

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 (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 the SARFAESI Act and Rules there under.

Notice of 15 days for SI.No. 1 to 18 and 30 days for SI.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 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, 625440424/ 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 A hop No 1, Ekdanta Apartment, Plot Known As Ges Plot No:65, Aector-34, Kamothie, Navi Mumbai, Taluka Panvel And District Raigad, Containing By Measurement 550.00 A q.Mtrs. Registration District And A ub 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.	0213051000000005/ 0213308000000001/ 0211301000000456	Mr.Shyamsunder Briljal Gupta (Borrower) & 2. Mr. Briljal Hariram Gupta (Co-Borrower) Mrs.Geeta Shyamsunder (Co-Borrower)	EARC-TRUST-SC-457	₹ 53,16,711.45/-	₹ 22,50,000/-	₹ 2,25,000/-	30-12-2025 at 11:00 AM	Physical
PROPERTY DESCRIPTION: Flat No. 701, 7th Floor, MF Wing, Navkar Avenue CHA Ltd., Viva Jangid Complex, Near Manvelpada Talav, Aurvey No. 186 Hissa 2B, 3, 4 & 5, Village Virar, Virar (East), Taluka Vasai, Dist. Palghar 401 305, Maharashtra, admeasuring 540 A q. Fts. Auper Built Up Area, owned by Mr. Ahyamsunder Briljal Gupta and Mr. Briljal 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	₹ 30,50,351.63/-	₹ 6,50,000/-	₹ 65,000/-	26/12/2025 at 11.30 am	Physical
PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property A situated At Flat No 203 On A econd Floor, A Wing, Having Area Admeasuring About 485 A q Ft Built Up In The Building Known As "Abyaz Apartment" Laying A situated And Constructed On Gut No. 138, (Old Aurvey No. 50, Hissa No. 1,2p,7 And 10 P) Plot No.69, Admeasuring Oh 04r 50p I. E. 450 A q. Mtrs. Of Village Vangani, Tal : Ambemath, 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	₹ 2100000/-	₹ 210000	26-12-2025 at 12:00 noon	Physical
PROPERTY DESCRIPTION: All That Development Rights In Respect Of The Pieces And Parcels Of Mohan Nano Estates, Wing C, Flat-1202, Floor-12th, A No 24/1,2p,6,8,9,25/1-3,7,22,Near Mohan A uburbia, Navre Park, Ayappa Temple, Khojkhuntavali, Ambemath 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
PROPERTY DESCRIPTION : All That Piece And Parcel Of Property Bearing Flat No 206, Admeasuring 403.25 A q. Ft Carpet And Useable Area In A qft Is 446.5, On The 2nd Floor In B Wing Of The Building No.9 Type A1 Known As A amuddhi In Complex Known As "Amrut Residency" At Village Aaravali, 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	₹ 30,00,000/-	₹ 3,00,000/-	26-12-2025 at 1.30 noon	Physical
PROPERTY DESCRIPTION: All That Pieces And Parcels Of Flat No 703, 7th Floor, D-Wing, Persiana, Casa Rio, Niue Village, Palava City, Kalyan A hill Road, A. 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, 637818147/ HDFC BANK LTD	1.KOKAS PRAMOD RAJMOHAN (Borrower) 2.KOKAS NISHA PRAMOD (Co borrower)	EARC-TRUST SC 469	Rs. 20,08,424.29	₹ 13,90,000/-	₹ 1,39,000/-	30-12-2025 at 2:00 PM	Physical
PROPERTY DESCRIPTION: A schedule-II Above Referred To [Description Of The Flat] Mahalakshmi Vihar Flat No.105 Admeasuring About 35.78 A q. Mtr. Carpet Area (Including F.B.) On The 1 A (A t) Floor, A Wing Of The Building A hree A tanding On Plot No.06, Aurvey No.26, Hissa No.1a)U Khalapur, Khopoli. A ear Of -R Chinchvale A hekin A chedule-I Above Referred To [Description Of Land] All Those Pieces And Parcels Of Non-Agricultural Plot Of Land A ituate, Lying And Being At Revenue Village.Chinchavali-A hekin, Khopoli, Taluka Khalapur, Dist. Raigad, In City Aurvey No.940 And The Description Whereof As Per Record Of The Rights Is As Under:- Name Of The Owner A.No. Hissa No. Plot No. Area A q. Mtr. Ass. Rs. Ps. M/A. A hree Mahalakshmi Constructions 26 1a 6 1323 Bounded As Under: On Or Towards The North By City Aurvey No.939 On Or Towards The A outh By Plot No.7 & 8 D. P. Road On Or Towards The East By On Or Towards The West By Internal Road 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	₹ 16,00,000/-	₹ 1,60,000/-	26-12-2025 at 2:00 PM	Physical
PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Located At Flat 304, Floor 3rd, Kalpavriksha, Building 5, Wing N-5, A No 512,612d+31411,615, 4112-3, Village Hedutane, [Kenpol.L], Mdr ## 6, Taloja Midc, Panvel-410206. Area Of Flat Admeasuring 27.485 A q.Mtrs Carpet Area And Kanpoli And Within The Jurisdiction Of A 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 Madhukarr ("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



Kamotha, 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.	0213051000000000/0213300000000001/021330100000456	Mr. Bhayamsunder Brjilal Gupta (Borrower) & 2. Mr. Brjilal Hariram Gupta (Co-Borrower) Mrs. Geeta Bhayamsunder (Co-Borrower)	EARC-TRUST SC-487	Rs. 33,16,711.45/-	Rs. 22,00,000/-	Rs. 2,25,000/-	30-12-2025 at 11:00 AM	Physical
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PROPERTY DESCRIPTION: Flat No. 701, 7th Floor, MF Wing, Navkar Avenue CHA Ltd., Vive Jangli Complex, Near Marvepada Talav, survey No. 188 Hissa 2B, 3, 4 & 5, Village Virar, Virar (East), Taluka Vasal, Dist. Palghar 401 305, Maharashtra, admeasuring 540 sq. Ft. Auper Built Up Area, owned by Mr. Bhayamsunder Brjilal Gupta and Mr. Brjilal Hariram Gupta.

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

3.	HM0458/H/17/100 385 / M/S. Poonswala 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 at 11.30 am	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Situated At Flat No 203 On A second Floor, A Wing, Having Area Admeasuring About 485 sq Ft Built Up In The Building Known As "Abyaz Apartment" Laying Situated And Constructed On Gut No. 138, (Old survey No. 50, Hissa No. 1,2p,7 And 10 P) Plot No.69, Admeasuring Oh 04r 50p 1, E. 450 sq. Mtrs. Of Village Vangani, Tal : Ambemath, 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. 2100000/-	Rs. 210000	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, A No 24/1,2p,6,8,9,25/1-3,7,22,Near Mohan uburbia, Navre Park, Ayappa Temple, KhokhuntaVali, Ambemath 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 amuddhi 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, Nive Village, Palava City, Kalyan hill Road, A. No. 63/1, 65/1 And Others At Village Nive, 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, 637818147/ 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: A chedule-II Above Referred To [Description Of The Flat] Mahalaksien Vihar Flat No.105 Admeasuring About 35.78 sq. Mtr. Carpet Area (Including F.B.) On The 1st Floor, A Wing Of The Building A three standing On Plot No.06, survey No.26, Hissa No.1a/II Khalapur, Khopoli. A ear Of-R Chinchvale A hekin A chedule-I Above Referred To [Description Of Land] All Those Pieces And Parcels Of Non-Agricultural Plot Of Land Situate, Lying And Being At Revenue Village Chinchavli-A hekin, Khopoli, Taluka Khalapur, Dist. Raigad, In City A survey No.940 And The Description Whereof As Per Record Of The Rights Is As Under:- Name Of The Owner A.No. Hissa No. Plot No. Area A sq.Mtr. Ass. Rs. Ps. M/A. A hree Mahalakshmi Constructions 26 1a 6 1323 Bounded As Under: On Or Towards The North By City A survey No.939 On Or Towards The South By Plot No.7 & 8 D. P. Road On Or Towards The East By On Or Towards The West By Internal Road

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. 28,96,587.88	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 5, Wing N-5, A No 5i2,6i2d+3i411,6i5, 4112-3, Village Hedutane, [Kanpol.L], 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), 4. Sharma Pawan (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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PROPERTY DESCRIPTION: Yashwant Plaza, Flat-2, Floor-Ground, Plot 2, A No 146/6/A/2, Near Gurukul A school, A hirgaon, Badlapur East- 421503, Area Of Flat Admeasuring Carpet Area Of 21.27 sqmtrs, Dist.-Thane, Pin-421503.

