

APPENDIX- IV-A

[See proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

A/c - Sarvasiddhanta Education Society

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Sarvasiddhanta Education Society ("Borrower"/ "Mortgagor") and 1. Late Mr. Abhijeet Bapurao Dudhane ("Mortgagor"/"Guarantor") (through his legal heirs) 2. Mr. Sarang Yashwant Raut ("Mortgagor"/"Guarantor") 3. Mrs. Sunita Suresh Chichghare ("Mortgagor" (on behalf of M/s MAC Consultants)/ "Guarantor") 4. Mr. Devendra Yeshwant Raut ("Guarantor") 5. Mr. Yashwant Hirji Raut ("Guarantor") 6. Mr. Chandrashekhar Bhaurao Bhople ("Guarantor") 7. Mrs. Swapna Sarang Raut ("Guarantor") 9. M/s MAC Consultants ("Mortgagor") (hereinafter referred to as Mortgagor (s) and Guarantor(s) respectively & collectively referred to as the "Security Providers") that, Abhyudaya Co-Operative Bank Limited ("Abhyudaya"/"Assignor") has assigned the debts of the borrower together with underlying securities in favor of Edelweiss Asset Reconstruction Company Limited acting in its capacity as the trustee of EARC Trust SC - 364 ("EARC"/ "Secured Creditor") vide Assignment Agreement dated March 18, 2019. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor.

Further Notice is hereby given to the public in general and in particular to the Borrower and Mortgagor(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by Authorized Officer of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 ("EARC") viz. the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" through a public e-auction on September 23, 2025 with unlimited extension of 5 minutes each through e-auction agency M/s E-Procurement Technologies Ltd Auction Tiger at their website/portal, <https://edelweissarc.auctiontiger.net>, for recovery of Rs. 11,65,34,130/- (Rupees Eleven Crores Sixty Five Lakhs Thirty Four Thousand One Hundred and Thirty Only) as on September 30, 2021 together with further interest at contractual rates from the said date till actual realization along with other charges/expenses/costs, thereon, which is due and payable to EARC viz. the Secured Creditor from the Borrower/Security Providers after adjusting for recoveries made after the said date.

The detailed description of secured assets being sold in Lots, reserve price and Earnest Money Deposit along with the details of e-auction of the secured assets/immovable properties are as follows:

Lot	Description of Secured Asset	Reserve Price (RP) and Earnest Money Deposit (EMD)
III	<p>1. All that plot of land having an area of 2.00 acres (0.81 HR) comprising of the southern portion of entire land bearing Khasra No.146 of Mouza - Khapri (Kothe) having a total area of 4.230 HR, rental Rs.6.80 held in Bhogwaatdar Class-1 rights including all tree, shrubs, passage, rights of path ways, water courses and all other easementary rights appurtenant and belonging thereto situated at Village Khapri, P.S.K 16 in Tahsil Kalmeshwar, District- Nagpur, with present and future construction along with movables, furniture, fixtures, etc. lying therein belonging to Sarvasiddhanta Education Society, bounded as under: East: Khasra No.147/4 and 147/3 West: Khasra No.110, North: Remaining portion of Khasra No.146 South: Khasra No.151, 150, 149 and 148.</p> <p>2. All that plot of land bearing Khasra No.149, 150 and 153 of Mouza-Khapri having an area of 1.28 Hectors, 1.14 Hectors and 1.48 Hectors thus totaling to 3.90 Hectors, Rental Rs.1.40, Rs.1.30, and Rs.1.30, respectively, all held in Bhogwaatdar Class-1, rights including all trees, shrubs, passages, rights on path ways, water courses and all other easementary rights appurtenant and belonging thereto situated at Village Khapri, P.S.K. 16 in Tahsil- Kalmeshwar, District- Nagpur belonging to Sarvasiddhanta Education Society along with movables, furniture, fixtures, etc., bounded as under:- East: Khasra No. 148 and 154 West: Khasra No. 151 and 152, North: Pandhan, South: Nagpur Katol Rd.</p>	<p>RP: Rs. 36,64,00,000/ (Rupees Thirty Six Crore, Sixty Four Lacs Only)</p> <p>EMD: Rs. 3,67,00,000/- (Rupees Three Crore Sixty Seven Lacs Only)</p>

Date of Inspection	September 15, 2025 between 1:00 p.m. to 3:00 p.m.
Increment Bidding	Rs. 10,00,000/- (Rs. Ten Lacs Only)
Last Date of Submission of Bid	Before 5:00 PM on September 22, 2025
e-Auction Portal	https://edelweissarc.auctiontiger.net
Helpdesk	09265562821, 09265562818, 09978591888 arc@auctiontiger.net, support@auctiontiger.net
Date & time of e-Auction	11:00 am to 12:00 Noon on September 23, 2025

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/PropertySale>.

For further information, you may contact through phone on Contact No: +91 9867235253/ and/or through e-mail on jaffer.lakdawala@edelweissarc.in / darsh.ajmera@edelweissarc.in

Date: August 19, 2025

Place: MUMBAI

Sd/- Authorised Officer

Edelweiss Asset Reconstruction Company Limited

(Acting in its capacity as Trustee of EARC Trust - SC 364)

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APPENDIX- IV-A

[See proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

A/c - Sarvasiddhanta Education Society

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Sarvasiddhanta Education Society ("Borrower"/ "Mortgagor") and 1. Late Mr. Abhijeet Bapurao Dudhane ("Mortgagor"/"Guarantor") (through his legal heirs) 2. Mr. Sarang Yashwant Raut ("Mortgagor"/"Guarantor") 3. Mrs. Sunita Suresh Chichghare ("Mortgagor" (on behalf of M/s MAC Consultants)/ "Guarantor") 4. Mr. Devendra Yeshwant Raut ("Guarantor") 5. Mr. Yashwant Hirji Raut ("Guarantor") 6. Mr. Chandrashekhar Bhaurao Bhople ("Guarantor") 7. Mrs. Swapna Sarang Raut ("Guarantor") 9. M/s MAC Consultants ("Mortgagor") (hereinafter referred to as Mortgagor (s) and Guarantor(s) respectively & collectively referred to as the "Security Providers") that, Abhyudaya Co-Operative Bank Limited ("Abhyudaya"/"Assignor") has assigned the debts of the borrower together with underlying securities in favor of Edelweiss Asset Reconstruction Company Limited acting in its capacity as the trustee of EARC Trust SC - 364 ("EARC"/ "Secured Creditor") vide Assignment Agreement dated March 18, 2019. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor.

Further Notice is hereby given to the public in general and in particular to the Borrower and Mortgagor(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic/Physical possession of which has been taken by Authorized Officer of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 ("EARC") viz. the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" through a public e-auction on September 23, 2025 with unlimited extension of 5 minutes each through e-auction agency M/s E-Procurement Technologies Ltd Auction Tiger at their website/portal, <https://edelweissarc.auctiontiger.net>, for recovery of Rs. 11,65,34,130/- (Rupees Eleven Crores Sixty Five Lakhs Thirty Four Thousand One Hundred and Thirty Only) as on September 30, 2021 together with further interest at contractual rates from the said date till actual realization along with other charges/expenses/costs, thereon, which is due and payable to EARC viz. the Secured Creditor from the Borrower/Security Providers after adjusting for recoveries made after the said date.

The detailed description of secured assets being sold in Lots, possession with EARC whether symbolic/physical, reserve price along with the details of e-auction of the secured assets/immovable properties are as follows:

Lot	Description of Secured Asset	Possession status	Reserve Price (RP) and Earnest Money Deposit (EMD)
I	1. All the pieces and parcel of Land bearing Plot No.117, out of the layout of the Swagat Co-op. Housing Society Limited, Nagpur containing by admeasurement 147.9250 sq. mtrs. being a portion of the entire Land bearing Khasra No.9 of Mouza-Sonegaon, P.S.K. 44, bearing city Survey No.24 and sheet No.257/4 of Mouza-Sonegaon, situated at Sonegaon, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No.75 in Tahsil and District Nagpur and with present and future construction bounded as under:-(Owned by Late Mr. Abhijit Bapurao Dudhane) (through his legal heirs) East: 9.00 Meter-Wide Road West: Plot No.132, North: 7.50 Meter Wide Rd, South: Plot No. 134 2. All the pieces and parcel of Land bearing Plot No.118, out of the layout of the Swagat Co-op. Housing Society Limited, Nagpur containing by admeasurement 195 sq. mtrs. being a portion of the entire Land bearing Khasra No.9 of Mouza-Sonegaon, P.S.K. 44, bearing city Survey No.24 and sheet No.257/4 of Mouza-Sonegaon, situated at Sonegaon, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No.75 in Tahsil and District Nagpur and with present and future construction bounded as under: (Owned by Late Mr. Abhijit Bapurao Dudhane) (through his legal heirs) East: 9.00 Meter- Wide Road West: Plot No.115 and 116 North: Plot No.117 South: Plot No.119.	Physical	RP: Rs. 1,85,00,000/- (Rupees One Crore Eighty Five Lacs Only). EMD: Rs. 18,50,000/- (Rupees Eighteen Lacs Fifty Thousand Only)
II	The 1/24th undivided share and interest in all the piece and parcel of plot of land bearing Plot No.59 and 60 admeasuring about 6,630 sq. ft i.e.616.171 sq. mtrs. from and out of Mouza Lendhra, City Survey No.890, Sheet No. 55/23 II, within the limits of Nagpur Municipal Corporation, ward No. 91 and Nagpur Improvement Trust, Nagpur, Tahsil and District Nagpur, together with the entire RCC superstructure comprising Shop Blocks No. GHS-3, covering built-up area of about 26 sq. mtrs along with 5.607 sqm, Otta Area, on ground floor of building standing thereon, styled as "Ashwamedh Apartment" bearing Corporation House No. 480/0+4, with all easementary rights of light, water and air subway etc attached to the said properties and with present and future construction as bounded below:- (owned by Mrs. Sunita S. Chichghare Prop. Of M/s. Mac Consultants) East: Plot No. 24 West: Plot No. 26 North: 3-Meter-wide Road South: Existing Road.	Symbolic	RP: Rs. 52,00,000/- (Rupees Fifty Two Lacs Only). EMD: Rs. 5,20,000/- (Rupees Five Lacs Twenty Thousand Only)

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Last Date of Submission of Bid	Before 5:00 PM on September 22, 2025
e-Auction Portal	https://edelweissarc.auctiontiger.net
Helpdesk	09265562821, 09265562818, 09978591888 arc@auctiontiger.net, support@auctiontiger.net
Date & time of e-Auction	11:00 am to 12:00 Noon on September 23, 2025
For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. https://www.edelweissarc.in/PropertySale .	
For further information, you may contact through phone on Contact No: +91 9867235253/ and/or through e-mail on jaffer.lakdawala@edelweissarc.in / darsh.ajmera@edelweissarc.in	
Date: August 19, 2025	Sd/- Authorised Officer
MUMBAI	Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as Trustee of EARC Trust - SC 364)



APPENDIX- IV-A

[See proviso to Rule 8(6)]

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The reserve price along with the details of e-auction and description of the secured asset/ immovable property are as follows:

All that pieces and parcels of Land bearing plot no. 25, admeasuring 2,647.94 sq.ft. (246 sq. mtrs) along with 150 sq.ft. (13.94 sq. mts) kachha construction thereon in the layout on the total properties admeasuring 5 acres bearing Field Survey No.37 (old), 57 (New), of Mouza: Besa, situated at Village Besa, Mouza 293, Patwari Halka No. 38, Tahsil and District- Nagpur along with present and future construction are bounded as under: - (Owned by Mr. Abhijit Bapurao Dudhane). East: Plot No. 24 West: Plot No. 26 North: 3-Meter-Wide Road South: Existing Road.

Reserve Price Fixed	Earnest Money Deposit	Date of Inspection	Date of Auction
Rs.2,00,00,000/- (Rs. Two Crore Only)	Rs.20,00,000/- (Rs. Twenty Lacs Only)	September 15, 2025 between 11:00 a.m. to 12:00 Noon	September 23, 2025

Increment in Bidding Rs. 10,00,000/- (Rs. Ten Lacs Only)

Last Date of Submission of Bid Before 5:00 PM on September 22, 2025

e-Auction Portal <https://edelweissarc.auctiontiger.net>

Helpdesk 09265562821, 09265562818, 09978591888
arc@auctiontiger.net, support@auctiontiger.net

Date & time of e-Auction 11:00 am to 12:00 Noon on September 23, 2025

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/PropertySale>.

For further information, you may contact through phone on Contact No: +91 9867235253/ and/or through e-mail on jaffer.lakdawala@edelweissarc.in / darsh.ajmera@edelweissarc.in

Date: August 19, 2025

Place: MUMBAI

Sd/- Authorised Officer
Edelweiss Asset Reconstruction Company Limited
(Acting in its capacity as Trustee of EARC Trust - SC 364)