

# 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 (hereinafter referred to as "SARFAESI Act") read with proviso to Rule 8 (6) 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 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:

Sl. No	Loan Account No/Selling Institution	Name of Borrower/Co Borrower	Trust name	Total Outstanding Dues INR as on 13-06-2025	Reserve Price (In Rs)	Earnest Money Deposit (Emd) In Rs	Date & Time Of Auction	Type of Possession
1.	NGPHL17000 267/ LTHFL	1.Prateesh Sales Corporation (Borrower) 2. Gurmukh Daulatram Chattani (Co-Borrower). 3.Komal Hardasmal Shambhuwani (Co-Borrower) . 4 . Lucky Trading (Co-Borrower) 5.Sangeeta Hardasmal Shambhuwani (Co-Borrower). 6.Shyam Hardasmal Shambhuwani (Co-Borrower) 7.Vidyabal Hardasmal Shambhuwani (Co-Borrower)	EARC-TRUST-SC-396	₹ 1,90,76,613.91/-	₹ 50,00,000/-	₹ 5,00,000/-	30.06.2025 12 Noon	Physical

**PROPERTY DESCRIPTION:** All That R.C.C. Superstructure Comprising Residential Unit Bearing Apartment No. 303, Situated On The Third Floor Of The Building Known As "PuJayshri Complex", Having Built Up Area Admeasuring About 107.047 Sq. Mts. I.E. About 1152.25 Sq. Ft., Together With 7.629% Undivided Share & Interest In The Leasehold Plot Of N.I.T. Plot Bearing No. 52, Totally Admeasuring About 546.262 Sq. Mts., I.E. About 5880.00 Sq. Ft., Forming A Part Of Crs Section Iii, Central Road Scheme Of Nagpur Improvement Trust, Situated Within The Limits Of Ward No. 24, Mouza: Nagpur. The Nmc House No. In Respect Of The Said Property Is 30. The Sheet No. In Respect Of The Said Property Is 209 And The C.T.S. No. In Respect Of The Same Is 289. The Said Property Is Situated Within The Territorial Limits Of Nagpur Municipal Corporation And The Nagpur Improvement Trust, Nagpur. The Same Is Bounded As Under: **East: Road West: Road South: Plot No.53 North: Plot No.51.**  
Note:- The earlier auction was held on March 2024 but failed due to want of bidders.

2.	LNAGLAP000001 2729/ERFL	1. M/s Pratham Resources Pvt. Ltd ("Borrower") 2.Prashant Sahu/ Prathama Sahu/ Prathmesh Sahu (Co-Borrowers)	EARC-TRUST-SC-385	₹ 3,35,00,043.75/-	₹ 77,00,000/-	₹ 7,70,000/-	30.06.2025 2.30 P.M	Physical
----	----------------------------	---	-------------------	-----------------------	------------------	-----------------	------------------------	----------

**PROPERTY DESCRIPTION:** Apartment No.206 Buildup Area Admeasuring 926.40 Sq. Ft. (86.06 Sq. Mtr) On The Second Floor In The Building Known As Himsagar Apartment Constructed On Nazul Plot No. 30, City Survey No. 356, Sheet No. (24)29/II And House No. 34, Ward No. 73 Situated At Shivaji Nagar At Mouza Ambazari Tahsil And District Nagpur- 440010.  
Note:- Earlier auction was held on March & May 2025 but failed due to want of bidders.

### 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: <b>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</b>
3	Last Date of Submission of EMD
4	Place for Submission of Bids
5	Place of Auction (Web Site for Auction)
6	Contact details
7	Date & Time of Inspection of the Property

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: Mumbai**  
**Date: 13.06.2025**

Sd/- Authorized Officer  
For Edelweiss Asset Reconstruction Company Limited