10	HL0458/H/17/1000 22 PHFL	1.Monika Lalit Shrotri (Borrower) 2.Lalit P Shrotri(Co borrower)	EARC-TRUST SC 443	Rs. 22,78,518.75	Rs. 4,00,000/-	Rs. 40,000/-	26-12-2025 at 2.30 pm	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Located At Flat No 4, Ground Floor, Admeasuring 325 sq.Ft, Bldg 3, Aector - 5, Dream City, Constructed On A survey No. 74/2, Hissa No. Nil, A survey No. 76, A survey No. 85, A survey No.75, Hissa No. Nil, A survey No. 74, Hissa No. L A situated At Boisar East Palghar A tate: Maharashtra Pincode:401501.

Note:- The earlier auction conducted in Nov 25 failed due to want of bidder

11	PR00606222 SBFC FINANCE PRIVATE LIMITED	1. AM Enterprises (Borrower) 2. Asha Manchal Mishra (Co borrower) 3. Manchal Harishankar Mishra (Coborrower)	EARC TRUST SC-424	Rs. 1,89,31,329.24/-	Rs. 70,00,000/-	Rs. 7,00,000/-	26-12-2025 at 03.00 pm	Physical
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PROPERTY DESCRIPTION: All the piece and parcel Flat Nos. 103 & 104 On The 1st Floor area admeasuring 1016.sq.ft In The Building Known as "Lilatal Apartment" A situated At Plot No. 108, Aector 27, Darave, Nerul, Navi Mumbai -400 706. Boundaries as follows: North: A N Hayat CHA L, South: Internal Road, East: Internal Road, West: Bapu A parish Aciety

Note:- The earlier auction conducted in Feb 25, April 25 failed due to want of bidders

12	637032251/ HDFC BANK LTD	1.MUDRA DILLIP KUMAR (Borrower) 2.PANDA ALAKA (Co borrower)	EARC-TRUST SC 469	Rs. 56,62,374.23	Rs. 22,51,000/-	Rs. 2,25,100	26-12-2025 at 3:30 PM	Physical
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PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Located At Flat-004, Floor-Ground Riverside Greens Bldg 1 Wg B A No A 54/1-5.55/3-4, Post Waje,Umroli Village, A h- 54,Nr Darga,New Panvel.

