

# 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 PROVISO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

That IDFC First Bank, (hereinafter referred as Original Lender/IDFC First Bank has assigned the financial assets to **Edelweiss Asset Reconstruction Company Limited** on its own /acting in its capacity as trustee of **EARC TRUST SC 468** (herein after referred to as "EARC") pursuant to the Assignment Agreement dated **13-02-2025** under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the IDFC First Bank and all the rights, title and interests of IDFC First Bank 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.

The notice of **30 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 the mortgage property which has been taken by the Authorised Officer (AO) of the selling institution, 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.

#### 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 24-12-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	11673269 /IDFC FIRST BANK,	1. MANOJ PANDE ("BORROWER") 2. BAJRANGBALI RAJARAM PANDEY (CO-BORROWER)	EARC TRUST SC 468	Rs. 5502492.10	₹ 16,30,000.00/-	₹ 1,63,000.00/-	03-02-2026 at 12:00PM	Physical

**PROPERTY DESCRIPTION:** Apartment No. 302, Third Floor Pragya Apartment, Plot No. A-1, Mouza- Narsala, Tah & Dist - Nagpur.

#### 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 - <b>EMD ACCOUNT</b> <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
4	Place for Submission of Bids
5	Place of Auction (Web Site for Auction)
6	Contact details
7	Date & Time of Inspection of the Property

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: 30.12.2025

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited