EDELWEISS ASSET RECONSTRUCTION CO. LTD.
CIN - U67100MH2007PLC174759
Edelweiss House, Off C.S.T Road, Kalina, Mumbai - 400 098.

Edelweiss
Asset Reconstruction

Sale Notice (By Private Treaty)
[Rule 8(5) and (6) r/w Rule 9(1) of Security Interest (Enforcement) Rules 2002]

Private Treaty Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (5) and (6) read with Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Notice is hereby given to the public in general and to the Borrower(s) and Mortgagor(s) in particular that the below described immovable property mentioned in Annexure-1 and mortgaged/charged to Edelweiss Asset Reconstruction Company Limited acting in its capacity as Trustee of EARC Trust SC-364 ("**EARC**"), the possession of which has been taken by the Authorized Officer of EARC on May 15, 2024, under 13(4) of SARFAESI Act and Rules there under, will be sold by way of Private Treaty under provisions of SARFAESI Act, 2002 for recovery of the balance outstanding of Rs. 11,65,34,130/- (Rupees Eleven Crores Sixty Five Lakhs Thirty Four Thousand One Hundred and Thirty Only) together with future interest, charges & costs thereon till the date of actual payment/realization as on September 30, 2021.

Earlier, notice was given to explore sale of the said immovable properties mortgaged to the Secured Creditor by way of E-auction under the SARFAESI Act, 2002. The last E-auction notice was published on August 19, 2025, in Business Standard, Pratahkal, The Indian Express, Loksatta of Mumbai & Nagpur edition for e-auction on September 23, 2025, which was unsuccessful for this property described in Annexure 1.

The Secured Creditor has now accordingly decided to sell the said property in favor of any interested purchaser, by way of private treaty in future at the same price or at a higher price at which the earlier auction was unsuccessful i.e. Rs.1,85,00,00/- (One Crore Eighty Five Lacs Only). Please treat this notice as 15 days' notice issued under Rule 8(5), 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. The property will be sold through **Private Treaty under SARFAESI Act, 2002 on on "As is where is" basis, "As is what is" basis, "Whatever there is" basis, and "No Recourse"** basis on November 23rd, 2026 or any other day after expiry of 15 days from the date of this notice, at the terms agreed between the Secured Creditor and the Proposed purchaser without any further notice.

EARC shall reserve the right to pursue all legal remedies available under law in order to recover its outstanding dues from the Borrower.

Annexure I: Secured Asset

1. All the pieces and parcel of Land bearing Plot No.117, out of the layout of the Swagat Co-op. Housing Society Limited, Nagpur containing by admeasurement 147.9250 sq. mtrs. being a portion of the entire Land bearing Khasra No.9 of Mouza-Sonegaon, P.S.K. 44, bearing city Survey No.24 and sheet No.257/4 of Mouza-Sonegaon, situated at Sonegaon, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No.75 in Tahsil and District Nagpur and with present and future construction bounded as under:-(Owned by Late Mr. Abhijit Bapurao Dudhane)(through his legal heirs) - **East**: 9.00 Meter-Wide Road, **West**: Plot No.132, **North**: 7.50 Meter Wide Road, **South**: Plot No. 134.

2. All the pieces and parcel of Land bearing Plot No.118, out of the layout of the Swagat Co-op. Housing Society Limited, Nagpur containing by admeasurement 195 sq. mtrs. being a portion of the entire Land bearing Khasra No.9 of Mouza-Sonegaon, P.S.K. 44, bearing city Survey No.24 and sheet No.257/4 of Mouza-Sonegaon, situated at Sonegaon, Nagpur within the limits of the Nagpur Municipal Corporation, Ward No.75 in Tahsil and District Nagpur and with present and future construction bounded as under:- (Owned by Late Mr. Abhijit Bapurao Dudhane)(through his legal heirs) - **East**: 9.00 Meter- Wide Road, **West**: Plot No.115 and 116, **North**: Plot No.117, **South**: Plot No.119.

Date: November 03, 2026
Place: Mumbai

Authorised Officer
For Edelweiss Asset Reconstruction Company Limited