

**EDELWEISS ASSET RECONSTRUCTION CO. LTD.**

CIN - U67100MH2007PLC174759

Registered Office : Edelweiss House, Off CST Road, Kalina,  
Mumbai 400098, +91 22 4183 0600**Edelweiss**  
Asset Reconstruction**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 Limited ("**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](https://edelweissarc.auctiontiger.net) on **19.08.2025 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 Only)** 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:**

| Lot Nos | Particulars                                                                                                                                                                                                  |         |                        |        |         |                        |       |         |                        |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------|--------|---------|------------------------|-------|---------|------------------------|
| Lot - I | All that piece & 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<br>(In Hectare) | Sr. No | Gat No. | Extent<br>(In Hectare) | Sr.No | Gat No. | Extent<br>(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     | 4.0659                 | 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                 |

|    |       |        |    |       |        |    |       |        |
|----|-------|--------|----|-------|--------|----|-------|--------|
| 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**

|                |                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lot-II</b>  | All the plant & machinery, furniture, fixtures & other movable assets, lying & being at the land as more particularly described in <b>Lot-I above. (except the Machineries in the Wooden Boxes situated in Sealed Godowns).</b> |
| <b>Lot-III</b> | 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.                                                                                   |
| <b>Lot-IV</b>  | <b>Lot-II &amp; Lot-III together.</b>                                                                                                                                                                                           |
| <b>Lot-V</b>   | <b>Lot-I, Lot-II &amp; Lot-III together.</b>                                                                                                                                                                                    |

**Timeline for E-Auction:**

**Site Inspection:-** On 07.08.2025 between 11:00 AM to 4:00 PM

**Documents Verification:-** On working days between 07.08.2025 to 14.08.2025 from 11:00 AM to 5:00 PM

**Bid Document Purchase:-** On working days between 08.08.2025 to 16.08.2025 from 11:00 AM to 5:00 PM

**Last Date of Submission of EMD:-** By 2:00 PM on 18.08.2025

**Last Date of Submission of Bid Document By:-** 5:00 PM on 18.08.2025

Commencement of E-Auction  
12 Noon to 1 PM on 19.08.2025

**Bank Details:- Account Name:** Edelweiss Asset Reconstruction Company Limited, **Bank Name:** IDBI Bank, **Account No.** 0004103000054719, **IFSC Code No.** IBKL00000004, **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](http://www.edelweissarc.in/PropertySale)

**DATE:** 01.08.2025

**PLACE:** MUMBAI

**AUTHORISED OFFICER**  
**PHONE NO: +91 7506642534**