPECTION 09.10.2026 from 12.00 pm to 01.00 pm Prospective bidders shall intimate one day prior for visit before inspection date

TIME: DATE: 14.10.2026 - Time: 11.00 am to 12.00 pm

PLACE: For E-Auction: Bidding through website (https://www.bankauctions.com)

LAST DATE AND TIME FOR BID SUBMISSION: 13.10.2026

EMD: Rs. 3,18,15,500/- (Rupees Three Crores Eighteen Lakhs Fifteen Thousand Five Hundred Only)

CONTACT: Mr. Siddhesh Pawar- 7208913346

For detailed terms & conditions of the sale, please refer to the link provided in 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.bankauctions.com or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankauctions.com, Mr. Bhavik Pandya, Contact No. +91 997487668. This notice of 15 days is being given to all of you in compliance of Rule 8(6) of SARFAESI Rules Under the SARFAESI Act 2002, informing all the Borrowers, all the Guarantors and all the Mortgagors about holding of auction/sale of the aforementioned Secured Properties/Secured Assets at the aforementioned date and time, with the advice to redeem the secured Properties/Secured Assets. If so desired by them, by paying the outstanding dues as mentioned herein above along with further interest, other costs and expenses thereon due and payable prior to the scheduled auction. In case of default in payment, any or all of the Secured Properties/Secured Assets shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8(5) of Security Interest (Enforcement) Rule, 2002.

Date: 28th September, 2026
Place: Pune

Sd/-
Authorized Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust – 237

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

- 1) The Online Bids shall be submitted at website <https://www.bankeauctions.com> as per schedule given therein.
- 2) Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://www.bankeauctions.com>. Bids submitted otherwise shall not be eligible for consideration. Bid should be along with scanned copies of Photo ID, preferably PAN Card and address proof documents, mentioning UTR number/ DD i.e., supportive evidence for submitting Aggregate EMD amount.

Physical DD can be submitted to Mumbai office along-with KYC once bid form is submitted online

EMD favoring	CFMARC Trust – 237
EMD Amount	Rs.31,81,55,000/- (Rupees Thirty One Crores Eighty One Lakhs Fifty Five Thousand Only)

- 3) Intending bidders may avail training for online bidding from M/s. C1 India Private Limited, Address: Pot No.1502, 15th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi – 110 001, Mr. Bhavik Pandya, Contact No. +91 9974887668 , Email address: support@bankeauctions.com and Help line No. 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126.

The details regarding E Auction Provider are mentioned below:

Name of Auction Agency	M/s. C1 India Private Limited
Address	No.1502, 15th Floor, Ambadeep Building, 14 K.G. Marg, New Delhi – 110001
Contact Persons	Mr. Bhavik Pandya Contact No. +91 9974887668.
Help Line Nos.	0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126
Email address	support@bankeauctions.com
Website Address	https://www.bankeauctions.com

- 4) The intending bidder should bid for entire immovable property. Bid for part of property or without the Aggregate EMD shall be rejected.
- 5) The person deputed for inspection by the prospective offeror should carry with him appropriate authorization on the letterhead of the organization he/she represents, failing which inspection may be refused.
- 6) Offers not accompanied with Aggregate EMD shall be treated as invalid. The Aggregate EMD of unsuccessful bidders shall be refunded within fifteen days from the date of e-auction. The offeror will not be entitled to claim any interest, if the refund of Aggregate EMD is delayed beyond the said period for any reason whatsoever.
- 7) The Said Property/ties shall be sold at a price not less than the Aggregate Reserve Price mentioned hereinabove.

- 8) The entire procedure of conducting e-auction shall be at the exclusive discretion of the Authorized Officer and intending purchaser shall have no right to object to the same.
- 9) The bid amount can be improved by Rs. 10,00,000/- (In words, Rupees Ten Lakhs only) per bid with unlimited automated extensions of 5 minutes each in terms of the Tender Document.
- 10) The Said Properties shall be sold to the highest offeror. The highest offeror shall have to tender the KYC documents to the Authorised Officer for verification immediately. Post such verification, on confirmation of sale of the Said Properties, which shall be conveyed to the highest offeror, after following the process enumerated hereinabove, The successful offeror(s) 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 Demand draft/ Pay order / Online payment (RTGS / NEFT) favoring CFM Asset Reconstruction Pvt Ltd payable at Mumbai and the balance of 75% of the consideration shall be payable by the successful offeror 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 offeror, subject to the sole discretion of CFM Asset Reconstruction Pvt Ltd. 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 offeror, CFM Asset Reconstruction Pvt Ltd in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful offeror and put up the assets in question for resale/disposal. Further, all costs, charges and expenses incurred by CFM Asset Reconstruction Pvt Ltd on account of such resale shall be borne by such defaulting successful offeror 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.
- 11) 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 offeror.
- 12) Transfer of the Said Properties to the successful offeror shall be done by the Authorized Officer only upon payment of the entire bid consideration and other charges as per the terms contained herein.
- 13) 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-ARC nor the Authorized Officer shall be liable for any such loss or damages.
- 14) The Said Properties are offered for sale on "As is where is basis," "As is what is basis," and "Whatever there is basis," and "No recourse basis." Neither CFM Asset Reconstruction Pvt Ltd nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful offeror will have to bear all outstanding dues including but not limited to 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.

