

PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTY**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED**

CIN: U67100MH2007PLC174759

Regd. Office : Edelweiss House, 1st Floor 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 IndusInd Bank Limited hereinafter referred as (IBL) has assigned the financial assets to Edelweiss Asset Reconstruction Company Limited on its own /acting in its capacity as trustee of EARC-TRUST-SC-465 (hereinafter referred as "EARC") pursuant to the Assignment Agreement dated 27-03-2024 under Sec.5 of SARFAESI Act, 2002. EARC has stepped into the shoes of the IBL and all the rights, title and interests of IBL 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), Guarantor (s) & Mortgagors that the below described immovable secured asset mortgaged in favor of the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer (AO) and 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), Guarantor(s) & Mortgagors. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

Loan A/c No. & Selling Institution	Name of Borrower(s)/ Guarantors/ Mortgagors	Trust Name	Total Outstanding Dues INR as on 09.03.2026	Reserve Price (INR)	Earnest Money Deposit (EMD) in INR	Date & Time of Auction	Type of Possession
NNI00114 N	Rajlaxmi Agency (Borrower), Mr. Rajesh Washdev Batra (Co-borrower & Mortgagor) Mrs. Laxmi Rajesh Batra (Co-borrower)	EARC TRUST SC 465	Rs. 33,83,747.06 (Rs. Thirty-Three Lakhs Eighty-Three Thousand Seven Hundred Forty- Seven & Six Paise Only)	Rs 39,00,000/- (Rs. Thirty- Nine Lakhs Only)	Rs. 3,90,000.00/- (Rs. Three Lakhs Ninety Thousand Only)	30-03-2026 at 11.00 AM	Physical

PROPERTY DESCRIPTION: PROPERTY DESCRIPTION: All that piece and parcel of Flat/shop No S-1 covering a total built up area of 12.68 Sq. Mtrs, situated on Second Floor of the building Known and styled as, "Mahadev Leela", Together with undivided 0.90% share and interest in all that piece and parcel of the land bearing NMC House No. 38, admeasuring about 479.69 Sq. Mtrs, situated at Mouza Nagpur, bearing City Survey No. 154, Sheet No 142, within the limits NMC and NIT, Tah. and Dist Nagpur and **Bounded As Under:** Towards East:- Road. Towards West:- Shri. Shantil Chunilal House. Towards North:- M/s Jugal Kishor Kailash Chandra House. Towards South:- Main Road. All that piece and parcel of Flat/shop No. S-2 covering a total built up area of 19.26 Sq. Mtrs situated on Second Floor of the building Known and Styled as, "Mahadev Leela", together with undivided 1.31% share and interest in all that piece and parcel of the land bearing NMC House No. 38, admeasuring about 479.69 Sq. Mtrs, Situated at Mouza Nagpur, bearing City Survey No. 154, Sheet No 142, within the limits NMC and NIT, Tah. and Dist Nagpur and **Bounded as under :** Towards East:- Road. Towards West:- Shri. Shantil Chunilal House. Towards North:- M/s Jugal Kishor Kailash Chandra House. Towards South:- Main Road.

Important information regarding Auction Process:

1.	All Demand Drafts (DD) shall be drawn in favor of Trust name as mentioned above and payable at Mumbai.
	EMD Payment 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
2.	Last Date of Submission of EMD Received 1 day prior to the date of auction
3.	Place for Submission of Bids 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
4.	Place of Auction (Web Site for Auction) E-Auction (https://auction.edelweissarc.in)
5.	Contact Persons with Phone Nos. Toll Free Number: 1800 266 6540
6.	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 : 09-03-2026
Place : Nagpur

Authorised Officer
For Edelweiss Asset Reconstruction Company Limited
(Trustee of EARC TRUST SC 465)