

[Appendix - IV-A] [See proviso to rule 8 (6) r/w 9(1)]

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Regd. Office : Edelweiss House, 1st Floor 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")

That IndusInd Bank Limited hereinafter referred as (IBL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of **EARC-TRUST-SC-414** (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 31-03-2021 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the IBL and all the rights, title and interests of IBL with respect to the financial assets along with underlying security interests, guarantees, pledges have vested in EARC in respect of the financial assistance availed by the Borrower(s) and EARC exercises all its rights as the secured creditor.

Notice of **15 days** is hereby given to the public in general and in particular to the Borrower(s) ,Guarantor (s) & Mortgagors that the below described immovable secured asset mortgaged in favor of the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer (AO) and 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(s), Guarantor(s) & Mortgagors. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan A/c No. & Selling Institution	Name of Borrower(s)/ Guarantors/ Mortgagors	Trust Name	Total Outstanding Dues INR as on 11.11.2025	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
NNV00 007N	Shri Vyankatesh Burtan Bhandar And Metal (Borrower) Mr Ganesh Gayprasad Gupta (Co-Borrower/Mortgagor) Mrs Rupal Ganesh Gupta (Co-Borrower)	EARC TRUST SC 414	Rs. 25,66,347.42 (Rupees Twenty-Five Lakhs Sixty-Six Thousand Three Hundred Forty Seven & Forty-Two Paisa Only)	Rs. 43,00,000/- (Rupees Forty Three Lakhs Only)	Rs. 4,30,000/- (Rupees Four Lakhs Thirty Thousand Only)	02-12-2025 at 11.00 AM	Physical

Property Description:- Land Adm 41.806 Sq Mtr (43.30) as per PR Card) out of 64.7 Mt C S No 221, with Construction thereon House No 758/A, Ward No 45 of Mz - Nagpur, Sheet No 133 Div No. 4, Cir No. 14/20 at Jagnath Budhwari Tal & Dist - Nagpur

Important Information regarding Auction Process:

1.	All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai. EMD Payment 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	
2.	Last Date of Submission of EMD	Received 1 day prior to the date of auction
3.	Place for Submission of Bids	1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
4.	Place of Auction (Web Site for Auction)	E-Auction (https://auction.edelweissarc.in)
5.	Contact Persons with Phone Nos.	Toll Free Number: 1800 266 6540
6.	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>

Authorised Officer
For Edelweiss Asset Reconstruction Company Limited
(Trustee of EARC TRUST SC 414)

Date : 11-11-2025
Place : Nagpur