- 15) The offerors are advised in their own interest to verify the Said Properties as also the above and any other dues from the respective authorities to their satisfaction before submitting the offers.
- 16) The successful offeror shall be deemed to have purchased the Said Properties after complete satisfaction of title thereto and inspection thereof 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.
- 17) The successful offeror 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/her.
- 18) The offeror 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 offeror. 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 offeror as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful offeror shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful offeror.
- 19) Conditional offers will be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. Any offeror who wishes to give a fresh offer for the said properties on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate Aggregate Earnest Money Deposit.
- 20) The successful offeror will be bound by the regulations of local authority and/or any other statutory authority and/or any other authority concerned, as applicable in regard to the use of the Said Properties along with its super structure, plant and machinery thereon, if being part of the Said Properties contemplated herein.
- 21) 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.
- 22) The offeror shall not be entitled to withdraw or cancel offer once submitted unless permitted by Authorized Officer. If the offeror withdraws or cancels the offer, the Aggregate 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 offeror.
- 23) 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 / said properties in favour of the purchaser/successful offeror in the form given in Appendix V of the provisions of the SARFAESI Act, 2002.
- 24) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
- 25) The Authorized Officer is selling the Said Property(ies) pursuant to the powers derived from the SARFAESI Act. The Said Properties comprised in and forming part

of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the Said Properties and does not warrant any condition whatsoever pertaining to the same. The offerors 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 offerors shall not be entitled to issue or raise any requisitions or objections to or upon the title. The offerors should make enquiries about the utility of the Said Properties put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFM Asset Reconstruction Pvt Ltd. The offerors shall be deemed to have undertaken a due diligence of the Said Properties and that the offerors are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.

- 26) The Authorized Officer reserves his 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 offeror or sell the assets through private negotiations with any of the offerors or any other party/parties or invite fresh offers. CFM Asset Reconstruction Pvt Ltd 's decision in this behalf shall be final & binding.
- 27) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts & circumstances of the case.
- 28) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Mumbai only.
- 29) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act, 2002 and the rules framed thereunder.
- 30) The amount of EMD can be deposited directly to following bank account:

Account Holder	CFMARC Trust – 237
Account Number	002811010000396
Bank	Union Bank of India
Branch	Andheri Branch
IFSC	UBIN0800287

- 31) **Other terms and conditions pertaining to e-auction:**
 - a) Auction/ bidding will be only online bidding through the portal provided by the service provider.
 - b) In case of sole bidder/offeror, the said property will be sold to the sole bidder/offeror
 - c) Bidders/Offerors are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
 - d) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the Aggregate EMD in full will be forfeited.
 - e) Only upon verification of the bid form and confirmation of remittance of Aggregate EMD, the user ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
 - f) Bidders/Offerors should not disclose their user ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
 - g) Bidders/Offerors are advised to change the password immediately on receipt from the service provider.

- h) All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder/offeror cannot reduce or withdraw the bid for whatever reason. If done so, the Aggregate EMD amount shall be forfeited.
- i) The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders/offerors. The bidder/offeror 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.
- j) The bidder/offeror 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 CFM Asset Reconstruction Pvt Ltd. Hence bidder/s/offeror/s are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

Sd/-
Authorized Officer

ONLINE BID DOCUMENT

(To be filled online in website <https://www.bankeauctions.com>)

In the matter of sale of secured immovable property of from M/s. Modular Constructions (Borrower), Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Murlidhar Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor).

PARTICULARS OF THE OFFEROR/BIDDER:

- 1) Name of the Offeror/Bidder: _____
- 2) Constitution of the Offeror/ Bidder: _____
- 3) Postal Address of the Offeror/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) Aggregate 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)

DECLARATION BY BIDDER / OFFEROR

- (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 and movable properties of Mortgager 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 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 is found to be incorrect and/or untrue, the tender submitted by me/us in <https://www.bankeauctions.com> 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 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.

SIGNATURE

On Rs. 600/- Stamp paper with Notarisation

To,
The Authorized officer
For CFM Asset Reconstruction Pvt. Ltd.
[Acting in its capacity as Trustee of CFMARC Trust-237]

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

All that piece and parcel of land admeasuring 91.25 R out of Survey No. 75, Hissa No. 1,
situated at village Kharadi, Taluka- Haveli, District - Pune along with current & future
construction thereon excluding saleable area belonging to land owners admeasuring 73,554
sq. ft. which is together bounded as under:

On or towards the East: S.No.75/2 Khardi

On or towards the South: Remaing portion of S.no.75/1 Khardi

On or towards the West: Road

On or towards the North: S.NO.55 Khardi

Together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.

(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 nor (iii) any person who is a connected person with the Borrower or Borrower company namely M/s. Modular Constructions, Mr. Amit Ashok Thepade (Partner/Guarantor), Mr. Deepak Amrutlal Gugale (Partner/Guarantor), Mr. Roshan Ramesh Dusane (Partner/Guarantor), Mr. Jitendra Murlidhar Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Vikram Baban Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Rambhau Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Laxman Sadashiv Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Mr. Dnyanoba Martand Rajguru Through his constituted attorney Mr. Roshan Ramesh Dusane (Mortgagor), Jay Parijit Co-op Housing Society Through their constituted attorney M/s. Galaxy Homes (Mortgagor), M/s. Galaxy Homes (Mortgagor)

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 any of the above statements are found to be untrue or incorrect then the Prospective purchaser unconditionally agrees to indemnify 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