

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) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of the Secured Creditor 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 30 days for SI.No. 2 is hereby given to the Borrowers and 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 Authorized 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 22-05-2025 & 26.05.2025	Reserve Price (In Rs)	Earnest Money Deposit (Emd) In Rs	Date & Time Of Auction	Type of Possession
1.	NHAM100000915820	1.Mrs. Shalini Shyam Rajput ("Borrower") 2.Mr. Shyam Shitaldas Rajput ("Co-Borrower")	EARC-TRUST-SC-448	Rs. 91,04,012.72/-	Rs. 38,00,000/-	Rs. 3,80,000/-	01-07-2025 2.00 P.M	Physical

PROPERTY DESCRIPTION: All R.C.C. Super Structure Comprising The Tentative Shop No.012 Out Of Wing-A, Building No. 2, Having Built-Up Area Ground Floor Admeasuring 66.92 Square Meters, Mezzanine Floor Admeasuring 41.95 Square Meters, First Floor Admeasuring 66.86 Square Meters, Second Floor Admeasuring 66.86 Square Meters, Third Floor Admeasuring 66.86 Square Meters, Total Admeasuring 3,331.25 Square Feet (309.45 Square Meters), From Out Of The Under Construction Building/Commercial Complex Known As "Dreamzland Business Park" On The Land/Plot In The Situated Bhumapan No. 119, Subdivision No. 40/3, Bhumapan No. 144, Subdivision No. 36/1, Bhumapan No. 39/3, Gut No. 134 Bhumapan No. 37/2, Gut No. 142, Field Survey No. 38/1, Gut No. 139, Field Survey No. 42/1, Gut No. 87, Field Survey No. 38/1-A, Gut No. 140, Field Survey No. 38/2, Gut No. 138, Field Survey No. 39/1, Gut No. 88, Field Survey No. 42/1, Gut No. 87, Field Survey No. 39/1, Gut No. 133, Field Survey No. 39/3, Gut No. 134, Field Survey No. 135, Subdivision No. 39/4, Total Admeasuring 15h 895 R Along With 0.140% Undivided Share In Said Plot At Mouje-Borgaon, Pragane - Nandgaon Peth, Tq. & Dist. Amravati, Within The Jurisdiction Of Sub Registrar, Amravati Rural, Within Limits Of Zilla Parishad, Amravati, East- By Road And Common Parking, West - By Shop No. A2-011 North- By Shop No. A2-010, South - By Shop No. A2-014.

2.	LNAGSTT0000057018/EHFL	1.Sarwankumar Motandas Zambani (Borrower) 2. Usha Zambani (Co-Borrower)	EARC-TRUST-SC-459	₹ 21,86,479.89/-	₹ 13,50,000/-	₹ 1,35,000/-	17-06-2025 03.30 P.M	Physical
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Property Description : Flat No 201 Second Floor Rohera Tower 1 Plot No 484 Plot No 485 Kh No 20 29 30 City Sc No 48 Sh 8 Mouza Indora City: Nagpur State :Maharashtra Pincode:440014. **NOTE:-** The earlier auction conducted in Jan'25 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 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	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: 28.05.2025

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited

