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 & 079-6611855, 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 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. Chandra Singh Kahrr 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 CFM ARC **on 29-08-2024 will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 6 October 2026** for recovery of **Rs.50,46,423.67/- (Rupees Fifty Lakhs Forty-Six Thousand Four Hundred and Twenty-Three and Paisa Sixty-Seven Only) and Rs.1,98,300.02/- (Rupees One Lakh Ninety-Eight Thousand Three Hundred and Paisa Two Only) due and payable as on 22.06.2022** together with further interest, other costs & expenses thereon due to the secured creditors from **1. Chandra Singh Kahrr (Borrower and Mortgagor), 2. Vinita Chandra Singh Kahar (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 Apartment No. B4-B-204 On 2nd Floor Block No B4, Building No. B, Having Carpet Area Admeasuring About 89.37 Sq. Mts and Build Up Area 84.33 Sq. Mtrs & Super Build Area 126.57 Sq. Mtrs. All Together With 0.0159% Undivided Share In Piece and Parcel of Plot Of Land And Bearing Plot No. 7 Admeasuring Area 14,720.571 Sq. Mtrs. Being Northern Portion of Total Land Admeasuring Area 18,444.73 Sq. Mtrs, Comprising Out of Survey No 248, 257/2, 258/1-G, 258/1-K, 258/2, Ph No. 42 Mouza Jamtha, Tah Nagpur (Rural) Dist. Nagpur. **Bounded As:-** East: Apartment No B4-B-201, West : Road, North : Tower A, South : Apartment No B4-B-203.
SECURED DEBT:	**Rs.50,46,423.67/-** (Rupees Fifty Lakhs Forty-Six Thousand Four Hundred and Twenty-Three and Paisa Sixty-Seven Only) and **Rs. 1,98,300.02/-** (Rupees One Lakh Ninety-Eight Thousand Three Hundred and Paisa Two Only) due and payable **as on 22.06.2022** together with further interest, other costs, and expenses thereon due and payable till the final payment.
RESERVE PRICE (RP):	**Rs. 36,45,000/-** (Rupees Thirty-Six Lakh Forty-Five Thousand Only)
EMD:	**Rs. 3,64,500/-** (Rupees Three Lakh Sixty-Four Thousand Five Hundred Only)
TIME: **DATE:** **PLACE: For E-AUCTION**	**E-Auction/Bidding through website (https://www.bankeauctions.com)** **Date: - 6.10.2026 - 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.
Acting as trustee of CFMARC Trust – 117

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