

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 to 21 and 30 days for SI.No. 22 & 23 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/Name of the Selling Institution	Name of Borrower/ Co Borrower	Trust name	Total Outstanding Dues INR as on 09-01-2026	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	'1379624/ DEWAN HOUSING FINANCE CORPORATION LIMITED	1. Sunil Balaji Shinde (Borrower) 2. Balaji Sopan Shinde (Co borrower)	EARC TRUST SC - 371	Rs. 5323348.98	₹ 1500000.00	₹ 150000.00	28-01-2026 at 11.00AM	Physical

PROPERTY DESCRIPTION: Flat No.302, 3rd Floor, B Wing, Admeasuring 523.49sq.Ft Or 48.63sq.Mts Carpet Area In The Building Known As Shri Saffalya On Gaathan Plot, Cts No.5385, At Revenue Village: Bhanval-Khopoli, Tal.Khalapur, Dist: Raigad, Maharashtra - 410203 More Fully Described In Doc No.:3609/2016 Dated: 19.10.2016 Registered At Khalapur, Maharashtra.

Note:- The earlier auction conducted was failed due to want of bidder.

2.	'1491275/ DEWAN HOUSING FINANCE CORPORATION LIMITED	1. Bherulal B (Borrower) 2. Mithathu Bhaikulal Kurnavat (Co borrower)	EARC TRUST SC-371	Rs. 4443512.74	₹ 1000000.00	₹ 100000.00	28-01-2026 at 11.30AM	Physical
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PROPERTY DESCRIPTION: flat No.104, C -Wing on FIRST Floor in the building called "LA-ARIHANT ENCLAVE" admeasuring 416 sq.ft. carpet area situated at Surve No.-30, Village Shivkar, Taluka Panvel Dist Raigad more particularly described in Document No.4867/2017 dt.28.06.2017 at SRO- Panvel-1.

Note:- The earlier auction conducted was failed due to want of bidder

3.	'05000028804/ PIRAMAL CAPITAL & HOUSING FINANCE LIMITED	1. Bhimrao Sakaru Pawar (Borrower) 2. Yeshodha Bhimarav Pawar (Co borrower)	EARC TRUST SC 477	Rs. 6178013.39	₹ 900000.00	₹ 90000.00	28-01-2026 at 11:30:00 AM	Physical
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PROPERTY DESCRIPTION: Flat No. 401, 4th Floor, C Wing, Admeasuring 535 Sq. Ft. Super Built-Up Area I.E. 49.72 Sq. Mtrs. In The Building Known As "Riddhi Siddhi Apartment", Constructed On F.S.I. Admeasuring 3420 Sq. Meters I.E. 36799.2 Sq. Feet (Built Up Area) On The Said Land, Having Three Wings "A" "B" "C", Together With Garden Area And Right Of Way Over The Roads And Other Common Facilities Of The Group Housing Scheme As Shown In T He Plan Thereof Hereto Annexed Marked With Red Colour Boundary Line Out Of Total F.S.I. Approved By The Cidco In Survey No. Survey No. 115 (Old Survey No. 4), Hissa No. 32, Admeasuring 0-38-0 H.R., Lying, Being And Situated At Village :- Kopri, (Chandansar), Taluka Vasai, Dist. Thane, Within The Area Of Sub-Registrar At Vasai.

Note:- The earlier auction conducted by selling institution i.e. Piramal Capital & Housing Finance Limited failed due to want of bidder

4.	LMUM0HL0000042246 /Edelweiss Housing Finance Limited	1. ISHTYAQUE SHAIKH (Borrower)	EARC TRUST SC - 401	Rs. 8593500.63	₹ 18,00,000.00	₹ 1,80,000.00	28-01-2026 at 11:30 AM	Physical
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Property Description: All The Part And Parcel Of The Property Bearing Plot No.2, G Wing, Admeasuring 457 Sq.Ft (Carpet Area), Along With One Car Parking Space, The Building Known As Morgana In Casa Rio Gold, Situated At Kalyan Shill Road, Dombivli East, Thane. The Said Flat Is Bounded As Below: North- Internal Road And Green Bunglows, South- Open Plot, East- River, West- Open Plot And Railway Track

