

# E-AUCTION SALE NOTICE

## EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

CIN: U67100MH2007PLC174759

**Retail Central & Regd. Office:** Edelweiss House, Off CST Road, Kallina, 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 (hereinafter referred to as "SARFAESI Act") read with proviso to Rule 8 (6) 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 "ARFAESI Act and Rules there under.

**Notice of 15 days for S.I.No. 1 to 18 and 30 days for S.I.No. 19 to 24** 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 the 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:

Sl. No	Loan Account No/Name of the Selling Institution	Name of Borrower/ Co-Borrower	Trust name	Total Outstanding Dues INR as on 05-12-2025 & 09-12-2025	Reserve Price (In Rs)	Earnest Money Deposit (EMD) In Rs	Date & Time Of Auction	Type of Possession
1.	628619451, 62544024/ HDFC BANK LTD	1.Pandey Indravati Kripashankar (Borrower) 2.Pankaj Kumar Pandey (Co Borrower) 3. Pandey Priyanka Pankaj (Co-Borrower)	EARC-TRUST SC 469	Rs. 36,50,536.11	Rs. 19,00,000/-	Rs. 1,90,000/-	26-12-2025 at 11:00:00 AM	Physical

**PROPERTY DESCRIPTION:** All That Piece And Parcel Of Land Under ^shop No 1, Ekdanta Apartment, Plot Known As Ges Plot No:65, ^sector-34, Kamothe, Navi Mumbai, Taluka Panvel And District Raigad, Containing By Measurement 550.00 ^sq.Mtrs. Registration District And ^sub District Uran/Panvel Bound As Follows: On The North By Plot No:92 & 91 On The South By 15.00 Mtrs. Wide Road On The East By: Plot No:67 On The West By Plot No:54.

**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder.

2.	021305100000005/ 021330800000001/ 021130100000456	Mr. Shyamsunder Brijlal Gupta (Borrower) & 2. Mr. Brijlal Hariram Gupta (Co-Borrower) Mrs. Geeta Shyamsunder (Co-Borrower)	EARC-TRUST-SC-457	Rs. 53,16,711.45/-	Rs. 22,50,000/-	Rs. 2,25,000/-	30-12-2025 11:00 AM	Physical
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**PROPERTY DESCRIPTION:** Flat No. 701, 7th Floor, MF Wing, Navkar Avenue CHA Ltd., Viva Jangid Complex, Near Manvelpada Talav, ^Survey No. 186 Hissa 2B, 3, 4 & 5, Village Virar, Virar (East), Taluka Vasai, Dist. Palghar 401 305, Maharashtra, Admeasuring 540 ^sq. Ft. ^uper Built Up Area, owned by Mr. ^shyamsunder Brijlal Gupta and Mr. Brijlal Hariram Gupta.

**Note:-** Earlier auction was held on October 2025 but failed due to want of bidders.

3.	HM/0458/H/17/100 385 / M/S. Poonawala Housing Finance Limited	1) Ranga Reddy (Borrower & Mortgagor) 2) Sushiladevi Ananth Reddy (Co Borrower & Mortgagor)	EARC-TRUST SC 443	Rs. 30,50,351.63/-	Rs. 6,50,000/-	Rs. 65,000/-	26/12/2025 8 & 11:30 am	Physical
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**PROPERTY DESCRIPTION:** All The Piece And Parcel Of The Property ^situates At Flat No 203 On ^second Floor, A Wing, Having Area Admeasuring About 485 ^sq. Ft Built Up In The Building Known As "Abyaz Apartment" Laying ^situates And Constructed On Gut No. 138, (Old ^Survey No. 50, Hissa No. 1,2p,7 And 10 P) Plot No.69, Admeasuring Oh 4p 50p I. E. 450 ^sq. Mtrs. Of Village Vangani, Tal: Ambernath, Dist: Thane.

**Note:-** The earlier auction conducted in March 2025 failed due to want of bidders.

4.	624053414/ HDFC BANK LTD	1.Rajwadkar Manisha Prashant (Borrower)	EARC-TRUST SC 469	Rs. 20,17,037.95	Rs. 210000/-	Rs. 21000	26-12-2025 at 12:00 noon	Physical
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**PROPERTY DESCRIPTION:** All That Development Rights In Respect Of The Pieces And Parcels Of Mohan Nano Estates, Wing C, Flat-1202, Floor-12th", ^ No 24/1,2p,6,8,9,25/1-3,7,22,Near Mohan ^urburia, Navre Park, Ayappa Temple, Kojkhuntavali, Ambernath W -421502.

**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder.

5.	XMHD- VIR00074890	1. Ashish Pravin Thakkar 2. Pratima Pravin Thakkar 3. Mayur Harish Joshi	EARC-TRUST SC-421	Rs. 35,91,677.74/-	Rs. 11,00,000/-	Rs. 1,10,000/-	26-12-2025 at 1:30 noon	Physical
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**PROPERTY DESCRIPTION :** All That Piece And Parcel Of Property Bearing Flat No 206, Admeasuring 403.25 ^sq. Ft Carpet And Useable Area In ^sq ft Is 446.5, On The 2nd Floor In B Wing Of The Building No.9 Type A1 Known As ^amudhi In Complex Known As "Amrut Residency" At Village ^aravali, Tal: Palghar, Dist: Palghar Maharashtra 401602, North: Internal Road, East: Old G No. 8, South: Old G No. 10 West: Open Plot

**Note:-** The earlier auction conducted in March 2024 and Oct 25' failed due to want of bidders

6.	608977016/ HDFC BANK LTD	1.Negandhi Jayesh Ranjit (Borrower) 2.Mrs Negandhi Shweta Jayesh (Co Borrower)	EARC-TRUST SC 469	Rs. 47,74,391.57	Rs. 30,00,000/-	Rs. 3,00,000/-	26-12-2025 at 1:30 noon	Physical
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**PROPERTY DESCRIPTION:** All That Pieces And Parcels Of Flat No 703, 7th Floor, D-Wing, Persiana, Casa Rio, Niue Village, Palava City, Kalyan ^hill Road, ^ No. 63/1, 65/1 And Others At Village Niue, Dombivali [E], Dist Thane- 421204

**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

7.	621236519, 622018793, 63781847/ HDFC BANK LTD	1.KOKAS PRAMOD RAJMOHAN (Borrower) 2.KOKAS NISHA PRAMOD (Co borrower)	EARC-TRUST SC 469	Rs. 20,08,424.29	Rs. 13,90,000/-	Rs. 1,39,000/-	30-12-2025 at 2:00 PM	Physical
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**PROPERTY DESCRIPTION:** ^chedule-II Above Referred To [Description Of The Flat] Mahalaksen Vihar Flat No.105 Admeasuring About 35.78 ^sq. Mtr. Carpet Area (Including F.B.) On The 1 ^(^1) Floor, A Wing Of The Building ^ree ^standing On Plot No.06, ^Survey No.26, Hissa No.1a用 Khalapur, Khopoli. ^ear Of-R Chinchvale ^hekin ^chedule-II Above Referred To [Description Of Land] All Those Pieces And Parcels Of Non-Agricultural Plot Of Land ^situates, Lying And Being At Revenue Village.Chinchavli-^hekin, Khopoli, Taluka Khalapur, Dist. Raigad, In City ^Survey No.940 And The Description Whereof As Per Record Of The Rights Is As Under- Name Of The Owner ^No. Hissa No. Plot No. 26-12-2025 at 2:00 PM

**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

8.	630086167/ HDFC BANK LTD	1.Mhatre Dinesh Motiram (Borrower) 2.Mhatre Kavita Dinesh (Co Borrower)	EARC-TRUST SC 469	Rs. 28,98,587.88	Rs. 16,00,000/-	Rs. 1,60,000/-	26-12-2025 at 2:00 PM	Physical
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**PROPERTY DESCRIPTION:** All The Piece And Parcel Of The Property Located At Flat 304, Floor 3rd , Kalpavriksha, Building No.5, Wing N-5, ^ No 512,612d-31411,615, 4112-3, Village Hedutane, [Kanpoli], Mdr ## 6, Talaja Midc, Panvel-410206. Area Of Flat Admeasuring 27.465 ^sq. Mtrs Carpet Area And Kanpoli And Within The Jurisdiction Of ^ub Regis Of Panvel, District Raigad [Referred To As 'said Flat'].

**Note:-** The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

9.	623631989 & 623876444/ HDFC BANK LTD	1.Kharat Rahul Madhukar ("Borrower") 2.Kharat Shanta Rahul (Co-Borrower). 3. Shivalekar Umesh Suresh (Guarantor).	EARC-TRUST SC-469	Rs. 16,51,100.57	Rs. 10,75,000/-	Rs. 1,07,500/-	30-12-2025 at 02:30 P.M	Physical
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13	630147864, 631953414/ HDFC BANK LTD	1.KUNCHIKORVE MARIAPPA GANGARAM (Borrower) 2.KUNCHIKURVE SULOCHANA (Co-borrower)	EARC- TRUST SC 469	Rs. 35,94,186.98	₹ 158000/-	₹ 158000	30-12-2025 at 3:30 PM	Physical
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**PROPERTY DESCRIPTION:** All That Piece And Parcel Of N.A. Land Lying, Being And ^ situate At Village Belavali, Taluka Ambernath, District Thantar Bearing ^ Survey No.7a, Hissa No.1/2 Part, Plot No.1, Area Admeasuring About 550 ^ q. Yard I.E. 460 ^ q. Mtrs, Akar Rs.0-10pais Within The Limits Of The Kulaon Badlapur Municipal Council, Within The ^ ubregistration District Ambernath Registration District Thane All That Development Rights For Construction Of The Building As Per The Plan ^ anctioned By The Kulaon Badlapur Municipal Council Bearing No.Kbnpn/Bp/2014-2015/802 Unique No.89 Dated 23/04/2014 On The Piece And Parcel Of N.A. Land Area Admeasuring About 460 ^ q. Mtrs., + Fsl 20% = 552 ^ q. Mtr., Out Of Which Available For Development Is 549.53 ^ q. Mts Along With The Benefits To Use Area Of Recreational ^ pace Forming Part Of All Those Pieces And Parcel Of N.A. Land Lying, Being And ^ situate At Village Belavali, Taluka Ambernath, Dist. Thane, Within The Limits Of The Kulaon Badlapur Municipal Council And Bounded As Follows: On Or Towards East: As Per Revenue Record On Or Towards West: As Per Revenue Record On Or Towards South: As Per Revenue Record On Or Towards North: As Per Revenue Record Together With All Easement Rights And Benefits Etc.  
Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

14	605573537/ HDFC BANK LTD	1.LOHAR GANESH TUKARAM (Borrower)	EARC- TRUST SC 469	Rs. 23,46,473.75	₹ 14,60,000/-	₹ 1,46,000/-	30-12-2025 at 4:00 PM	Physical
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**PROPERTY DESCRIPTION:** 1) Village : Joveli, Badlapur (E) 2) ^ Survey/Hissa No : 2/1 3) Area : 1210 ^ q.Yards I.E. 1000sq.Mtrs 4) ^ Survey/Hissa No : 2/2 5) Area : 5263.5 ^ q.Yards I.E. 4350sq.Mtrs 6) ^ Survey/Hissa No : 1/10 7) Area : 1575sq.Yards I.E 1300sq.Mtrs, 8) ^ Survey/Hissa No: 1/16 9) Area : 968sq.Yards I.E. 800sq.Mtrs 10) Tal & Dist : Ambarnath & Thane, Within The Limits And Jurisdiction Of Kulaon Badlapur Municipal Council, In The Registration District Of The Thane And The ^ ub -Registration District Of Ulhasnagar - 2. Proportionate Equal Right To The Immediate Area Before Main Doek After Landing On The ^ aid Floor Or The ^ aid Flat/^ hop/Office/Unit, Prorate Rights Alongwith All Purchasers Of The Flat/^ hop/Office/Unit In The ^ aid Property In Limited Common Areas And Facilities I.E. ^ faircase And Its Landing.

Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

15	610352772/ HDFC BANK LTD	1.Shaikh Asif Anwar Hussain (Borrower) 2.Shaikh Afrin (Co-Borrower)	EARC- TRUST SC 469	Rs. 38,78,656.31	₹ 12,00,000/-	₹ 120000/-	26-12-2025 at 4:30 PM	Physical
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**PROPERTY DESCRIPTION:** ^ schedule-1 Flat No 103, 1st Floor, ^ amruddhi Evergreen Ph lli 74, ^ No Gut 4/2 ,5,7,10,8,Jovali Bridge, Opp Prime Water Co,Kalyan Karjat Rd Badlapur,Badlapur (E) 421503.

Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

16	620125706, 620867414/ HDFC BANK LTD	1.Ardak Gitanjali Subhash (Borrower) 2.Ritesh Kolhapure (Co Borrower)	EARC- TRUST SC 469	Rs. 97,09,844.41/- Rs. 4,44,105.11/-	₹ 36,00,000/-	₹ 3,60,000/-	26-12-2025 at 5.00 PM	Physical
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**PROPERTY DESCRIPTION:** Flat No. 204, 2nd Floor, Lake ^ hore Green-Casa Regalia-B, ^ No 99, ^ ector A, Villaga Khoni And Hedutanetal, Kalyan-Dombivali, Dist Thane-421202

Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

17	1519658 [11400003326] / DHFL	1. Avanish Singh (Borrower)	EARC- TRUST- SC-371	₹ 37,44,791.89/-	₹ 5,00,000/-	₹ 50,000/-	30.12.2025 at 05.00 P.M	Physical
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**PROPERTY DESCRIPTION:** All That Part And Parcel Of The Property Flat No G-3. Ground Floor, D Wing, Building No-4, ^ ector-09, Dream City, Katkapada ,Dhanani Nagar, Boisar East, Maharashtra-401501.

Note:- The earlier auction was held on May & July 24 but failed due to want of bidders.

18	1238305 [500-0029099] DHFL	1. Mr. Chetan Mafatlal Doshi (Borrower) & 2. Mrs. Pramila Mafatlal Doshi (Co-Borrower)	EARC- TRUST- SC-371	₹ 66,13,403.33	₹ 12,50,000/-	₹ 1,25,000/-	30.12.2025 at 05.30 P.M	Physical
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**PROPERTY DESCRIPTION:** Flat No 304, 3rd Floor, Admeasuring 787sq.Ft, D Wing, Type -1.,Building Known As Moti Nagar Constructed On Land ^ situated At ^ y.No.178, Hissa No.1, At Revenue Village: Kurgaon, Boisar (W), Thane, ^ ate – Maharashtra, More Fully Described In Doct No.703/2016 Dt.04-02-2016 Registered At ^ ro, Palghar

Note:- The earlier auction was held on December & June 24 but failed due to want of bidders.

19	941562/ 567682 HDB Financial Services Limited	1.Calcutta Proofing Company (Borrower) 2.Kailash Harikishan Aggarwal(Co-borrower) 3.Ranjana Kailash Aggarwal	EARC- TRUST SC 410	Rs. 2,83,35,074.10/- Rs. 567682 66,45,751.92/- 941562	Rs. 93,00,000/-	Rs. 9,30,000/-	13.01.2026 at 11.30 am	Physical
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**PROPERTY DESCRIPTION:** All The Piece And Parcel Of The Property Located At Flat No. 403, 4th Floor , Building No.6, Acacia Vasant Valley Phase L, Village Ganghare, Khadakpada, Kalyan West, Thane -421301

20	619102841, 616018825 /HDFC BANK LTD	1.KHORASKAR VINAYAK VIJAY ("Borrower")	EARC- TRUST SC 469	Rs. 33,72,683.84/-	₹ 16,50,000	₹ 1,65,000	16-01-2026 at 12:00:00 PM	Physical
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**PROPERTY DESCRIPTION:** ^ No 48/B-1,45/1-B,45/2,45/1a /A,48/B/2,45/2,45/3,Phase 1,opp Kharwai Gaon Devi Mandir,karjat Highwayin Code-421503 East- Railway Boundary, West- Midc Boundary, North- Midc Boundary, South- ^ Survey No. 45/2

21	LMUM- LAP00000189 18/ EHFL	1.Yogesh Ratnakar Shetty (Borrower) 2.Anupama Yogesh Shetty (Co-Borrower) 3.Ronchere Hospitality Rep. by its Proprietor Mr. Yogesh Ratnakar Shetty (Mortgagor)	EARC- TRUST- SC 417	Rs. 2,09,27,018.46/-	Rs. 90,00,000/-	Rs. 9,00,000/-	13-01-2026 at 12.30 noon	Physical
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**PROPERTY DESCRIPTION:** All The Piece And Parcel Of The Property Located At Ground Floor Of Room No. 14/107 Admeasuring 450 ^ q. Ft,Builtup Area [Equivalent To 41.83 ^ q. Meter Area] Which Comprise Gr Floor + Upper Floor Of The Anand Nagar Om Co.Op.Hsg. ^ ocety Ltd., Out In Cts No. 35a, Old Anand Nagar, Vakola, ^ antacruz East, Mumbai 400055, Constructed In The Year 1963 With ^ situate Lying And Being In The Revenue Village Bandra I, Taluka Andheri, In Registration District And ^ ub District Of Mumbai, Within Assessment Jurisdiction Of Bandra I Village Division Of Mumbai Municipal Corporation Bearing Cts 35a Of Bombay ^ uburban District.

22	627152402, 628763563 /HDFC BANK LTD	1.KHARAT SWAPNIL VISHWAS ("Borrower") 2. ATHAWALE VAISHALI GAUTAM (Co-borrower) 3. PARAB RAKHI RAMESH (Co-Borrower)	EARC- TRUST SC 469	Rs. 33,72,683.84/-	₹ 20,20,000/-	₹ 2,02,000/-	13-01-2026 at 2:00 PM	Physical
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**PROPERTY DESCRIPTION:** ^ schedule (^ schedule Of The Entire Property) All Those Pieces And Parcels Of The Property Located At Flat-601, Floor-6^ , Anant Bldg, ^ arvodaya Nagar, Bldg No 14, Wing-A, ^ No 1281p,1291si6, Village Chikholi, Jambhupata, Near Guardian Dental College, Am Bemath [V] - 421501. Area Of Flat- 461 ^ q Fl Carpet.

23	HJ/0491/H/17/ 10001278 HJ/0491/H/18/ 100040	1. Mr. Harsh Jagdish Kansara (Borrower) 2. Mr. Harsh Jagdish Kansara (Co-Borrower) 3. Jagdish G Kansara (Co-Borrower)	EARC- TRUST- SC-443	₹ 97,85,442.22/-	₹ 21,00,000/-	₹ 2,10,000/-	16-01-2026 at 2:30PM	Physical
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^ Schedule Of Grass And Paddy And Free From All Encumbrances ^ situated At Village- Vanai, Taluka-



