



CFM Asset Reconstruction Pvt. Ltd.

Registered Office : Block No A/1003, West Gate, Near YMCA Club,
Sur.No.835/1+3 S.G.Highway, Makarba, Ahmedabad-380 051 Gujarat

Corporate Office : 1st Floor, Wakefield House, Sprott road, Ballard Estate, Mumbai - 400 038
Email : bhupendra.patel@cfmarc.in, Contact: 079-66118554 & 079- 66118555, Mob-8655921964

APPENDIX- IV-A [Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 21.12.2024, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse basis" on 04.08.2026 for recovery of Rs. 32,23,100/- (Rupees Thirty-Two Lakh Twenty-Three Thousand One Hundred Only) as on 15.07.2024 together with further interest, costs and expenses thereon due to the secured creditor from Borrower/Guarantor/Mortgagor: (1) RK Sales (Proprietorship Firm Proprietor: Mr. Akshay Ramesh Rao Tote), (2) Mr. Akshay Ramesh Rao Tote S/o Ramesh Rao Baliramji Tote, (3) Mrs. Megha Akshay Tote W/o Akshay Ramesh Rao Tote and (4) Mr. Palash Ramesh Tote S/o Ramesh Tote.

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

DESCRIPTION OF SECURED PROPERTY	All The Piece and Parcels Of The Property Commercial Shop / Chamber No. 207 Having Carpet Area Of 12.08 Sq. Mtrs., Built Up Area Of 17.09 Sq. Mtrs. & Super Built Up Area Of 20.43 Sq. Mtrs. (Or 219.91 Sq. Fts.) On Second Floor of The More Than 40 Years Old Building Named and Styled As Shrey Infra Business Center, Along With Proportionate Undivided 02.10% Share And Interest In All That Piece And Parcel Of Land Containing By Admeasurements 275.64 Sq. Mtrs. Comprising Of The Eastern Portion Of The Plot No. 2, And Out Of Built-Up Area Of 652 Sq. Mtrs., Comprising Of The Entire First, Second, Third And Fourth Floor Bearing City Survey No. 3207, Sheet No. 80 Of Mouza, Sitabuldi, Situated At Hanuman Gali, Sitabuldi, Nagpur In Ward No. 3 Bearing Corporation House No. 268/K, Tahsil & District Nagpur, Herein Before Called and Referred To As 'The Said Shop/ Chamber/Property'. Bounded As Under:- North - Southern Portion Of Plot No. 3 Of Shri Mahasukhlal Ajmera & House Of Shri. Kakde, South - Pandit Malviya Road, East - Hanuman Lane, West - Western Portion of Plot No. 3 Of Shri. Mahasukhlal Ajmera & House of Shri. Poddar The Shop/Chamber No. 207 Is Bounded as Under:- East: Shop No. 211 West: Passage & Then Shop No. 206, North: Passage South: Road	
SECURED DEBT	Rs.32,23,100/- (Rupees Thirty-Two Lakh Twenty-Three Thousand One Hundred only) as on 15.07.2024 together with further interest plus costs, charges and expenses thereon.	
RESERVE PRICE (R.P.)	Rs.29,70,000/- (Rupees Twenty-Nine Lakh and Seventy Thousand only)	
INSPECTION	With prior appointment of the Authorised Officer. Contact No. Mr.Pravin Rathod - Mob No. 90283 32801 Mr. B S Patel - Mob No. 86559 21964, 079-66118554/55	
TIME, DATE, PLACE for E- AUCTION	E-Auction/bidding through website (https://www.bankeauctions.com) Date: 04.08.2026. Time: 11.00 AM to 12.00 PM	
DETAILS OF TERMS AND CONDITIONS	Please visit www.cfmarc.in	
LAST DATE FOR SUBMISSION OF BID DOCUMENT	On or before 5.00 pm on 03.08.2026	
EMD	Rs 2,97,000 (Rupee Two Lakh and Ninety-Seven Thousand only) (10% of Reserve price)	
Bank detail for EMD remittance	Beneficiary Name	CFMARC TRUST-155
	Bank and Branch	UNION BANK OF INDIA, ANDHERI BARNCH, MUMBAI
	Account Number	002811010000227
BID INCREMENTAL AMOUNT	In the multiple of Rs.25,000/- (Rupees Twenty-Five Thousand only)	
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	The payment should be made at the latest by next working day from the date of Bid confirmation.	
LAST DATE FOR PAYMENT OF BALANCED 75% OF HIGHEST BID	Within 15 days from the date of Bid/sale confirmation	

Encumbrances If any: Not known to the secured creditor. The CFM ARC 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 i.e. <http://www.cfmarc.in> before submitting the 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 8866682937/9974887668.

This notice of 30 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 SAREFAESI Act-2002, informing all the borrowers/guarantors/mortgagors about holding of auction/sale of abovementioned secured property/ies at the aforementioned date & time, with the advice to redeem the secured property/ies 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 : 23.06.2026
Place : Ahmedabad

Authorised Officer
CFM Asset Reconstruction Pvt. Ltd.
(Acting in its capacity as trustee of CFMARC Trust- 155)