Note:- The earlier auction conducted by selling institution i.e. Edelweiss Housing Finance Limited failed due to want of bidder

'1377956/ Dewan	1. VINOD B PAWAR (BORROWER)	EARC						
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Flat is bounded As Below: North: Nirmali Road And Green Buildings, South: Open Plot, East: River, West: Open Plot And Railway Track
Note:- The earlier auction conducted by selling institution i.e. Edelweiss Housing Finance Limited failed due to want of bidder

5.	'1327956/ Dewan Housing Finance Corporation Limited	1. VINOD B PAWAR (BORROWER) 2. NIRANJANA VINOD PAWAR (CO BORROWER)	EARC TRUST SC - 371	Rs. 4412794.92	₹ 1200000.00	₹ 120000.00	28-01-2026 at 12.00 noon	Physical
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PROPERTY DESCRIPTION: Flat No. 404, Admeasuring 420sq.Ft Carpet Area, In 4th Floor, A Wing, Building No. 05, Rose, Nirmali Garden Constructed On Land Situated At Sy.No.56, Hissa No.3 & 4/1, And Sy.No.59, Hissa No.2,3,4,5 At Village Umrail, Taluka: Panvel, Dist: Raigadh, City :Panvel State :Maharashtra Pincode:410204 More Particularly Described In Doc No.3825/2016 Dt. 26.04.2016 At Sro, Panvel-4

Note:- The earlier auction conducted was failed due to want of bidder

6.	'1380905/ Dewan Housing Finance Corporation Limited	1. Madanlal Lumbaramji Goyal (Borrower) 2. Manju Ramaji Parmar (Co Borrower)	EARC TRUST SC - 371	Rs. 3219387.89	₹ 750000.00	₹ 75000.00	28-01-2026 at 12.30PM	Physical
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PROPERTY DESCRIPTION: Flat No 102, 1st Floor, Admeasuring 43.12sq.Mtrs Built Up Area, A Wing, Prathana Swapnakot Residency, Opp. Nachandevi Mandir/ Nutan Schl, Dapoli Rd City :Palghar State :Maharashtra Pincode:401404

Note:- The earlier auction conducted was failed due to want of bidder.

7.	'889035/ Dewan Housing Finance Corporation Limited	1. Dalaram Hiraji Choudhary (Borrower) 2. Dagridevi Dalaram Choudhari (Co borrower)	EARC TRUST SC - 371	Rs. 1781196.52	₹ 850000.00	₹ 85000.00	28-01-2026 at 1.00pm	Physical
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PROPERTY DESCRIPTION:. Flat No 104, 1st Floor, D Wing, Building No 7, Sai Residency, Shirgaon Road, Next Kotak Properties, Opp Sohal Impex, Palghar, West, Thane Maharashtra-401404

Note:- The earlier auction conducted was failed due to want of bidder

8.	'1287791/ Dewan Housing Finance Corporation Limited	1. Arun V Kawle (Borrower) 2. Anagha Arun Kawle (Co borrower)	EARC TRUST SC - 371	Rs. 5150216.63	₹ 1500000.00	₹ 150000.00	28-01-2026 at 2.00pm	Physical
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PROPERTY DESCRIPTION:. Flat No. 102, 1st Floor, Wing R4, Admeasuring 459.Sq.Ft In The Building Known As Vishnu Heights, On Survey No.119, City Survey No.9269,Situated At Village: Ambemath East, Tal: Ambemath, Dist: Thane State :Maharashtra Pincode:421501 And Bounded By East: Boundary Of S.No.118; West: Boundary Of S.No.118; North: Boundary Of S.No.118; South: Railway Pipe Line. More Fully Described In Doc No.: 4812/2016 Dated: 04.05.2016 Registered At Ulhasnagar-Ili, Maharashtra.

Note:- The earlier auction conducted was failed due to want of bidder.

9.	'1339820,'546524/ Dewan Housing Finance Corporation Limited	1. NILESH YASHWANT SHELAR (BORROWER) 2. YASHWANT SHELAR (CO BORROWER)	EARC TRUST SC - 371	Rs. 31,86,820.67 In '1339820 & Rs. 5,55,399.96	₹ 1500000.00	₹ 150000.00	28-01-2026 at 2.30pm	Physical
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PROPERTY DESCRIPTION:. Flat No. 01, Ground Floor, Kanishka Apartment, Area Of 530s.Ft Built Up, Situated At Plot No.4, Survey No.28a, Hissa No.3/1(P), Near Water Supply Office, Village : Belavli, Taluka Ambemath, Dist Thane, Within The Limits Of Kulgaon Badalapur Municipalcouncil, More Fully Described In Doc No.01370/2007, Dt.21.3.2007 Registered At Sro, Ulhas Nagar, Thane, Mh.

Note:- The earlier auction conducted was failed due to want of bidder

11	'623903367, '624578455/ HDFC Bank Ltd	1. BORGES RAHUL (Borrower)	EARC TRUST-SC 469	Rs. 11185256.92	₹ 6900000.00	₹ 690000.00	28-01-2026 at 3:30:00 PM	Physical
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PROPERTY DESCRIPTION:. Adhiraj Samyawia Bldg 2b, Flat No - 3604, Floor - 36, S No 69p, 70/1,2,71/2,3,4, 72/La, Ib, 3pt, 76/1, 2(1P) 2(2)P, 77/1, 2p, 79/3p, 86/1, 2, 88, 89/1, 89/2, 90, 91/3, Village Rohinjan, Panvel-410208

Note:- The earlier auction conducted by selling institution i.e. HDFC Ltd Limited failed due to want of bidder

12	'637238992/ HDFC Bank Ltd	1. SUVARNA SURAJ PADMANABHA (Borrower) 2. SUVARNA POOJA SURAJ (Co borrower)	EARC TRUST- SC 469	Rs. 8369189.67	₹ 3200000.00	₹ 320000.00	28-01-2026 at 4:30:00 PM	Physical
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PROPERTY DESCRIPTION: Flat No 1804, Floor 18, Lake Shore Green-Casa Uno-J, Palava Phase II, Village Khoni And Hedutane, Kalyan-421204. **Note:- The earlier auction conducted by selling institution i.e. HDFC Ltd failed due to want of bidder**

13.	'619547304,'6043 85223,'66934216,' 60558936/ HDFC Bank Ltd	1. SAWANT VIJAY MARUTI (Borrower) 2. SAWANT SONALI VIJAY (Co borrower)	EARC TRUST- SC 469	Rs. 5110534.37	₹ 2500000.00	₹ 250000.00	29-01-2026 at 11:30:00 AM	Physical
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PROPERTY DESCRIPTION: Flat No 106, 1st Floor, Wing E, Casa Rio- Caspiana, S No 101, Cluster, Behind Lodha Heaven, Kalyan Shil Road, Dombivli [E], Dist. Thane-421204

Note:- The earlier auction conducted by selling institution i.e. HDFC Ltd failed due to want of bidder

14	605573537/ HDFC BANK LTD	1. LOHAR GANESH TUKARAM (Borrower)	EARC TRUST- SC 469	Rs. 23,55,815.75	Rs. 12,00,000.00	Rs. 01,20,000.00	29-01-2026 at 12:00:00 PM	Physical
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Property Description: Flat No 206, 2nd Floor, C Wing, Elite Landmark, Survey No / Hissa No 2/1 & 2.1/10 & 16, Village Joveli, Badiapur [East], Dist Thane -421503, Tal & Dist Within The Limits And Jurisdiction Of Kulgaon Badiapur Municipal Council, In The Registration District Of The Thane And The Sub Registration District Of Ulhasnagar - 2.

Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

15	612025447 /HDFC BANK LTD.	1. Tiwari Kamlesh R (Co borrower) 2. Tiwari Ashish Kamlesh (Co borrower)	EARC- TRUST SC 469	Rs. 30,73,153.58/-	₹ 23,00,000/-	₹ Rs.2,30,000/-	29.01.2026 at 12.00 noon	Physical
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Property Description: All the piece and parcel of the property located at Flat-402, 4th floor, lake shore green-casa elite-a, s no 150/2a,2b, the rise, palava ph-11 sector A village Khoni and Hedutanetal, Kalyan Dombivli, thane 421202,

Note:- The earlier auction conducted in Dec 25 failed due to want of bidder

16	'608977016, '22723195/ HDFC Bank Ltd	1. NEGANDHI JAYESH RANJIT (Borrower) 2. NEGANDHI SHWETA JAYESH (Co borrower)	EARC TRUST- SC 469	Rs. 4793937.10	₹ 2300000.00	₹ 230000.00	29-01-2026 at 12:30:00 PM	Physical
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PROPERTY DESCRIPTION: Flat No 703, 7th Floor, D-Wing, Persiana, Casa Rio, Nijje Village, Palava City, Kalyan Shil Road, S. No. 63/1, 65/1 And Others At Village Nijje, Dombivli [E], Dist Thane - 421204

Note:- The earlier auction conducted by selling institution i.e. HDFC Ltd failed due to want of bidder

17	'620867414, '620125706/ HDFC Bank Ltd	1. GITANJALI SUBHASH ARDAK (Borrower) 2. RITESH KOLHAPURE (Co borrower)	EARC TRUST- SC 469	Rs. 10194396.38	₹ 3100000.00	₹ 310000.00	29-01-2026 at 1:00:00 PM	Physical
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PROPERTY DESCRIPTION: Flat No. 204, 2nd Floor, Lake Shore Green-Casa Regalia-B, S No 99, Sector A, Village Khoni And Hedutanetal, Kalyan-Dombivli, Dist Thane-421202

Note:- The earlier auction conducted by selling institution i.e. HDFC Ltd failed due to want of bidder

Note:- The earlier auction conducted by selling institution i.e. HDFC Ltd failed due to want of bidder

18	621236519; 622018793 & 637818147/ HDFC BANK LTD	1. Kokas Pramod Rajmohan (Borrower) 2. Kokas Nisha Pramod (Co Borrower)	EARC TRUST- SC 469	Rs. 20,20,237.08	Rs. 11,00,000.00	Rs. 01,10,000.00	29-01-2026 at 1:30:00 PM	Physical
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Property Description: All Those Pieces And Parcels Of Flat No.105 Admeasuring About 35.78 Sq. Mtr. Carpet Area (Including F.B.) On Vihar The 1st Floor, A Wing Of The Building Shree Mahalaksiesub-Reekin, Standing On Plot No.06, Survey No.26, Hissa No.1aar Of Khalapur, Khopoli, Lying And Being At Revenue Village Chinchavli-Shekin, Khopoli, Taluka Khalapur, Dist. Raigad.

Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

19	LKYN- STH0000 061725	1) Dinesh Kumar Parmeshwar Prasad (Borrower) 2) Mamta V Ghushiya (Co-Borrower) 3)Phulpatidevi Parmeshwar Prasad (Co-Borrower)	EARC TRUST SC-451	Rs. 46,07,182.69/-	Rs. 21,00,000/-	Rs. 2,10,000/-	29.01.2026 at 1.30 PM	Physical
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Description of the property: All That Piece and Parcel of a residential premises known as Mauje Morivali, Flat Being Flat No. 106, First Floor, Bldg No. 2, in the society named as "RAINBOW BLDG NO.2, CO-OP HSG SOCIETY LTD, IN RAHUL ESTATE, which area admeasuring about 755 sq. ft. (Built-up) (70.16 sq. mtrs) situated at Mauje Morivali, Land bearing City Survey No. 9285, Gut No.10 (P), Municipal House No. 7499/106-A wing, Ward No. 7, Ambemath (E), Tal-Ambemath, Dist-Thane. M.S. India-421501 and more particularly described in the schedule hereunder written (hereinafter for the sake of brevity called referred to (AS IS WHERE IS BASIS), hereinafter called as the "SAID PROPERTY/FLAT".

