

E-AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Retail Central & Regd. Office: Edelweiss House, Off CST Road, Kalina, Mumbai 400098

E-Auction Sale Notice For Sale Of Immovable Secured Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Proviso To Rule 8 (6) & 9(1) Of The Security Interest (Enforcement) Rules, 2002 ("Rules")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to **Edelweiss Asset Reconstruction Company Limited** acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That **EARC**, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of **15 days for SI.No. 1** and **30 days for SI.No. 2** is hereby given to the public in general and in particular to the Borrower and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the physical possession of which has been taken by the Authorised Officer (AO) of Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis, for recovery of the amounts mentioned herein below due to EARC together with further interest and other expenses/costs thereon deducted for any money received by EARC from Borrower and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR as on -18.03.2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	NGPHL17000200 & NGPHL17000223 / L&T Housing Finance Limited....	NILESH SHYAMSUNDAR RATHI (BORROWER) 2) MANOJ SHYAMSUNDER RATHI, 3) NILESH RATHI CONTRACTOR, 4) RUCHA NILESH RATHI (CO-BORROWERS)	EARC-TRUST-SC-396	Rs. 67,71,386.86 in NGPHL17000200 & 1,14,892.23 in NGPHL17000223	₹ 16,00,000/-	₹ 1,60,000/-	07-04-2026 at 1.30 PM	Physical

PROPERTY DESCRIPTION: Property – Bearing – Nit Leasehold Land At Plot No 310, Apartment No T-3 (303), 3rd Floor, Built Up Area 63.351 Sq. Mtrs., In The Building Known And Styled As "Ganga Enclave" In The Layout Of "Lndora Housing Accomodation Scheme Of Nagpur Improvement Trust,Nagpur", Nagpur Municipal Corporation,Nagpur, City : State : Pincode:440023. **Bounded By:** East: Plot No 309 & 311; West: Road; North: Road; South: Road.

2	'HM/0103/H/17/100 016 /Poonawalla Housing Finance Limited	1.ARVIND NILKANTH INGALKAR (BORROWER) 2. LALITA NILKANTH INGALKAR (CO-BORROWER) 3. SHILPA ARVIND INGALKAR (CO-BORROWER)	EARC TRUST SC - 443	Rs. 3339256.74	₹ 1800000.00	₹ 180000.00	22-04-2026 at 2:00:00 PM	Physical
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PROPERTY DESCRIPTION: All That Piece And Parcel Of Plot No. 41, Admeasuring 600 Sq Ft. (55.74 Sq.Mtrs) Being Entire Portion Of land Bearing Khasra No.83/3 In The Layout Of Dinabandhu Bhoomi Vikas Sanstha ,Nagpur, Of Mouza Bharatwada ,P.H.No. 17,Bearing City Survey No.172, Sheet No.799/51, Having Its Corporation House No. 889/B/41 Situated In Ward No.21 ,Within The Limits Of Nagpur Municipal Corporation & Nagpur Improvement Trust, Tahsil & District Nagpur And The Same Is **Bounded As Under:** East: Plot No. 40, West: Plot No.42, North: Plot No-38, South: Road.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

1. EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai	
2. EMD Payments made through RTGS shall be to : Name of the Account No. EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" Account No : 000405158602 ; Name of the Bank - ICICI BANK; IFSC Code : IFSC ICIC0000004	
3. Last Date of Submission of EMD	Received 1 day prior to the date of auction
4. Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
5. Place of Auction (Web Site for Auction)	E-Auction (https://auction.edelweissarc.in)
6. Contact Person with Phone No.	Customer care: 1800 266 6540
7. Date & Time of Inspection of the Property	As per prior appointment

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://auction.edelweissarc.in>

Date: 21-03-2026, **Place:** NAGPUR

Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited