

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 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: 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 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: NAGPUR

Date: 30.12.2025

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited