EDELWEISS ASSET RECONSTRUCTION CO. LTD.

Edelweiss Asset Reconstruction

CIN - U67100MH2007PLC174759

Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098 +91 22 4183 0600

Appendix II-A & IV-A [See proviso to Rule 6(2) & 8(6) r/w proviso to Rule 9(1)]

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE AND MOVABLE PROPERTIES

Public Notice for e-auction sale of immovable and movable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) r/w proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the Borrower in particular that the immovable and movable properties described herein below **("Secured Assets")** and mortgaged in favour of the consortium of banks and financial institutions viz. Edelweiss Asset Reconstruction Company Limited (Acting in its capacity as a trustee of EARC Trusts SC 30 and 42) **("EARC")**, Saraswat Bank, Karur Vysya Bank, Punjab National Bank **("PNB")**, United Bank of India (now PNB), Jammu and Kashmir Bank, Life Insurance Corporation of India, UCO Bank, Dena Bank (now Prudent ARC Ltd. **("Prudent ARC")** and Karnataka Bank (now Phoenix Asset Reconstruction Company **("Phoenix ARC")** (all referred hereinafter as **"Secured Creditors")**, the physical possession of which has been taken on 16.08.2023 by the Authorised Officer of EARC (acting on behalf of consortium of Secured Creditors), will be sold by way of e-auction, through e-auction agency, M/s e-Procurement Technologies Limited (Auction Tiger) on their website/portal, **https://edelweissarc.auctiontiger.net on 20.03.2025 between 12:00 Noon to 1:00 pm** with unlimited extension of 5 Minutes each, if a bid is made before close of e-auction, on "As is where is", "As is what is" and "Whatever there is" basis for the recovery of a total sum of **Rs. 1029,56,12,532.93/- (Rupees One Thousand Twenty Nine Crores Fifty Six Lakhs Twelve Thousand Five Hundred and Thirty Two and Ninety Three Paise Only)** being due as on 30.11.2015 to secured creditors (except UCO Bank), and **Rs. 79,34,86,531/- (Rupees Seventy Nine Crores Thirty Four Lakhs Eighty Six Thousand Five Hundred and Thirty One) being due as on 28.02.2014** to UCO Bank, together with further interests, costs and expenses thereon, due to all the Secured Creditors from Birla Surya Limited (in liquidation) ("Borrower").

The Reserve Price and Earnest Money Deposit of the Secured Assets shall be as follows:

Lot Nos.	Reserve Price	Earnest Money Deposit
Lot – I	Rs.105,90,00,000/-	Rs.10,59,00,000/-
Lot – II	Rs.6,40,00,000/-	Rs.64,00,000/-
Lot – III	Rs. 18,86,00,000/-	Rs.1,88,60,000/-

Lot Nos.	Reserve Price	Earnest Money Deposit
Lot – IV	Rs.25,26,00,000/-	Rs.2,52,60,000/-
Lot – V	Rs.131,16,00,000/-	Rs.13,11,60,000/-

DETAILED DESCRIPTION OF SECURED ASSETS:

LotNos. Particulars

Lot I All that piece and parcel of land situated at Village Raiwadi, District Satara, Sub District Khandala in Maharashtra along with all the building and structures thereon as more specifically mentioned below:

Sr. No	Gat No.	Extent (In Hectare)	Sr. No	Gat No.	Extent (In Hectare)	Sr. No	Gat No.	Extent (In Hectare)
1	304/1	0.65	31	395	0.3881	61	370	0.0458
2	307	0.48	32	395	0.0583	62	371	1.71
3	311	0.2375	33	396	0.1133	63	374	0.0373
4	313	0.51	34	401	0.0766	64	379	0.252
5	314	1.99	35	406	0.26	65	383	0.0873
6	315	4.0369	36	408	0.0383	66	384	0.6569
7	317	2.36	37	409	0.27	67	385	0.112
8	320/1	4.38	38	411	0.1133	68	388	0.2344
9	345	0.045	39	418/1	0.0647	69	389	0.0524
10	348	0.84	40	428/1	1.6	70	390	0.0355
11	349	0.06	41	429	0.42	71	391	0.3102
12	353	0.78	42	303	0.033	72	392	0.2863
13	359	0.04	43	306	0.49	73	394	0.1266
14	361	0.04	44	308	0.11	74	395	0.102
15	362	0.081	45	309	0.95	75	397	0.0626
16	369	0.2887	46	310	1.13	76	398	0.99
17	370	0.1102	47	315	0.2989	77	399	0.1266
18	375	0.35	48	317	2.99	78	400	0.0247
19	376	0.801	49	346/1	2.557	79	403	0.0642
20	382	0.181	50	347	0.131	80	404	0.054
21	318/1	0.16	51	350	0.09	81	405	0.0299
22	319/1	0.2375	52	354	2.839	82	407	0.095
23	364	1.53	53	355	2.6313	83	409	0.54
24	369	0.487	54	356	0.3631	84	410	1.8532
25	370	0.166	55	357	0.0866	85	413/1	0.0295
26	372	0.336	56	363	0.0716	86	414/1	0.043
27	378	0.03	57	365	0.0932	87	416	0.0766
28	380	1	58	366	0.0366	88	417	0.0278
29	387	0.83	59	367	0.0918	89	429	0.84
30	393	0.3043	60	368	0.3533	90	477	0.042

