

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 Dewan Housing Finance Corporation Limited (hereinafter referred as Original Lender/DHFL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of EARC TRUST SC 371 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 04-10-2019 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the DHFL and all the rights, title and interests of DHFL 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 below described 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 Oct 25 & Jul 25 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:

SI. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on -22-10-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	573137 &789123 [210-0002209] DHFL	1. Mr. Ravindra Ramdasji Vilayatkar ("Borrower") & 2. Mrs. Devki Ravindra Vilayatkar Prab ("Co-Borrower") 3. Mr. Manohar N Wathulkar ("Guarantor")	EARC-TRUST-SC-371	LAN NO. 573137 Rs. 7,25,180.34/- & LAN NO. 789123 Rs. 3,95,238.59/-	₹ 9,90,000/-	₹ 99,000/-	12-11-2025 12.30 PM	Physical

PROPERTY DESCRIPTION: Row House Bearing No.B-101, Super Built Up Area Admeasuring 616.428sq.Ft On The First Floor, In The Building Known As "Radhakrishna Nagar" On Plot No. 24 To 27 In Lay Out Of Khasra No.215 Patwari Halka No.49, Mouza: Hingna, Tah: Hingna, Dist: Nagpur, And Bounded By East: Open Space West: 20'ft Layout Road North: Row House No.B-102 South: Row House No.B-100

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
4	Place for Submission of Bids
5	Place of Auction (Web Site for Auction)
6	Contact details
7	Date & Time of Inspection of the Property

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

Sd/- Authorized Officer

Date: 22.10.2025

For Edelweiss Asset Reconstruction Company Limited (Trustee of EARC TRUST SC 371)