

# 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 15/30 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/<br>Name of the<br>Selling Institution             | Name of Borrower/<br>Co-Borrower/Guarantor                                                                                                                                   | Trust<br>name                | Total Outstanding<br>Dues in INR     | Reserve<br>Price INR | Earnest Money<br>Deposit (EMD)<br>in INR | Date and<br>Time of<br>Auction | Type of<br>Possession |
|--------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------|----------------------|------------------------------------------|--------------------------------|-----------------------|
| 1      | NGPHL17000223,<br>NGPHL17000200/<br>L&T Housing<br>Finance Limited | 1.NILESH SHYAMSUNDAR<br>RATHI(Borrower)<br>2. MANOJ SHYAMSUNDER<br>RATHI (Co borrower)<br>3. RUCHA NILESH RATHI (Co borrower)<br>4. NILESH RATHI CONTRACTOR<br>(Co borrower) | EARC<br>Trust<br>SC -<br>396 | ₹ 70,10,633.08/-<br>as on 19-06-2026 | ₹ 13,00,000/-        | ₹<br>1,30,000/-                          | 14-07-2026<br>at 4:00:00<br>PM | Physical              |

**Property Description:**.. All The Piece And Parcel Of The Property Situated At Nit Leasehold Land At Plot No. 310, Total Admeasuring 1321.47 Sq Mtrs Being A Portion Of Entire Land At Kh No 167 Of Mouza - Nari In The Indora Housing Accomodation Scheme Of Nagpur Improvement Trust Bearing City Survey No 458 & Sheet 417/ 91 Within The Limits Of Nit And Nmc Bearing Nmc House No 2158/ 310 In Ward No 57 Tahsil And District Nagpur With All Rcc Super Structure Comprising Of Apartment No T - 3(303) On 3rd Floor, Having Built Up Area Of 63.351 Sq Mtrs In The Building Known As " Ganga Enclave" City :Nagpur State : Pincode:440023.

**Note:** The earlier auction conducted on Feb' 25 failed due to want of bidders.

|   |                                                                                                       |                                                                                                                                             |                              |                                   |                  |                 |                                 |          |
|---|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------|------------------|-----------------|---------------------------------|----------|
| 2 | 'H472HLR0375068',<br>H472FHL0375103/<br>Bajaj Finance<br>Limited, Bajaj<br>Housing Finance<br>Limited | 1.Sandeep Vitthalrao Gaikwad<br>(Borrower)<br>2. Nilima Sandiprao Gaikwad<br>(Co-Borrower)<br>3. Karuna Vitthalrao Gaikwad<br>(Co-Borrower) | EARC<br>TRUST<br>SC -<br>422 | ₹ 56,23,448/-<br>as on 22-06-2026 | ₹<br>29,50,000/- | ₹<br>2,95,000/- | 30-07-2026<br>at 10:30:00<br>AM | Physical |
|---|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------|------------------|-----------------|---------------------------------|----------|

**Property Description:**.. All that piece and parcel of the Plot having area of House Property situated at Old Mouza Pipri Meghe Mouza No.87, T.S. N.21, under the District Council Wardha, situated at F.S. No. 341,342/2 and Plot No. 34, having ban area 165.82 square meter (1784.22 sq. feet) within limits of Village Panchayat Pipri Meghe and Village House No. 2132, Tah. And Dist. Wardha - 442001 and **bounded by** East - Plot No.33 West - Plot No. 35 North - Plot of F.S. No. 342 South - Layout Road.

#### IMPORTANT INFORMATION REGARDING AUCTION PROCESS:

- EMD Demand Drafts (DD) shall be drawn in favor of "EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT" payable at Mumbai
- 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 ICIC00000004
- Last Date of Submission of EMD** Received 1 day prior to the date of auction
- Place for Submission of Bids** 1st Floor, Edelweiss House, off CST Road, Kalina, Mumbai-400098
- Place of Auction (Web Site for Auction)** E-Auction (<https://auction.edelweissarc.in>)
- Contact Person with Phone No.** Customer care: 1800 266 6540
- 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: 27-06-2026, Place: MAHARASHTRA

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