

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 (hereinafter referred to as "SARFAESI Act") read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") have been assigned to **Edelweiss Asset Reconstruction Company Limited** acting in its capacity as trustee of various trusts mentioned clearly in column provided. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor and exercises its rights as the secured creditor. That EARC, in its capacity as secured creditor, had taken possession of the below mentioned immovable secured assets under 13(4) of SARFAESI Act and Rules there under.

Notice of 15 days For SI.No. 1 and 2 and 30 days for SI.No. 3 is hereby given to the public in general and in particular to the Borrower 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) of Secured Creditor, 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 and Guarantor. The Reserve Price and the Earnest Money Deposit are mentioned below for each 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-28-10-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	NGPHL17000267/ LTHFL	1.Prateesh Sales Corporation (Borrower) 2. Gurmukh Daulatram Chattani (Co-Borrower) 3.Komal Hardasmal Shambhuwani (Co-Borrower) 4. Lucky Trading (Co-Borrower) 5.Sangeeta Hardasmal Shambhuwani (Co-Borrower). 6.Shyam Hardasmal Shambhuwani (Co-Borrower) 7.Vidyabai Hardasmal Shambhuwani (Co-Borrower)	EARC-TRUST-SC-396	₹ 2,01,80,664.07/-	₹ 45,00,000/-	₹ 4,50,000/-	20.11.2025 12:00 Noon	Physical

PROPERTY DESCRIPTION: All That R.C.C. Superstructure Comprising Residential Unit Bearing Apartment No. 303, Situated On The Third Floor Of The Building Known As "Pujyashri Complex", Having Built Up Area Admeasuring About 107.047 Sq. Mts. I.E. About 1152.25 Sq. Ft., Together With 7.629% Undivided Share & Interest In The Leasehold Plot Of N.I.T. Plot Bearing No. 52, Totally Admeasuring About 546.262 Sq. Mts., I.E. About 5880.00 Sq. Ft., Forming A Part Of Crs Section Iii, Central Road Scheme Of Nagpur Improvement Trust, Situated Within The Limits Of Ward No. 24, Mouza: Nagpur. The Nmc House No. In Respect Of The Said Property Is 30. The Sheet No. In Respect Of The Said Property Is 209 And The C.T.S. No. In Respect Of The Same Is 289. The Said Property Is Situated Within The Territorial Limits Of Nagpur Municipal Corporation And The Nagpur Improvement Trust, Nagpur. The Same Is Bounded As Under: East: Road West: Road South: Plot No.53 North: Plot No.51

Note:- The earlier auction was held on June 2025 & March 2024 but failed due to want of bidders

2.	NGPHL17000200 & NGPHL17000223 / L&T HOUSING FINANCE LIMITED	Nilesh Shyamsundar Rathi (Borrower) 2) Manoj Shyamsunder Rathi, 3) Nilesh Rathi Contractor , 4) Rucha Nilesh Rathi (Co-Borrowers)	EARC-TRUST-SC-396	Rs. 64,27,703.82 in NGPHL17000200 & 1,10,638.83 in NGPHL17000223	₹ 25,00,000.00	₹ 2,50,000/-	20-11-2025 at 1.30 PM	Physical
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Description of the Property: Property Description: Property - Bearing - Nit Leasehold Land At Plot No 310, Apartment No T-3 (303), 3rd Floor, Built Up Area 63.351 Sq. Mtrs., In The Building Known And Styled As "Ganga Enclave" In The Layout Of "Lndora Housing Accommodation Scheme Of Nagpur Improvment Trust,Nagpur", Nagpur Municipal Corporation,Nagpur, City : State : Pincode:440023 Bounded By: East: Plot No 309 & 311; West: Road; North: Road; South: Road

3.	NGPHL16000327 (HL)& NGPHL16000353 HL / L&T HOUSING FINANCE LTD	1) SHARDA S TIWARI (Borrower) 2) SUNIL-PRASAD TIWARI ("Co-Borrower")	EARC-TRUST SC 396	₹ 53,76,120.41/-	₹ 37,00,000/-	₹ 3,70,000/-	03-12-2025 & 12.00 Noon	Physical
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Property Description: All that piece and parcel of the property bearing - Half Northern Portion of Plot No 11, Admeasuring 69.67 Sq. Mt. Out Of Adm. 139.35 Sq. Mt. With Construction Thereon, House No. 6044/11, Ward No 14, Kh. No 35 Of Mz Manewada, Cs No 275, Sheet No 10, Balaji Nagar, Th. & Dist. Nagpur State: Maharashtra, Pin Code: 440001. Bounded By: EAST: BALAJI LAYOUT, WEST: 9 MT ROAD, NORTH: PLOT NO 10, SOUTH: REMAINING PROPORTION OF PLOT NO 11.

Note:- Earlier auction was held on Jan 24 but failed due to want of bidders.

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 ICIC00000004
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 details 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: 30.10.2025

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited