

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 PROVISIO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

That Edelweiss Retail Finance Ltd (hereinafter referred as Original Lender/ERFL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of EARC TRUST SC 385 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 27-03-2020 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of ERFL and all the rights, title and interests of ERFL with respect to the financial assets along with underlying security interests, guarantees, pledges have been 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) and Guarantor (s) that the below described immovable secured assets mortgaged in favor of the Secured Creditor, the Physical 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)/ Co-Borrowers and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

| Sl. No | Loan Account No/Name of the Selling Institution | Name of Borrower/ Co Borrower | Trust name | Total Outstanding Dues INR as on 03-4-2025 | Reserve Price (In Rs) | Earnest Money Deposit (Emd) In Rs | Date & Time Of Auction | Type of Possession |
|--------|---|---|-------------------|--|-----------------------|-----------------------------------|------------------------|--------------------|
| 1. | LNAGLAP0000012729/ERFL | 1. M/s Pratham Resources Pvt. Ltd ("Borrower") 2. Prashant Sahu/ Prathama Sahu/ Prathmesh Sahu (Co-Borrowers) | EARC-TRUST-SC-385 | ₹ 3,26,24,555.62 | ₹ 95,00,000/- | ₹ 9,50,000/- | 07.05.2025 2.30 P.M | Physical |

PROPERTY DESCRIPTION: Apartment No.206 buildup area admeasuring 926.40 Sq. Ft. (86.06 Sq. Mtr) on the second floor in the building known as Himsagar Apartment constructed on Nazul Plot No. 30, City Survey No. 356, Sheet No. (24)29/II and House No. 34, Ward No. 73 situated at Shivaji Nagar at Mouza Ambazari Tahsil and District Nagpur- 440010.

Important Information regarding Auction Process:

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| 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: 03.04.2025

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited

