

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")

That **HDB Financial Services Limited** (hereinafter referred as Original Lender/HDBFSL) has assigned the financial assets to **Edelweiss Asset Reconstruction Company Limited** on its own /acting in its capacity as trustee of EARC TRUST SC 410 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 17.02.2021 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of HDBFSL and all the rights, title and interests of HDBFSL 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) and Guarantor (s) that the be interest and immovable secured assets mortgaged in favor of the Secured Creditor, the possession of which has been taken by the Authorised Officer (AO) 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) and Guarantor(s). An earlier auction was held on June 2025 and February 2025 but failed due to want of bidders. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Sl. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding Dues INR as on 15-10-2025	Reserve Price (In Rs)	Earnest Money Deposit (Emd) In Rs	Date & Time Of Auction	Type of Possession
1.	2245966/ HDBFSL	1. Rahul Gruh Udyog (Borrower) 2. Mr. Nandakishore Madhav Prasad Gupta ("Co-Borrower") 3. Mr. Rahul Nandkishore Gupta (Co-Borrower & Mortgagor) 4. Mrs. Manisha Nand Kishore Gupta (Co-Borrower)	EARC-TRUST-SC-410	₹ 1,55,69,305.36/-	₹ 21,00,000/-	₹ 2,10,000/-	05.11.2025 11.30 AM	Physical

PROPERTY DESCRIPTION:- RCC Super Structure Comprising of Residential Apartment No. 203, Super Build up Area 88.25 Sq. Mtr.(950 Sq. Ft.) On the Second Floor Saibaba Prem-G Tower In Panchpaoli Housing Accommodation Scheme, NIT Plot No.11, Adm 978.260 Sq. Mtr. (10530 Sq. Ft., House No. 729, Ward No.55, Cs No.2433, Sheet No.323/23, Mouza Hanspuri, Tah & District, Nagpur. **Bounded As On East:** Road, **On West:** Road, **On North:** Plot No. 10, **On South:** Plot No. 12.

Important Information regarding Auction Process:

1	All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and 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 Persons with Phone Nos.	Toll free no – 18002666540 Website - https://auction.edelweissarc.in/
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>

Place: MUMBAI
Date: 17.10.2025

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited