

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 **30 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 01.10.2025	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
NNQ00017N	M/s Bharat Scooters Cycle Repairing (Borrower) Mr. Ishwar Daramdas Ramchandani (Co-Borrower) Mrs. Renu Ishwar Ramchandani (Co-Borrower/Mortgagor)	EARC TRUST SC-414	Rs. 15,79,327.99	Rs. 8.90 Lakhs	Rs. 0.89 Lakhs	03.11.2025 at 11.00 AM	Physical

Property Description :- Tenament No. 43, Admeasuring 21.810 Sq. Mtr "Building No. 4", House No. 4070/A/B/4/43, Ward No.57, Kh No.29, 30,32GL/1-2-3 &33 of MZ-Indora, C.S No. 46,47,48 & 61, Sheet No. 274/14, 603/10, 605/8, 604/9, 275/15 & 266/22. LIG (II) Indora Hudco Housing Scheme of NIT. Tah & Distt. Nagpur - 440 014.

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>

Date : 01-10-2025

Place : Nagpur

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