



Caparo Financial Solutions Limited

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Telephone: +91-11-43251111 Fax: +91-11-43251140. Corporate Identity Number (CIN): U65910DL1994PLC057109

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT. 2002 READ WITH PROVISIO 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 /Co-Borrower/ Guarantor/ Mortgagor (s) that the below described immovable property mortgaged to the Secured Creditor, i.e., Caparo Financial Solutions Ltd, referred hereinafter as CFLS, the physical possession of which has been taken by the Authorized Officer of CFLS, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis through E-Auction (under SARFAESI ACT, 2002) for recovery of dues mentioned in the table below along with further interest, cost, charges and expenses being due to CFLS, i.e, the Secured Creditor on the terms and conditions specified hereunder.

Account No., Name and Address of Borrower/Co-borrower/Guarantor/Mortgagor	Date and amount as per Demand Notice U/s 13 (2) and date of physical possession and outstanding dues	Description of the property	Reserve Price Earnest Money Deposit & Bid Increment Amount (In Rs.)	Inspection Date and EMD and KYC Submission Last Date for all properties	Date and Time of E-Auction
CFLS/MUM/2023-2024/03 M/S INNOVATIVE CLEANING SYSTEMS PRIVATE LIMITED A private limited company, having its office at: 17, Ruby Industrial Estate Chincholi Bunder Road, Malad West, Mumbai-400064 MS. BELINDA CARDOZO, Guarantor, director of (M/S INNOVATIVE CLEANING SYSTEMS PRIVATE LIMITED), residing at residing at 17, Ruby Industrial Estate Chincholi Bunder Road, Malad West, Mumbai-400064 and A-302 Abrol Vastu Park, Off Link Road, Evershine Nagar, near Ryan International School, Malad West, Mumbai-400064 MS. BEVERLY CARDOZO, Guarantor, residing at residing at 17, Ruby Industrial Estate Chincholi Bunder Road, Malad West, Mumbai-400064 and A-302 Abrol Vastu Park, Off Link Road, Evershine Nagar, near Ryan International School, Malad West, Mumbai-400064 M/s. SPAPLE FACILITIES SERVICES PRIVATE LIMITED, having its registered office at: Plot No. 505-A, Gala no.111, Ruby Industrial Premises CHSL, Chincholi Bunder Road, Malad West, Mumbai-400064	13(2) Notice Issue Date 05.08.2024 For an amount of Rs 5,94,97,851/- (Rupees Five Crores Ninety-Four Lacs Ninety-Seven Thousand Eight Hundred and Fifty-One only) Physical Possession of 1st property done on 20.05.2025 Physical Possession of 2nd, 3rd and 4th property done on 30.10.2025 Total Outstanding Dues as on 30.11.2025 for recovery of which Property is being sold: Rs 7,85,47,638/- (Rupees Seven Crore Eighty-Five Lakhs Forty-Seven Thousand Six Hundred and Thirty-Eight Only) along with further interest and charges.	1) Gala No. K-005, J.K. Industrial Estate, Khairpada, Near Novelty Hotel, Virar (E), Tal. Vasai, Dist. Palghar, Built up area-6500 sq.ft. 2) Flat No. 302, 3rd Floor, A Wing, Abrol Vastu Park, Off Link Road, Evershine Nagar, near Ryan International School, Malad (W), Mumbai, Maharashtra - 400064, Built up area-1270 sq.ft (along with 2 car parking) 3) Gala No. 17, Ruby Industrial Estate, off Link Road, Chincholi Bunder Road, Malad (W), Mumbai, Maharashtra-400064, Super Built up area-415 sq.ft 4) Gala No. 16, Ruby Industrial Estate, off Link Road, Chincholi Bunder Road, Malad (W), Mumbai, Maharashtra-400064, Super Built up area-435 sq.ft	Rs. 2,80,00,000 Rs. 28,00,000 Rs. 1,00,000 Rs. 2,75,00,000 Rs. 27,50,000 Rs. 1,50,000 Rs. 93,37,500 Rs. 9,33,750 Rs. 1,00,000 Rs. 97,87,500 Rs. 9,78,750 Rs. 1,00,000	Inspection date for all 4 properties: March 17, 2026 and March 18, 2026 EMD and KYC submission date for all 4 properties: March 19, 2026	March 20, 2026 from 01:00 PM to 03:00 PM with 5-minute unlimited auto extensions (till sale is concluded)

TERMS & CONDITIONS

1. The e-Auction is being held on "as is where is", "as is what is", "whatever is there is" and "no recourse" basis.
2. The secured assets shall be sold by the undersigned by way of Electronic Public Auction as per the scheduled date, through e-Auction Agency M/s. e-Procurement Technologies Ltd. (Auction Tiger) at their website/portal. i.e. <https://sarfaesi.auctiontiger.net> as per time given as per scheduled time with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before close of e-Auction.
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property, however, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of CFSL. The property is being sold with all the existing and future encumbrances whether known or unknown to CFSL. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
4. All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.caparofinancial.com/notice> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact **Mr. Satish Hasabnis, Contact Number- 9619823444**, email id: chirag.daxini@caparofinancial.com. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders shall submit their EMD through RTGS/NEFT transfer in the Account No. 01722540000333, Kotak Mahindra Bank Ltd, Ambadeep Building, K.G. Marg, New Delhi-110001, IFSC: KKBK0000172. The highest bid shall be subject to approval of CFSL. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.
6. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected.
7. Only bidders holding valid User ID/ Password and confirmed deposit of EMD through Demand Draft shall be eligible for participating in the e-Auction process.
8. The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.6)] on/ before **March 19, 2026**, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.
9. In no eventuality the Property would be sold below the Reserve Price.
10. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for another 5 minutes (each time till the closure of e-Auction process), other wise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest in any circumstances whatsoever. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately, i.e., on the same day or any day not later than next working day from the date of auction, as the case may be, after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale. In case of default in payment by the successful bidder, the amount already deposited by the successful bidder shall be forfeited and the property shall be put to re-auction and the defaulting bidder as well as borrower shall have no claim/ right in respect of property/ amount.
12. Neither the Authorized Officer nor CFSL shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
13. On compliance of terms of sale, the Authorized Officer shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, transfer charges, conveyance, VAT, TDS, statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody w.r.t. said secured asset etc. shall be borne by the purchaser.
14. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
15. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of [auctiontiger.net](https://www.auctiontiger.net) before submitting their bids and taking part in the e-Auction.
16. Intended bidder(s) shall hold a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital certificate and ensure access to a computer terminal/ system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claim shall be entertained in this regard. The intending bidders should register their name at <https://sarfaesi.auctiontiger.net> and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by <https://sarfaesi.auctiontiger.net> for this auction after due verification of PAN are allowed to participate in online e-auction on the above portal.
17. Bidding in the last moment should be avoided in the bidders own interest as neither the CFSL nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.), in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc. so that they are able to circumvent such situation and are able to participate in the auction successfully.
18. The sale of the Secured Asset is subject to the terms and conditions prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and the conditions mentioned hereinabove. Hence the bidders are advised to carefully go through the said terms and conditions before submitting their bids.

This notice is also to be treated as a Statutory Notice to Borrowers and Guarantors under Rule 8 (6)/ Rule 9(1) of SARFAESI Security Interest (Enforcement) Rules-2002.

Date : 17.02.2026

Place: Mumbai

Authorized Officer
Caparo Financial Solutions Limited