Note:- The earlier auction conducted in Nov 25 failed due to want of bidders hence

20	'623631989, '623876444,' 53157169/ HDFC BANK LTD	1. Kharat Rahul Madhukar (Borrower) 2. Kharat Shanta Rahul (Co Borrower) 3. Shivalekar Umesh Suresh (Guarantor) 4. Sharma Pawan (Guarantor)	EARC TRUST- SC 469	Rs. 17,00,413.90	Rs. 09,00,000.00	Rs. 90,000.00	29-01-2026 at 03:00 PM	Physical
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Property Description: All that piece and parcel of the property bearing Flat No.02, Ground Floor, area admeasuring 21.27 Sq. Mtrs. Carpet area, Yashwant Plaza, Plot No.2, Yadav Nagar, Survey No. 148, Hissa No. 6A/2, Near Gurukul School, Part of Village Shirgaon, Badlapui-(E), Taluka Ambemath, District: Thane-421503.

Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

21	628619451/ 625440424/ HDFC BANK LTD	1.Pandey Indravati Kripashankar (Borrower) 2.Pankaj Kumar Pandey (Co Borrower) 3. Pandey Priyanka Pankaj (Co-Borrower)	EARC- TRUST SC 469	Rs. 36,70,542.3/-	₹ 15,00,000/-	₹ Rs.1,50,000/-	30-01-2026 at 11.am	Physical
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Property Description: All That Piece And Parcel Of Land Under Shop No 1, Ekdanta Apartment , Plot Known As Ges Plot No:65, Sector-34, Kamothe, Navi Mumbai, Taluka Panvel And District Raigad, Containing By Measurement 550.00 Sq.Mtrs. Registration District And Sub District Uran/Panvel Bound As Follows: On The North By Plot No:92 & 91 On The South By 15.00 Mtrs. Wide Road On The East By: Plot No:67 On The West By Plot No:54. **Note:- The earlier auction conducted by selling institution i.e. HDFC Bank and EARC in Dec 2025 failed due to want of bidder**

22	'008301100000049, '0081301000002776 /UNITY SMALL FINANCE BANK LIMITED	1.Rupa T Mehta ("Borrower") 2. Chandrika R Mehta (Co- Borrower) 3. Tejas R Mehta (Co-Borrower) 4. Jital Ravindra Mehta (Co-Borrower)	EARC TRUST SC 457	Rs. 1,02,76,487.55	₹ 50,00,000/-	₹ 5,00,000/-	19-02-2026 & 11.00 am	Physical
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Property Description: All the piece and the parcel of the property located at Unit No.107, First Floor, Swamini Industrial Estate No.2 Premises Co.Op.Soc.Ltd., Survey No.96,H.No.9/1, Village Vally, Opposite Varun Industries Ltd., Vasai (E) - 401208, District - Palghar

23	'23600000207 /PIRAMAL CAPITAL & HOUSING FINANCE LIMITED	1.Urvi Umesh Bhoir ("Borrower") 2. Umesh Padmakar Bhoir (Co Borrower)	EARC TRUST SC 477	Rs. 3852898.49	₹ 1000000.00	₹ 100000.00	19/02/2026 at 12:00 noon	Physical
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Property Description: Flat No.402 ,4th Floor, Building No.06,Nest Residency, Mahim Manor Road,Near Maruti Showroom Palghar (West) Thane - 401404 Maharashtra

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 ICICI0000004
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: 13.01.2026

Sd/- Authorized Officer

For Edelweiss Asset Reconstruction Company Limited