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 days for Sl.No 1 and 30 days for Sl.No.2** 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 04-02-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	NNV00007N/ Indusind Bank Limited	Shri Vyankatesh Burtan Bhandar And Metal (Borrower) Mr Ganesh Gayprasad Gupta (Co-Borrower/Mortgagor) Mrs Rupal Ganesh Gupta (Co-Borrower)	EARC TRUST SC - 414	₹ 25,84,624.23	Rs. 39.00 Lakhs	Rs. 3.90 lakhs	24-02-2026 at 01:00 PM	Physical
	PROPERTY DESCRIPTION: Land Adm 41.806 Sq mtr (43.30) as per PR Card) out of 64.7 mt C S No 221, with Construction thereon House no 758/A, Wrd No 45 of Mz – Nagpur, Sheet No 133 Div No 4, Cir No 14/20 at JagnathBudhwari Tal &Dist – Nagpur							
2	NNQ00004N/ Indusind Bank Limited	M/s. Gunjan Mobile Gallery Mr. Deepak Kaniyalal Talerja Mrs. Payal Deepak Talreja	EARC TRUST SC 414	Rs. 28,37,928.58/-	Rs. 14.50 Lakhs	Rs. 1.45 lakhs	10-03-2026 & 11:00AM	Physical
	PROPERTY DESCRIPTION: Flat No 516, 5th Floor, Rai Gulmohar Wing Ii Plot No 5 & 6 Ward No 57 Mouza Nari C S No 453 Nagpur - 440014 Nagpur.							

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: 07-02-2026
Place: NAGPUR

Sd/- Authorized Officer
For Edelweiss Asset Reconstruction Company Limited

Edelweiss
Asset Reconstruction