Total - 51.0679 Hectares

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on their website/portal, **https://edelweissarc.auctiontiger.net on 20.03.2025 between 12:00 Noon to 1:00 pm** with unlimited extension of 5 Minutes each, if a bid is made before close of e-auction, on "As is where is", "As is what is" and "Whatever there is" basis for the recovery of a total sum of **Rs. 1029,56,12,532.93/- (Rupees One Thousand Twenty Nine Crores Fifty Six Lakhs Twelve Thousand Five Hundred and Thirty Two and Ninety Three Paise Only)** being due as on 30.11.2015 to secured creditors (except UCO Bank), and **Rs. 79,34,86,531/- (Rupees Seventy Nine Crores Thirty Four Lakhs Eighty Six Thousand Five Hundred and Thirty One) being due as on 28.02.2014** to UCO Bank, together with further interests, costs and expenses thereon, due to all the Secured Creditors from Birla Surya Limited (in liquidation) ("Borrower").

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Lot – V	Rs.131,16,00,000/-	Rs.13,11,60,000/-

DETAILED DESCRIPTION OF SECURED ASSETS:

LotNos. Particulars

Lot I All that piece and parcel of land situated at Village Rajewadi, District Satara, Sub District Khandala in Maharashtra along with all the building and structures thereon as more specifically mentioned below:

Sr. No	Gat No.	Extent (In Hectare)	Sr. No	Gat No.	Extent (In Hectare)	Sr. No	Gat No.	Extent (In Hectare)
1	304/1	0.65	31	395	0.3881	61	370	0.0458
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9	345	0.045	39	418/1	0.0647	69	389	0.0524
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12	353	0.78	42	303	0.033	72	392	0.2863
13	359	0.04	43	306	0.49	73	394	0.1266
14	361	0.04	44	308	0.1	74	395	0.102
15	362	0.081	45	309	0.05	75	397	0.0626
16	369	0.2887	46	310	1.13	76	398	0.99
17	370	0.1102	47	315	0.2989	77	399	0.1266
18	375	0.35	48	317	2.99	78	400	0.0247
19	376	0.801	49	346	2.557	79	403	0.0642
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29	387	0.83	59	367	0.0918	89	429	0.84
30	393	0.3043	60	368	0.3533	90	477	0.042

Total - 51.0679 Hectares

Lot - II	All the plant and machinery, furniture, fixtures and other movable assets, lying and being at the land as more particularly described in Lot - I above. (except the Machineries in the Wooden Boxes situated in Sealed Godowns).
Lot-III	All the plant & machinery in wooden boxes lying and being in sealed godowns at the land as more specifically mentioned in Lot-I herein above.
Lot-IV	Lot-II & Lot-III together.
Lot-V	Lot-I, Lot-II & Lot-III together.

Timeline for E-Auction:

Site Inspection:- On 10.03.2025 between 11:00 AM to 4:00 PM
Documents Verification:- On working days between 03.03.2025 to 18.03.2025 from 11:00 AM to 5:00 PM
Bid Document Purchase:- On working days between 10.03.2025 to 18.03.2025 from 11:00 AM to 5:00 PM
Last Date of Submission of EMD:- By 2:00 PM on 19.03.2025
Last Date of Submission of Bid Document:-By 5 PM on 19.03.2025
Commencement of E-Auction :-12 Noon to 1 PM on 20.03.2025
Bank Details:-Account Name: Edelweiss Asset Reconstruction Company Limited **Bank Name:** IDBI Bank, **Account No.** 0004103000054719,**IFSC Code No.** IBKL0000004 **Bank Branch:** Mittal Court, Nariman Point, Mumbai - 400 021
Authorized Officer Details: Meghraj.Deshmukh@edelweissarc.in ,+91 7506642534

For detailed terms and conditions of the E-Auction sale, please refer to the link provided on EARC's website i.e. **www.edelweissarc.in/Propertysale**

Date: 01.03.2025
Place: Mumbai

Authorised Officer
Phone No: +91 7506642534

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