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: 1stfloor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038
EMAIL: chetan.rajpurohit@cfmarc.in
CONTACT: 079-66118554 & 079-6611855Mobile : 9892816471
CFM ARC 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.

CFM Asset Reconstruction Private Limited ("CFM ARC") (acting in its capacity as Trustee of CFM-ARC Trust - 117) have acquired the entire outstanding debt along with underlying securities of **Mr. Amar Gurumukhdas Khanwani and ors. (Borrower & Co borrowers) under section 5 of the said Act vide Registered** Assignment Agreement dated 02.05.2023 and by virtue of the said Assignment Agreement, Nido Home Finance Limited (Formerly Known as Edelweiss Housing Finance Limited) assigned all the rights, title and interests along with underlying securities and guarantees in favor of CFM-ARC.

Notice is hereby given to the public in general and in particular to the Borrower/(s) and Guarantor/(s) that the below described immovable property/ties (Secured Assets) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Assignor **on 02-01-2023 will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 6 October 2026** for recovery of **Rs. 5,62,648.27/- (Rupees Five Lakhs Sixty-Two Thousand Six Hundred and Forty-Eight and Twenty-Seven Paisa Only) and Rs. 50,64,197.10/- (Rupees Fifty Lakhs Sixty-Four Thousand One Hundred and Ninety-Seven and Ten Paisa Only) due and payable as on 26th May 2021** together with further interest, other costs & expenses thereon Due to the Secured Creditors From **1. Amar Gurumukhdas Khanwani (Borrower And Mortgagor), 2. Mamta Amar Khanwani (Co-Borrower),**

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

DESCRIPTION OF SECURED PROPERTY:	All That Piece And Parcel Of The Property Bearing Unit No. 402-A Admeasuring Approximately About 65.459 Sq. Mtrs Built Up Area On Fourth Floor Of The Building Known And Styled As 'Durga Heights' Constructed On Malik Makbuja Land Admeasuring About 54.00 Sq. Mtrs And Nazul Leasehold Land Bearing Plot No. 54 Admeasuring About 143.2 Sq. Mtrs (Total Admeasurement 197.2 Sq. Mtrs) Bearing Nagpur Municipal Corporation House No 810, City Survey No. 268 & 269, Sheet No 131 Of Mouza: Nagpur Situated At Telipura, Masakasath, Itwari, Nagpur Tehsil And District Nagpur Within The Limit Of Nagpur Municiapl Corporation Ward No. 39 And Nagpur Improvement Trust Together With 8.208% Undivided Share Interest In The Said Piece Of Land And All Other Easementary Rights Appurtenant And Belonging Thereto, And Also Including The Proportionate Share In The Common Areas And Facilities Provided In The Scheme & Plot **Bounded As:-** East: Mahalaxmi Height Apartment Scheme, West : Road, North: Road, South: Mr. Khurpade House.
SECURED DEBT:	**Rs. 5,62,648.27/-** (Rupees Five Lakhs Sixty Two Thousand Six Hundred and Forty Eight and Twenty Seven Paisa Only) and **Rs. 50,64,197.10/-** (Rupees Fifty Lakhs Sixty-Four Thousand One Hundred and Ninety-Seven and Ten Paisa Only) due and payable **as on 26th May 2021** together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	**Rs. 43,74,000/-** (Rupees Forty-Three Lakh Seventy-Four Thousand Only)
EMD:	**Rs. 4,37,400/-** (Rupees Four Lakh Thirty-Seven Thousand Four Hundred Only)
TIME: **DATE:** **PLACE: For E-AUCTION**	**E-Auction/Bidding through website (https://www.bankeauctions.com)** **Date: - 06.10.2026 - Time: 11.00 AM to 12.00 PM.**
INSPECTION	With prior consultation of Authorised Officer
LAST DATE AND TIME FOR BID SUBMISSION;	On or before 5:00 PM on 5.10.2026
CONTACT:	**Dr. Chetan Rajpurohit – 9892816471 Email: chetan.rajpurohit@cfmarc.in**

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale through e-auction, please refer to the link provided in Secured Creditors website i.e. https://www.cfmarc.in before submitting bids for taking part in the e-auction.

Bidders may also visit the website **https://www.bankeauctions.com** or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 8866682937; Maharasthra@c1india.com

This notice of 15 days is being given to all of you in compliance of under section 13(8) and Rule 8, Sub Rule 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: 18.09.2026
Place: Nagpur

Sd/- Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.

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