

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 days for SI.No. 1 and 30 days for SI.No.2 to 12 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 15.10.2025 & 16.10.2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	900410[500-0022198]DHFL	1. Bhuvanesh Yogesh Kumar Mishra (Borrower) & 2. Yogesh Kumar Triveni Prasad Mishra (Co-Borrower)	EARC-TRUST-SC-371	₹ 16,83,098.14/-	₹ 13,10,000.00	₹ 1,31,000/-	11.11.2025 12.30 PM	Physical

PROPERTY DESCRIPTION Flat Bearing No 204, Second Floor Admeasuring 550 Sq. Fts. (51.11 Sq.Mtrs) Built-Up in Building No. 2, Type "B" In A Residential Complex With Known As 'sai Complex No 2' On The Land Total Cauthan Land Admeasuring 37.18 Guntha Respectively, Lying, Being And Situate At Village - Man, Tal. Palghar, Dist. Thane Within The Jurisdiction Of Sub-Register Palghar And Registration District Thane And Local Jurisdiction Of Grampanchayat Man More Particular Described In Doc No: 8102/2013; Dated; 05.09.2013 Registered At Sro Palghar, Maharashtra. **Note:- The Earlier auction held on Apr 24 failed due to want of bidders.**

2.	1279841 [265-0000321] DHFL	1. Sunny Babu Patel (borrower) & 2.Swapnil Babubhai Patel (Co-borrower)	EARC-TRUST-SC-371	₹ 5,52,630.48/-	₹ 19,60,000.00	₹ 1,96,000/-	27.11.2025 2.30 PM	Physical
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PROPERTY DESCRIPTION All That Part And Parcel Of The Property Flat No. 003, Admeasuring 418 Sq.Ft Built Up Area, D Wing, Building No.4, Ground Floor, Saffron Hill, Sy.No.148, Opp Gunkuli School, Shirgaon, Badlapur East City :Badlapur East State :Maharashtra Pincode:421503.

3.	988247 [500-0024592] DHFL	Uday Mohan Nalk (Borrower) & Mrs. Aparna Uday Nalk (Co-borrower)	EARC-TRUST-SC-371	₹ 32,39,295.79/-	₹ 14,50,000/-	₹ 1,45,000/-	25.11.2025 11.00 AM	Physical
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PROPERTY DESCRIPTION: All That Flat Bearing Premises Flat No 205, Admeasuring 585sq.Ft Built Up Area, 2nd Floor, A Wing, Sai-Prarthana, Sr No 98 And 25/1 Plot No 4,5,6 At Next To Navali Village, Navli Road, Opp Talev City :Palghar East State :Maharashtra Pincode:401404

4.	LKYN-STH000067319 2	1. Reshama Pravin Waghmare (Borrower) 2. Pravin Prabhudas Waghmare (Co-Borrower)	EARC TRUST SC-451	Rs. 28,63,250.04/-	Rs. 12,00,000/-	Rs. 1,20,000/-	27-11-2025 11:00AM	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Located At Flat No- 202, Area Admeasuring 28.11 Sq. Mtr. (Carpet) On 02nd Floor, In A2 Wing, In The Building Known As "Drishiti Arcade", Constructed On Survey No.51 Plot No. 8, Lying, Being And Situated At Village Bopele, Tal. Karjat, Dist- Raigad.

5.	074301100000002 & 074130100000007 /USFBL	1.Satyadeep Creation (Borrower) 2.Deepchand S Haldar (Co-Borrower)	EARC TRUST SC - 457	Rs. 43,13,908.97/- & Rs. 10,10,098.22/-	Rs. 31,00,000/-	Rs. 3,10,000/-	27-11-2025 11.30 AM	Physical
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PROPERTY DESCRIPTION: All the piece and parcel of the property located at Flat No.204, 2nd Floor, Someshwar Co-Operative Housing Society Khandev Nagar, K K Krishnan Menon Marg, Dharavi Mumbai - 400017 City: Mumbai State :Maharashtra Pincode:400017

6.	050301100000004 & 050140400000093/ USFBL	1. Hariprasad Kottiel Nair (Borrower/Mortgagor) 2. Shobana K Nair (Co-Borrower)	EARC TRUST SC - 457	Rs. 85,38,815.33/- & Rs. 11,94,931.63/-	Rs. 57,00,000/-	Rs. 5,70,000/-	27-11-2025 12:00PM	Physical
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PROPERTY DESCRIPTION: All the piece and parcel of the property located at Flat B Wing 702,7th Floor, Bldg-4, N G Park Building-4a Chsl, Shiv Vallabh Rd, Rawalpada, Dahisar-E,400068 City :Mumbai State :Maharashtra Pincode:400068.

7.	LKYN-STH0000061725	1. Dinesh Kumar Parmeshwar Prasad (Borrower) 2. Mamta V Ghushiya (Co- Borrower) 3.Phulpatidevi Parmeshwar Prasad (Co Borrower)	EARC TRUST SC-451	Rs. 44,64,093.70/-	Rs. 25,70,000/-	Rs. 2,57,000/-	27-11-2025 2:00PM	Physical
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PROPERTY DESCRIPTION: Flat No. 106, 1st Floor, Admeasuring Area 755 Sq. Ft. Built-Up Area (70.16 Sq. Mtrs.), Bldg. No. 2 In The Society Known As "Rainbow Bldg. No. 2 Co. Op. Hsg Society Ltd." In Rahul Estate, Situated At Mouje Morivali, Land Bearing City Survey No. 9285, Gut No. 10 (P), Municipal House No. 7499/106-A Wing, Ward No. 7, Ambemath East, Tal. Ambemath, Dist. Thane.

8.	HL/0458/H/17/100022	1. Monika Lalit Shrotri (Borrower) 2. Lalit P Shrotri (Co- Borrower)	EARC TRUST SC - 443	Rs. 22,31,353.19/-	Rs. 5,60,000/-	Rs. 56,000/-	27-11-2025 2:30PM	Physical
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PROPERTY DESCRIPTION: All the piece and parcel of the property located at Flat No 4, Ground Floor, Admeasuring 325 Sq.Ft. Bldg 3, Sector - 5, Dream City, Constructed On Survey No. 74/2, Hissa No. Nil, Survey No. 76, Survey No. 85, Survey No.75, Hissa No. Nil, Survey No. 74, Hissa No. L. Situated At Boisar East Palghar State:Maharashtra Pincode:401501.

9.	05000025571	1.Vasant Janku Pokharkar ("Borrower") 2.Nitin Vasant Pokharkar (Co borrower)	EARC TRUST SC-477	Rs. 66,49,118.56/-	Rs. 12,50,000/-	Rs. 1,25,000/-	27.11.2025 at 02.00 PM	Physical
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PROPERTY DESCRIPTION: All the piece and parcel of the property situated at Shop No 1, Ground Floor, Shivneri Chsl. Near Panchsheel Chsl, Plot No.60, Sector 12, Kamothe Navi Mumbai Raigad Maharashtra 410209 City :Raigarh State :Maharashtra Pincode:410206.

10	05000025571	1.Vasant Janku Pokharkar ("Borrower") 2.Nitin Vasant Pokharkar (Co borrower)	EARC TRUST SC-477	Rs. 66,49,118.56/-	Rs. 12,50,000/-	Rs. 1,25,000/-	27.11.2025 at 02.30 PM	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Situated At Shop No 2, Ground Floor, Shivneri Chsl, Near Panchsheel Chsl, Plot No.60, Sector 12, Kamothe Navi Mumbai Raigad Maharashtra 410209 City :Raigarh State :Maharashtra Pincode:410206.

11	05000025571	1.Vasant Janku Pokharkar ("Borrower") 2.Nitin Vasant Pokharkar (Co borrower)	EARC TRUST SC-477	Rs. 66,49,118.56/-	Rs. 12,50,000/-	Rs. 1,25,000/-	27.11.2025 at 03.00 PM	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Situated At Shop No 3, Ground Floor, Shivneri Chsl, Near Panchsheel Chsl, Plot No.60, Sector 12, Kamothe Navi Mumbai Raigad Maharashtra 410209 City :Raigarh State :Maharashtra Pincode:410206

12	LANDOTU0000065382/ LANDOHL0000065354	1.Ram Maruti Pawar (Borrower) 2. Ms. Janhvi Ram Pawar ("Co Borrower")	EARC TRUST SC-418	Rs. 1,13,86,412.56 (LANDOHL0000065354)/ Rs. 93,82,105.87 (LANDOTU0000065382)	Rs. 1,06,00,000/-	Rs. 10,60,000/-	27.11.2025 at 03.30 PM	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Situated At Flat No. 503, Admeasuring 57.48 Sq. Meters Carpet Area On Fifth Floor, Wing A, Building No.2, In The Building Known As Sai Orchid & Society Known As Sai Orchid Co-Operative Housing Society Limited, Constructed On Land Bearing City No. 2415/A & 2416/A Of Village Dahisar, Taluka Borivali, Situated At Shiv Vallabh Cross Road, Rawalpada, Dahisar (East), Mumbai-400068

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: 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 details	Toll free no – 18002666540 Website - https://auction.edelweissarc.in/
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>

Place: MUMBAI

Date: 19.10.2025

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited



Edelweiss
Asset Reconstruction