

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** 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 here-in 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 INR as on 06-02-2026	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1.	NGPHL1700026 7/ 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.Vidyabai Hardasmal Shambhuwani (Co-Borrower)	EARC-TRUST -SC-396	Rs. 21025319.98/-	₹ 41,50,000.00/-	₹ 4,15,000.00/-	26-02-2026 at 11:00:00 AM	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 "Pujyashri 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 Nov 25, June 2025 & March 2024 but failed due to want of bidders.

2.	L NAGSTH000 0069545 & L NAGSTT0000 069553/EHFL	1. RAJESH NANHOO CHOUHAN ("Borrower") & 2. JYOTI RAJESH CHOUHAN ("Co-Borrower")	EARC-TRUST -SC-447	Rs. 1898355.15/-	₹ 10,00,000.00/-	₹ 1,00,000.00/-	26-02-2026 at 11:30:00 AM	Physical
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PROPERTY DESCRIPTION: All That Flat Sai Nagari R-1, Type 2 A Wing - 1 Flat G - 1, Ground Floor, Survey No.123 Patwari Halka No.18 Mouza-Ranjala, City: Nagpur State: Maharashtra Pincode:440034

Note:- The earlier auction was held on July 2025 but failed due to want of bidders.

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 Nos. 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: 11.02.2026

Place: NAGPUR

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited