

# 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 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-465 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 27-03-2024 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 15 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 Account No. / Assignor	Name of Borrower/ Co Borrower	Trust Name	Total Outstanding Dues INR as on 08.12.2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
NNI00114N	Rajlaxmi Agency (Borrower), Mr. Rajesh Washdev Batra (Co-borrower & Mortgagor) Mrs. Laxmi Rajesh Batra (Co-borrower)	EARC TRUST SC 465	Rs. 33,13,168.11/-	Rs 46.50 Lakhs	Rs. 4.65 Lakhs	26.12.2025 AT 11.00 AM	Physical

**PROPERTY DESCRIPTION: PROPERTY DESCRIPTION :** All that piece and parcel of Flat/shop No S-1 covering a total built up area of 12.68 Sq. Mtrs, situated on Second Floor of the building Known and styled as, "Mahadev Leela", Together with undivided 0.90% share and interest in all that piece and parcel of the land bearing NMC House No. 38, admeasuring about 479.69 Sq. Mtrs, situated at Mouza - Nagpur, bearing City Survey No. 154, Sheet No 142, within the limits NMC and NIT, Tah. and Dist Nagpur and **bounded as under:- Towards East:- Road, Towards West:- Shri. Shantil Chunilal House, Towards North:- M/s Jugal Kishor Kailash Chandra House, Towards South:- Main Road**

All that piece and parcel of Flat/shop No. S-2 covering a total built up area of 19.26 Sq. Mtrs situated on Second Floor of the building Known and Styled as, "Mahadev Leela", together with undivided 1.31% share and interest in all that piece and parcel of the land bearing NMC House No. 38, admeasuring about 479.69 Sq. Mtrs, Situated at Mouza - Nagpur, bearing City Survey No. 154, Sheet No 142, within the limits NMC and NIT, Tah. and Dist Nagpur and **bounded as under :- Towards East:- Road, Towards West:- Shri. Shantil Chunilal House, Towards North:- M/s Jugal Kishor Kailash Chandra House, Towards South:- Main Road.**

#### 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: <b>Name of the Account No.:</b> EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT <b>Account No:</b> 000405158602 <b>Name of the Bank:</b> ICICI BANK <b>IFSC Code:</b> 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 ( <a href="https://auction.edelweissarc.in">https://auction.edelweissarc.in</a> )
6	Contact details	Toll free no - 18002666540 Website - <a href="https://auction.edelweissarc.in/">https://auction.edelweissarc.in/</a>
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: 08.12.2025

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited