

[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 Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") 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) and Guarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Edelweiss Asset Reconstruction Company Limited ("EARC"). Further, EARC (acting in its capacity as Trustee of EARC Trust SC - 458 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.03.2022 from Indusind Bank Ltd (Assignor Bank) along with underlying security from assignor bank. Accordingly, EARC has stepped into the shoes of assignor bank and empowered to recover the dues and enforce the security. The Authorized Officer of EARC took the physical possession of the below mentioned secured property from the Borrower/Mortgagor/Co-Borrower. The Authorized Officer of EARC hereby intends to sell the below mentioned secured property for recovery of dues and hence the tenders/bids are invited in sealed cover for the purchase of the secured properties. The properties shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on "As is where is", "As is what is", and "Whatever there is" and "Without recourse Basis" for recovery of amount shown below in respective column due to EARC as Secured Creditor from respective Borrower and Co-Borrower(s) shown below. Details of the Borrower(s)/Guarantors/ Mortgagors, Securities, Owner, Outstanding Dues, Date of Demand Notice sent under Section 13(2), Possession Date, Reserve Price, Bid Increment Amount, Earnest Money Deposit (EMD), Date & Time of Inspection is given as under:

Sr. No.	Name of Borrower (s)/Guarantors/ Mortgagors	Details of the Secured Asset	Owner of the property	Outstanding Dues as on 15.10.2025 (IN INR)	Demand Notice Date	Possession Date	Reserve Price (IN INR)	Bid Increment Amount (IN INR)	EMD (IN INR)	Date & Time of Inspection
1.	M/s Goodwill Enterprises (Borrower), Mr. Giriraj Kothari (Proprietor, Guarantor and Mortgagor), Mr. Mohtashim Ahmed (Guarantor & Mortgagor)	NIT Plot 10- 11, Lakadganj CRS Section I, Admeasuring 3500 & 3720 sq ft, Apartment No 304-D, 3rd floor, Riddhi Apartment, Corporation House No- 928, Ward no- 2, City survey No- 558, Mouza Nagpur, Tehsil and District Nagpur.	Mr. Giriraj Kothari	Rs. 7,81,99,245.22 (Rupees Seven Crore Eighty One Lakhs Ninety Nine Thousand Two Hundred Forty Five and Twenty Two Paise Only)	18.11.2022	18.07.2024 (Physical)	Rs. 28.00 lacs	Rs. 10,000/-	Rs. 3.00 lacs	As per prior appointment

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

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD
Received 1 day prior to the date of auction

Date of E-Auction & Time
04.11.2025 @ 11:00 AM

Contact Persons with Phone Nos.
Toll Free Number: 1800 266 6540

TERMS & CONDITION OF THE AUCTION: For detailed terms and conditions of the sale please refer to the link provided in Secured Creditor's (EARC) website i.e. (<https://auction.edelweissarc.in>)

STATUTORY NOTICE FOR SALE UNDER Rule 8(6) r/w 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

This notice is also a mandatory notice of not less than 15 (Fifteen) days to the Borrower(s) of the above loan account under Rule 8(6) r/w 9(1), of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time.

Date : 15.10.2025
Place : Mumbai

Sd/- Authorised Officer
Edelweiss Assets Reconstruction Company Ltd.
(Acting in its capacity as a Trustee of EARC Trust SC - 458 Trust)