

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")

The financial facilities of Assignor mentioned herein (hereinafter referred to as ("Assignor/Original Lender") 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 **30 days** is hereby given 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 Authorised 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:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR AS ON 11.05.2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	'960354/Dewan Housing Finance Corporation Limited	1.Saurabh Ganesh Manekar (Borrower) 2. Durga Ganesh Manekar (Co- Borrower	EARC TRUST SC - 371	Rs.36,17,870.26/-	Rs. 22,50,000.00/-	Rs. 2,25,000.00/-	17-06-2026 at 12:00 Noon	Physical

Property Description: Flat No F-102 1st Floor Sai Shraddha Apart P No 1 To 5 Mz Beltarodi Kh No 43-A/1(Old) & 43/A/6(New City :Nagpur, State: Maharashtra Pincode:440015.

2	'LNGASLE0000013 253 / Edelweiss Retail Finance Ltd	1.VISUAL INSTINCT INDIA PRIVATE LIMITED (Borrower) 2. DINKAR KRISHNARAO JAT (Co-Borrower) 3.SANDEEP D JAT (Co-Borrower)	EARC Trust SC - 385	Rs - 1,20,01,134.38/-	Rs. 22,65,000/-	Rs. 2,26,500/-	17-06.2026 at 01:00:00 PM	Physical
---	---	---	------------------------------	--------------------------	--------------------	-------------------	---------------------------------	----------

Property Description: All that Piece and Parcel of Property bearing Shop/ Office/Premises/ Chamber No.304, (T-4) having built up area 24.750 Sq Mtrs. On the Third Floor of the building constructed thereon and known and styled as "SHUBH COMMERCIAL COMPLEX" CONSTRUCTED on that piece and parcel of land bearing Plot No. 210, containing by admeasurements 761.78 Sq Mtrs, of Mouza Ambazari, together bearing Corporation House No. 201/A, 201/1,201/C, City Survey No. 297, Sheet No. 29, situate at West High Court Road, Dharampeth Extension, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 70, in Tahsil and District Nagpur together with 1.13% share and interest in said plot of land which is **bounded as under:** East: Conservancy Lane, West: Road, North: Plot No. 209, South: Plot No. 211.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

1.	EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" 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 Person with Phone No. Customer care: 1800 266 6540
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>

Date: 13-05-2026, **Place:** NAGPUR

Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited