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 Read With Proviso To Rule 8 (6) & 9(1) 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** 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:

S. No.	Loan Account No/ Name of the Selling Institution	Name of Borrower/ Co-Borrower/Guarantor	Trust name	Total Outstanding Dues in INR	Reserve Price INR	Earnest Money Deposit (EMD) in INR	Date and Time of Auction	Type of Possession
1	HM/0458/H/17/100385 /M/s. Poonawala Housing Finance Limited	1) Ranga Reddy (Borrower & Mortgagor) 2) Sushiladevi Ananth Reddy (Co Borrower & Mortgagor)	EARC-TRUST SC 443	₹ 31,62,251.93/- as on 08-03-2026	₹ 6,00,000/- (Rupees SixLakhs Only)	₹ 60,000/- (Rupees SixtyThousand Only)	27/03/2026 & 11.30 am	Physical Possession
PROPERTY DESCRIPTION: All the piece and parcel of the property situated at Flat No 203 on second floor, A wing, having area admeasuring about 4^5 sq ft built up in the building known as " ABYAZ APARTMENT" Laying situated and constructed on Gut No. 13^, (Old Survey No. 50, Hissa No. 1,2P,7 And 10 P) Plot no.69, admeasuring OH 04R 50P i. e. 450 sq. mtrs. of Village Vangani, Tal :Ambernath, Dist : Thane 421 503.								
2	LKYNSTH0000073192	1. Reshama Pravin Waghmare (Borrower) 2.Pravin Prabhudas Waghmare (Co- Borrower)	EARC TRUST SC-451	Rs. 30,17,499.97/- as on 08-03-2026	Rs. 9,00,000/-	Rs. 90,000/-	27-03-2026 12:00 NOON	Physical possession
PROPERTY DESCRIPTION: All the piece and parcel of the property located at Flat No- 202, area admeasuring 2^.11 sq. Mtr. (Carpet) on 02nd Floor, in A2 wing, in the Building known as "Drishti Arcade", constructed on Survey No.51 Plot No. ^, lying, being and situated at Village Bopele, Tal. Karjat, Dist.- Raigad.								
3	NHMUM00000807276/ICICIHFL	Ms. Jasbirkaur S Pawar ("Borrower")	EARC-TRUST-SC-448	₹ 82,32,100.19/- as on 08-03-2026	₹ 28,00,000/- (Rupees Twenty eight Lakhs Only)	₹2,80,000/- (Rupees Two Lakhs Eighty Thousand Only)	27-03-2026 12.30 NOON	Physical
DESCRIPTION OF THE PROPERTY : All the piece and parcel of the property situated at Flat No. S/107, On First Floor In Chandresh Oasis K, S, T Co-Operative Housing Society Ltd., Lodha Heaven, Nilje, Kalyan SHIL Road, Dombivli (East) At On In The Land Bearing Survey No. 15^, Hissa No. 1/1, 1/2, 1/3, 1/4., 2,7,9 Survey No. 159, Hissa No. 2, 3, 10,11,12,13,14 Survey No. 162, Hissa No. 1,2,3 Survey No. 195, Hissa No. 1, 2/1, 2/2, 2/3,4,5 Survey No. 196, Hissa No. 1/1, 1/2, 1/3, 1/4, 2, Survey No. 197, 1-Hissa No. 3,4(P), 5a,6(P),7, Survey No. 19^, Hissa No. 6,7,9,11 Survey No. 20^, Hissa No. 1,2,3,4 Survey No. 23^, Hissa No. 1 within the Limits Of Kalyan, Dombivli East, Thane District .(The property is demolished and the society is under redevelopment)								
4	632511751, 634369657/ HDFC Bank Ltd	1.Mr Ghadge Rupesh Prakash (Borrower) 2.Ghadge Pradnya Prakash (Co Borrower)	EARC-TRUST SC 469	Rs.38,51,456.09/- (aggt of 2 accts) as on 08-03-2026	₹ 10,00,000/- (Ten Lakhs)	Rs.1,00,000/- (Rupees One Lakhs only)	27-03-2026 01.30 pm	Physical
PROPERTY DESCRIPTION: All That Piece And Parcel Of Land Under Aditya Royal Wing A , Flat No 402 4th Flr,S No 140 H N ^ B , Village Chikhloli, Ambernath – 421501.								
5	636599618 & 637373314 /HDFC BANK LTD.,	1) Koli Shivrama Ayyappa (Borrower) 2) Shivalingamma (Co-Borrower)	EARC-TRUST SC 469	Rs.32,92,129.03/- Rs.1,95,684.02/- as on 02-12-2025	Rs 17,00,000/-	Rs. 1,70,000/-	27.03.2026 at.2.00 pm	Physical Possession
PROPERTY DESCRIPTION: All the piece and parcel of the property located at Flat No. 205 having an approximate Carpet Area of 30.16 Sq.mtrs. carpet CB/Balcony ^ 11.^3 Sq. mtrs. & Natural Terrace Area|~ 4.79 Sq. mtrs. appurtenant to the user on the Second Floor in the "F" Ving in the building Known as "Satyam Elegehza constructed on land bearing 1) Survey No. 130 Hissa No. 5 2) Survey No. 137 Hissa No. 3 Survey No. 140 H.N0.4/B/2 4) Survey No. 140 Hissa N0.4/B/3 located and situated at Village CHIKHALOLI Tal Amberanth, Dist- Thane Within local limits of Ambernath Municipal Council.								
6	637697672 639027	1 Mr Ghodke Pradeep Dinkar		Rs 28,55,103.4/-		Rs 2,30,000/-		

Parikshan@edelweissarc.in 9920015611

PROPERTY DESCRIPTION: All That Piece And Parcel Of Land Under Aditya Royal Wing A", Flat No 402 4th Fl,S No 146 H.N ... Village Chikhloli, Ambernath – 421501.

5	636599618 & 637373314 /HDFC BANK LTD.,	1) Koli Shivrama Ayyappa (Borrower) 2) Shivalingamma (Co-Borrower)	EARC-TRUST SC 469	Rs.32,92,129.03/- Rs.1,95,684.02/- as on 02-12-2025	Rs 17,00,000/-	Rs. 1,70,000/-	27.03.2026 at.2.00 pm	Physical Possession

PROPERTY DESCRIPTION: All the piece and parcel of the property located at Flat No. 205 having an approximate Carpet Area of 30.16 Sq.mtrs. carpet CB/Balcony ^ 11.^3 Sq. mtrs. & Natural Terrace Area|~ 4.79 Sq. mtrs. appurtenant to the user on the Second Floor in the "F" Ving in the building Known as "Satyam Elegehza constructed on land bearing 1) Survey No. 130 Hissa No. 5 2) Survey No. 137 Hissa No. 3 Survey No. 140 H.N0.4/B/2 4) Survey No. 140 Hissa N0.4/B/3 located and situated at Village CHIKHALOLI Tal Amberanth, Dist- Thane Within local limits of Ambernath Municipal Council.

6	637697672,639027165, 643077680 / HDFC Bank Ltd	1.Mr Ghodke Pradeep Dinkar ("Borrower") 2.Mrs Ghodke Snehal Pradeep ("Co Borrower")	EARC-TRUST SC 469	Rs.28,55,103.4/- (aggt of 3 accts) as on 09-03-2026	₹ 23,00,000/- (Twenty Three Lakhs)	Rs.2,30,000/- (Rupees Two LakhsThirty Thousand only)	27-03-2026 02.00 pm	Physical

PROPERTY DESCRIPTION: All That Piece And Parcel Of Land Under Jay Ganesh, Flat-405, Floor-4" Plot 96, Sector 52 Dronagiri Navi Mumbai-400707.

