

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 Edelweiss Housing Finance Limited hereinafter referred as Original Lender/EHFL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of EARC TRUST SC 451 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 25.01.2022 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the EHFL and all the rights, title and interests of EHFL 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.

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 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(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./Assignor	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on 08.10.2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	LNAGSTT0000081036/LNA GSTH0000080781	1.DINESH SEVAKRAM BRAHMANKAR (Borrower) 2. SUNANDA AVINASH KALE (Co-Borrower)	EARC TRUST SC-451	LAN:- LNAGSTT0000081036 Rs.9,97,410.36/- & LAN:- LNAGSTH0000080781 Rs.35,98,496.33	Rs. 28,80,000/-	Rs. 2,88,000/-	13-11-2025 2.00 PM	Physical

PROPERTY DESCRIPTION: PROPERTY 1: All That Piece And Parcel Of Land Bearing Plot No. 26, Admeasuring 464.50 Sq. Mtrs. I.E.5000 Sq. Fts. Together With R.C.C. Superstructure Comprising Apartment Premises No. 103 On The First Floor Covering Built Up Area Of 66.191 Sq. Mtrs. I.E. 712.38 Sq. Ft. Of The Building Constructed On Land Bearing Plot No. 26, Admeasuring 464.50 Sq. Mtrs. I.E. 5000 Sq. Fts. Together With Common Areas And Facilities Appertaining To This Apartment Known And Styled As Gaurang Apartment Bearing Corporation House No. 6431/26, Ward No. 14 (New 20), In laib Scheme Of Nagpur Improvement Trust Situated At New Subhead Lay Out, Mouse- Sakkardara, Bearing City Survey No. 3790, Sheet No. 245/34, Within Limits Of The Nagpur Municipal Corporation And Nagpur 1m Government Trust. **East By:** Plot No. 26a. **West By:** Flat No. 102 **North By:** Plot No. 25 **South By:** Plot No. 27. The Said Plot No. 26 Is Bounded As Under:-On The East: Plot No. 26a On The West: Road On The North: Plot No. 25 on The South: Plot No. 27

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: 10.10.2025

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited