CFM ASSET RECONSTRUCTION PRIVATE LIMITED
REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur. No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat"
CORPORATE OFFICE: 1st floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038
EMAIL: chetan.rajpurohit@cfmarc.in
CONTACT: 079-66118554 & 079-6611855 **Mobile : 9892816471**
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 Re-construction 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. M WASI AKHTAR 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/ies (Secured Assets) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CFM ARC, on **30.08.2024** will be sold on **"As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 6th October 2026** for recovery of **Rs. 49,86,836.39/- (Rupees Forty-Nine Lakhs Eighty-Six Thousand Eight Hundred Thirty-Six and Thirty-Nine Paisa Only) and Rs. 31,14,684.36 /- (Rupees Thirty-One Lakhs Fourteen Thousand Six Hundred Eighty-Four and Thirty-Six Paisa Only) due and payable as on 31.10.2022** together with further interest, other costs & expenses thereon due to the secured creditors from **1. M Wasi Akhtar (Borrower and Mortgagor), 2. Dilip Bhagwanji Rai (Co-Borrower), 3. Hafeez Mohammad Salim Akhtar (Co-Borrower) 4. Team Myridas It Private Limited (Non-Individual Co-Applicant).**

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

DESCRIPTION OF SECURED PROPERTY:	**Schedule 'I'** All The Part and Parcel Bearing Entire Rcc Superstructure Comprising Of Apartment No 401 Covering Built Up Area Of 54.23 Sq. Mt On Forth Floor Of A Building Known and Styled As "Akash Estate-Ii" Constructed on Plot No R-2, Containing By Admeasurement 3236.79 Sq. Mtrs Togetherwith Undivided Proportionate Share And Interest Of 1.3560 % (Percent) In All That Piece And Parcel Of Land Bearing Plot No R-2, Containing By Admeasurement 3236.79 Sq. Mtrs. Being A Portion of the Entire Land Bearing Kh. No 112 And 113, Of Mouza-Jaitala, Including All Connections, Fittings Furnitures, Electric And Water Meters And All Other Easementary Rights Appurtanant And Belonging Thereto Bearing City Survey No 638 And Sheet No 42(582), Situated At Jaitala, Nagpur, Within The Limits Of The Nagpur Municipal Corporation Ward No 75, In Tahsil And Distinct-Nagpur And **Bounded As Under :** East: Plot No R-1, West: Plot No R-3 (As Per Property Paper) And Plot No. R-2 (As Per Technical Report), North: Kh. No 118, South: 9.00-Meter-Wide Road **Schedule 'II'** All The Part And Parcel Bearing Entire Superstructure Comprising Of Apartment No 402 Covering Built Up Area Of 40.267 Sq Mtrs On Forth Floor Of A Building Known And Styled As "Akash Estate-Ii" Constructed On Plot No R-2, Constaining By Admeasurement 3236.79 Sq Mtrs Togetherwith Undivided Proportionate Share And Interest Of 1.0069% (Percent) In All That Piece And Parcel Of Land Bearing Plot No R-2, Containing By Admeasurement 3236.79 Sq Mtrs Being A Portion Of The Entire Land Bearing Kh. No 112 And 113, Of Mouza-Jaitala Including All Conections, Fittings, Furniture Electric And Water Meters And All Other Easementary Rights Appurtunant And Belonging Thereto Bearing City Survey No 638 And Sheet No 42(582), Situated At Jaitala, Nagpur, Within The Limits Of The Nagpur Municipal Corporation Ward No 75, In Tehsil And District-Nagpur And **Bounded As Under**, East: Plot No R-1, West: Plot No R-3 (As Per Property Paper) And Plot No. R-2 (As Per Technical Report), North: Kh No 118, South: 9.00 Mtrs Wide Road
SECURED DEBT:	**Rs. 49,86,836.39/-** (Rupees Forty-Nine Lakhs Eighty-Six Thousand Eight Hundred Thirty-Six and Thirty-Nine Paisa Only) and **Rs. 31,14,684.36 /-** (Rupees Thirty-One Lakhs Fourteen Thousand Six Hundred Eighty-Four and Thirty-Six Paisa Only) due and payable as on 31st Oct 2022 together with further interest, penal interest and other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	**Rs.54,27,000/-** (Rupees Fifty-Four Lakh Twenty-Seven Thousand Only)
EMD:	**Rs.5,42,700/-** (Rupees Five Lakh Forty-Two Thousand Seven Hundred Only)
TIME: **DATE:** **PLACE: For E-AUCTION**	**11:00 AM to 12.00 PM** **06.10.2026** **E-Auction/Bidding through website (https://www.bankeauctions.com)**
INSPECTION	With prior consultation of Authorised Officer
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 PM on 05.10.2026
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/ies / Secured Assets at the aforementioned date and time, with the advice to redeem the secured Property/ies/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.
Acting as trustee of CFMARC Trust – 112

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