

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 (5) AND (6) READ WITH RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

That ICICI Home Finance Company Limited (hereinafter referred as Original Lender/ICICIHFL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of EARC TRUST SC 448 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 30-09-2022 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of ICICI HFL and all the rights, title and interests of ICICI HFL 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 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) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property. Earlier auction was held on January 2025 but failed due to want of bidders.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

Sl. No	Loan Account No/Selling Institution	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on - 18-11-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	NHAMI000012 52334/ ICICIHFL	1.Haribhau Bhuvneshwar Khadase (Borrower) 2. Vaishali Haribhau Khadse (Co-Borrower)	EARC-TRUST-SC-477	₹ 20,15,252.80	Rs. 8,00,000/-	Rs. 80,000/-	10.12.2025 11.30 AM	Physical

PROPERTY DESCRIPTION: All That Piece And Parcel Of Land Property Situated In Local Limits Of Municipal Council Morshi And Within The Jurisdiction Of Sub-Registrar Morshi, Field Survey No 17/1, Converted Into Non- Agricultural Land Revenue Case No. Nap34/Yerla36/1988-89 Dated 21.03.1989, Therein Layout Converted Plot No 228 Admeasuring 1654 Sq. Feet., Village No. 237 At Mouje Yerla, Pragane, The. Morshi, And District Amravati, Maharashtra- 444905.

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 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: NAGPUR

Date: 20.11.2025

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited(Trustee of EARC TRUST SC 448)