

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 ICICI Home Finance Company Limited., (Hereinafter referred as Original Lender (ICICI) (hereinafter referred as Original Lender/ICICI) 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(herein after referred to as "EARC") vide Assignment Agreement dated 22.02.2022 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the (ICICI) and all the rights, title and interests of ICICI 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. Hence, 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. The earlier auction was held on July 2025 and Oct 2025 but failed due to want of bidders. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Sl. No	Loan Account No/Name of the Selling Institution	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on 28-11-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	NHAMI00000915 820	1.Mrs. Shalini Shyam Rajput ("Borrower") 2.Mr. Shyam Shitaldas Rajput ("Co-Borrower")	EARC-TRUST-SC-448	Rs. 97,36,239.40/-	Rs. 28,00,000/-	Rs. 2,80,000/-	18.12.2025 AT 2.00 PM	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. **Bounded By** : East - by road and common parking, West - by Shop No. A2-011 North - by Shop No. A2-010, South - by Shop No. A2-014.

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: 01.12.2025

For Edelweiss Asset Reconstruction Company Limited (Trustee of EARC TRUST SC 448)

Sd/- Authorized Officer