

E - 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) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

The financial facilities of Assignor 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 **15/30** days 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.

This Notice shall be treated as notice of sale as required under rule 8(6) and Rule 9(1) of Security Enforcement Rules, 2002.

DETAILS OF SECURED ASSET PUT FOR AUCTION:

| Loan A/c No/ Selling Institution | Name of Borrower/ Co-Borrower | Trust Name | Name of Bank & Branch, Account Number & IFSC Code | Total Outstanding Dues INR as on 10-06-2025 | Reserve Price (in INR) | Earnest Money Deposit (EMD) in INR | Date & Time of Auction | Type of Possession |
|----------------------------------|---|-------------------|---|---|--|--|--------------------------|--------------------|
| 800015258 PCHFL | 1) Rajkishre Agrawal (Borrower) 2) Meena Agrawal (Co- borrower)) | EARC Trust SC 477 | Edelweiss Asset Reconstruction Company Limited - EMD Account - [000405158602] Bank - ICICI BANK IFSC - ICIC00000004 | Rs. 1,03,41,939.58 | Rs. 35,00,000/- (Rs. Thirty Five Laksh Only) | Rs. 3,50,000/- (Rs. Three Lakhs Fifty Thousand Only) | 30.06.2025 12.00 Noon | Physical |

Property Description: All That Part & Parcel of Property Plot No. B-45, Royal Town Colony, Bhatkhedi Mhowgaon, Mhow Indore MP Admeasuring 1500 Sq.ft, And **Bounded By:** East : Plot No. B-32; West : Road ; North : Plot No. B-44 ; South: Plot No. B-46

| | | | | | | | | |
|---|--|-------------------|--|---|---|---|------------------------|----------|
| 5E2RHB73568177, 5E2RHT76160747 & 5E2RHT74929610 Bajaj | 1. Prakash Nath Shaivya (Borrower) 2. Geeta Shaivya (Co-Borrower) | EARC Trust SC-422 | Edelweiss Asset Reconstruction Company Limited - EMD Account-[000405158602] Bank -ICICI Bank IFSC - ICIC00000004 | Rs. 16,10,048.37, Rs. 17,23,219.06, & Rs. 4,58,973.20 | Rs. 13,80,000/- (Rs. Thirteen Lakhs Eighty Thousand only) | Rs. 1,38,000/- (Rs. One Lakhs Thirty Eight Thousand Only) | 30.06.2025 12.30 PM | Physical |
|---|--|-------------------|--|---|---|---|------------------------|----------|

PROPERTY DESCRIPTION: All That Piece And Parcel of The Plot Having Area of 1250 Sq.ft At Khasra No. 150/2 & 151/2 & 151/3, Plot No. 262 of 25*50 of 1250 Sq.ft. Gram Bijanwada, Patwari Halka No. 34, B.No. 247, Panchmari Vihar Colony Pipariya Tehsil Pipariya District Hoshangabad 461001 And **Bounded By:** East: Plot No.277; West: Road of 25 Feet; North: Plot No.261 South: Plot No 264

Important Information Regarding Auction Process:

| | | |
|----|---|---|
| 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 Person with Phone No. | Customer care: 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 : 12-06-2025

Place : Mumbai

Authorised Officer

For Edelweiss Asset Reconstruction Company Limited



Edelweiss
Asset Reconstruction