

AUCTION SALE NOTICE

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

Regd. Office : Edelweiss House, 1st Floor 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 PROVISIO TO RULE 8 (6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of **various Selling Institutions** mentioned below (hereinafter referred to as "Assignor") have been assigned to Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustees of **various trustees** 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 **15/30 days** is hereby given to the public in general and in particular to the Borrower(s) 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) 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(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

DETAILS OF SECURED ASSET PUT FOR E-AUCTION:

| Loan A/c No./Selling Institution | Name of Borrower/Co-Borrower | Trust Name | Total Outstanding Dues INR as on 23-05-2025 | Reserve Price (INR) | Earnest Money Deposit (EMD) in INR | Date & Time of Auction | Type of Possession |
|----------------------------------|--|-------------------|---|---------------------|------------------------------------|------------------------|--------------------|
| NHMUN00 000828550 / ICICI HFC | Mr. LATIF SULEMAN MANJALIA (Borrower) Mrs. AMINABEN LATIF MAJALAI (Co-Borrower) | EARC-TRUST-SC-448 | Rs. 1,95,18,967.31/- | Rs. 70,00,000/- | Rs. 7,00,000/- | 17-06-2025 & 11:00 AM | Physical |

Property Description: Plot No 1, 2, 3, R.S. No. 172/1, 172/2, 172/3, 171/1, 171/4, Haji Hospital Road, Syamji Krushna Varma Road, Mandvi, Dist Kutch - 370410 Situated At Mandvi - Kutch Bearing Survey No. 172/1, 172/2, 172/3, 171/1 & 171/4, Bearing 1-2-3 Admeasuring: Plot Area: 303.11 Sq.Mt., Construction Area: Ground Floor: 275.83 Sq.Mt. And First Floor: 222.58 Sq.Mt. Total: 498.41 Sq.Mt And **Bounded As Follows:** On The East By: Internal Road, On The West By: Road And Shops Of Plot No. 1,2,3, On The North By: 7.50meter Wide Road, On The South By: Southern Part Of Plot No. 1,2,3

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|----------------|---|-------------------|-----------------------|--------------------|-------------------|-----------------------|----------|
| 809848 / HDBFS | MR. JHILIK RANJEET BISWAS (Borrower), MRS. SHIBANI JHILIK BISWAS (Co-Borrower) | EARC-TRUST-SC-483 | Rs. 32,45,072.26/- | Rs. 12,00,000/- | Rs. 1,20,000/- | 27-06-2025 & 11:30 AM | Physical |
|----------------|---|-------------------|-----------------------|--------------------|-------------------|-----------------------|----------|

Property Description: All that piece and parcel of immovable property being Flat No. 303 Plot No-139, Priya Nivas, GIDC Colony, Opp Ambemata Temple, Umbergaon, Dist: Valsad: 396171 And Said Property Situated At Flat No. 303, On The 3rd Floor Admeasuring 1050.00 Sq. Feet along with 15 Sq. Mts. undivided share in the land of Building Situated At Plot No. 139 Admeasuring 712 Sq. Mts. Of Moje Umbergam Dist: Valsad And **Bounded As Under:** East: By Gangadevi Road, West: By Plot No. 138, North: By Road, South: By Plot No. 140.

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| X0HLSTR000022727 42 / Cholamandalam Investments & Finance Company Limited | MANISH VASUDEV YADAV (Borrower) BIRENDRA VASUDEV YADAV & RINKI MANISH YADAV (Co-Borrowers) | EARC-TRUST-SC-481 | Rs. 27,42,144.21/- | Rs. 6,25,000/- | Rs. 62,500/- | 27-06-2025 & 12:00 Noon | Physical |
|---|---|-------------------|-----------------------|-------------------|-----------------|-------------------------|----------|

Property Description: All that piece and parcel of the immovable property bearing Plot No. 69 Admeasuring 3.66 Mts. 12 Fts. & 10.98 Mts. I.E., 36 Fts. Totally Admeasuring 40.19 Sq. Mts. As Per KJP Admeasuring 64.65 Sq. Mts. I.E., 77.32 Sq. Yard Along With Common Plot No. 1 Plot No. 528 Paiki 1.4548 Sq. Mts. & Common Plot No. 2 Plot No. 529 Paiki 2.1116 Sq. Mts. & Common Plot No. 3 Plot No. 530 Paiki 0.8949 Sq. Mts. & Common Plot No. 4 Plot No. 531 Paiki 0.9253 Sq. Mts. & Common Plot No. 5 Plot No. 532 Paiki 1.0785 Sq. Mts. & Common Plot No. 6 Plot No. 533 Paiki 0.9406 Sq. Mts. & Common Plot No. 7 Plot No. 534 Paiki 1.2086 Sq. Mts. & Plot No. 535 Along With 25.9144 Sq. Mts. Undivided Share In Land Of V.K. Park Situate At Revenue Survey No. 284 To 286 Block No. 210 Moje Tatithiayi Ta: Palsana Dist: Surat And **Bounded As Under :** East 7.5 Mtr Road, West Plot No. 14, North Plot No. 70, South Plot No. 68

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| 3492677 / HDBFS | KIRAN ENGINEERING A PROPRIETORHIP FIRM THROUGH IT'S PROPRIETOR MR. MANOHAR SHIVJI VAGHELA (Borrower) MR. KIRAN MANHOR LOHAR, MR. MANOHAR SHIVJI VAGHELA & MRS. REKHABEN MANHOR VAGHELA (Co-Borrowers) | EARC-TRUST-SC-483 | Rs. 38,32,570.33/- | Rs. 20,00,000/- | Rs. 2,00,000/- | 27-06-2025 & 12:30 PM | Physical |
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Property Description: All that part and parcel of immovable property being Flat No. 104, First Floor, Plot No.2, Sector-1, Shree Shivam Co-Operative Housing Society Ltd. Gandhidham-Kachchh: 370201 And Said Residential Property Situated At Flat No. 104, Admeasuring Area 83.64 Sq. Mtrs., Constructed On First Floor Of Plot No. 2, Known As "Shree Shivam Co-Operative Housing Society Ltd." Comprised In Sector-1, Situated At: Gandhidham-Kachchh In Sub-Registration Dist. Gandhidham, Registration Dist. Of Kachchh, State Of Gujarat And **Bounded As Follows:** North: Plot No. 103, East: Entrance To Flat & Common Passage, South: Ots Space, West: Open Space And Thereafter Plot No. 01

Important Information Regarding Auction Process

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| 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 ICIC00000004 | |
| 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 | 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 : 27.05.2025
Place : Mumbai

Authorised Officer
For Edelweiss Asset Reconstruction Company Limited