7	1326982[253-00000332]DHFL	1.Madhukar Vasant Jambharkar (Borrower) 2.Anjali M Jambharkar ("Co-Borrower")	EARC-TRUST-SC-371	Rs. 33,72,723.02 as on 08-03-2026	₹ 10,00,000/-	₹ 1,00,000/-	30.03.2026 12:00 Noon	Physical

PROPERTY DESCRIPTION : Flat No 40^, 4th Floor, in building " AKSHARA" admeasuring 2^.145 square meters, constructed on plot no 20 & 29, vihari village, survey no 36+37+39 corresponding to khopoli city survey 2719+2723+2749 total admeasuring area 7345 sq.mtrs being individual part and portion of "KRISHNA VALLEY"; taluka: Khalapur; District: Raigad.
MORE FULLY DESCRIBED IN DOC NO: 1379/2016 DATED: 06.04.2016; REGISTERED AT SRO KHALAPUR, MAHARASHTRA.
Note: An earlier auction was held on Dec 2024' and Sep 25' but failed due to want of bidders.

8	12886444/IDFC First Bank	1.SUDHAKAR MADATA (Borrower) 2.VARLAXMI NARASAYYA MARTA (Co-Borrower)	EARC TRUST SC 468	Rs. 21,37,287.47 as on 08-03-2026	₹ 8,00,000.00	₹ 80,000/-	30-03-2026 at 1:00 PM	Physical Possession

Property Description: All That Part And Parcel Of One Residential Room No.103, On The 1St Floor, Admeasuring About 396 Sq. Fts. (Built - Up/Carpet Area) Of The Bearing Municipal House No. 35^/1, New Kaneri Constructed On Land Bearing S. No.- 4^ Situated AtMaujeKamatghar, Bhiwandi Within The Limits Of Bhiwandi Nizampur Municipal Corporation Within The Limits Of Sub- Registrar Office Bhiwandi And Within District Registrar Office Thane, Maharashtra- 421302.
Note: The earlier auction held on Jan 25' and Jan 26' failed due to want of bidders.

9	13198251/ IDFC First Bank	1. JADHAV MAHESH SURESH (Borrower) 2. PRIYANKA BABANRAO GUNWANT (Co-Borrower)	EARC TRUST SC 468	Rs. 55,52,289.01/- as on 06-03-2026	Rs. 7,50,000/-	₹ 75,000/-	30-03-2026 at 1:30 PM	Physical

Property Description: Flat No. 20^, B Wing, Shiv Shakti Dham Building, Survey No. 153 H.No. 15 (Part), Plot No. 1 & 2, Village Akloli (Vajeshwari), Taluka Bhiwandi, 421 30^.
Note: The previous auction held on Sept 24' failed due to want of bidders.

10	13198251 / IDFC First Bank	1. JADHAV MAHESH SURESH (Borrower) 2. PRIYANKA BABANRAO GUNWANT (Co-Borrower)	EARC TRUST SC 468	Rs. 55,52,289.01/- as on 06-03-2026	Rs. 7,50,000/-	₹ 75,000/-	30-03-2026 at 1:30 PM	Physical

Property Description: Flat No. 209, B Wing, Shiv Shakti Dham Building, Survey No. 153 H.No. 15 (Part), Plot No. 1 & 2, Village Akloli (Vajeshwari), Taluka Bhiwandi -421 30^.
Note: The previous auction held on Sept 24' failed due to want of bidders.

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 :** 00040515^602 ; **Name of the Bank -** ICICI BANK; **IFSC Code :** IFSC ICIC0000004
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-40009^
5. **Place of Auction (Web Site for Auction)**	E-Auction (**https://auction.edelweissarc.in**)
6. **Contact Persons with Phone Nos.**	Toll free no – 1^002666540 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**

Date: 11.03.2026, Place: MUMBAI **Sd/- Authorized Officer, For Edelweiss Asset Reconstruction Company Limited**

Edelweiss
Asset Reconstruction

vpmsales@gmail.com 9920045971