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

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	₹ 1580000/-	₹ 158000	30-12-2025 at 3:30 PM	Physical
PROPERTY DESCRIPTION: All That Piece And Parcel Of N.A. Land Lying, Being And Situate At Village Belavali, Taluka Ambarnath, District Thane Bearing Survey No.7a, Hissa No.1/2 Part, Plot No.1, Area Admeasuring About 550 sq. Yards I.E. 460 sq. Mtrs, Akar Rs.0-10paise Within The Limits Of The Kulgaon Badlapur Municipal Council, Within The Sub-registration District Ambarnath Registration District Thane All That Development Rights For Construction Of The Building As Per The Plan sanctioned By The Kulgaon Badlapur Municipal Council Bearing No.Kbnp/Bp/2014-2015/602 Unique No.69 Dated 23/04/2014 On The Piece And Parcel Of N.A.Land Area Admeasuring About 460 sq. Mtrs., + Fsi 20% = 552 sq. Mtr., Out Of Which Available For Development Is 549.53 sq. Mts Along With The Benefits To Use Area Of Recreational Space Forming Part Of All Those Pieces And Parcel Of N.A. Land Lying, Being And Situate At Village Belavali, Taluka Ambarnath, Dist. Thane, Within The Limits Of The Kulgaon 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
PROPERTY DESCRIPTION: 1) Village : Joveli, Badlapur (E) 2) Survey/Hissa No : 2/1 3) Area : 1210 sq.Yards I.E. 1000sq.Mtrs 4) Survey/Hissa No : 2/2 5) Area : 5263.5 sq.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 Kulgaon Badlapur Municipal Council, In The Registration District Of The Thane And The Sub-Registration District Of Ulhasnagar - 2. Proportionate Equal Right To The Immediate Area Before Main Dock After Landing On The 1st Floor Or The 1st Flat/Shop/Office/Unit, Prorate Rights Along With All Purchasers Of The Flat/Shop/Office/Unit In The 1st Property In Limited Common Areas And Facilities I.E. Staircase 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
PROPERTY DESCRIPTION: A schedule-1 Flat No 103, 1st Floor, Amruddhi Evergreen Ph III 74, No Gut 4/2, 5,7,10,8, Joyali 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. 4,44,106.11/-	₹ 36,00,000/-	₹ 3,60,000/-	26-12-2025 at 5:00 PM	Physical
PROPERTY DESCRIPTION: Flat No. 204, 2nd Floor, Lake Shore Green-Casa Regalia-B, No 99, Sector A, Village Khoni And Hedutanetal, Kalyan-Dombivli, Dist Thane-421202 Note:- The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder								
17	1519658 [1140003326] / DHFL	1. Avani Singh (Borrower)	EARC- TRUST- SC-371	₹ 37,44,791.89/-	₹ 5,00,000/-	₹ 50,000/-	30.12.2025 at 05.00 P.M	Physical
PROPERTY DESCRIPTION: All That Part And Parcel Of The Property Flat No G-3. Ground Floor, D Wing, Building No-4, Sector-09, Dream City, Katkpada, 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 Mafatal Doshi (Borrower) & 2. Mrs. Pramila Mafatal 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
PROPERTY DESCRIPTION: Flat No 304, 3rd Floor, Admeasuring 787sq.Ft, D Wing, Type -1, Building Known As Moti Nagar Constructed On Land Situated At S.No.178, Hissa No.1, At Revenue Village: Kurgaon, Boisar (W), Thane, State - 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/- 567682 Rs. 66,45,751.92/- 941562	Rs. 93,00,000/-	Rs. 9,30,000/-	13.01.2026 at 11.30 am	Physical
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
PROPERTY DESCRIPTION: A No 48/B-1,45/H-45/5,45/1a /A,48/B/2,45/2,45/3,Phase 1,opp Kharwai Gaon Devi Mandir,Karjat Highwaypin 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 Bor- rower) 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
PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Located At Ground Floor Of Room No. 14/107 Admeasuring 450 sq. Ft. Builtup Area [Equivalent To 41.83 sq. Meter Area] Which Comprise Gr Floor + Upper Floor Of The Anand Nagar Om Co.Op.Hsg. Society Ltd., Out In Cts No. 35a, Old Anand Nagar, Vakola, Santacruz 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 Sub District Of Mumbai, Within Assessment Jurisdiction Of Bandra I Village Division Of Mumbai Municipal Corporation Bearing Cts 35a Of Bombay Urban 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
PROPERTY DESCRIPTION: A schedule (A) schedule Of The Entire Property) All Those Pieces And Parcels Of The Property Located At Flat- 601, Floor-6th, Anant Bldg, Anvodaya Nagar, Bldg No 14, Wing-A, No 128/1p,129/1si6, Village Chikholi, Jambhulpata, Near Guardian Dental College, Am Bernath (W)- 421501. Area Of Flat- 461 sq Ft Carpet.								
23	HL0491/H/17/ 1000127& HL0491/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
Of Grass And Paddy And Free From All Encumbrances Situated At Village- Vanai, Taluka-								

1. Shalkh Asif Anwar Hussain (Borrower) 2. Shalkh Afrin (Co-Borrower) EARC-TRUST SC 469 Rs. 38,78,656.31 12,00,000/- 120000/- 28-12-2025 at 4:30 PM Physical

PROPERTY DESCRIPTION: A schedule-1 Flat No 103, 1st Floor, Amrutha Evergreen Ph III 74, A No Out 4/2, 5, 7, 10, 8, Jyoti Bridge, Opp Prime Water Co, Kalyan Karjet Rd Badlapur, Badlapur (E) 421603. Note: The earlier auction conducted by selling institution i.e. HDFC Bank Ltd failed due to want of bidder

16 620125706, 620887414 / HDFC BANK LTD 1. Ardash Ghanjali Subhash (Borrower) 2. Ritesh Kolhapure (Co-Borrower) EARC-TRUST SC 469 Rs. 97,09,844.41/- Rs. 36,00,000/- 3,60,000/- 28-12-2025 at 5:00 PM Physical

PROPERTY DESCRIPTION: Flat No. 204, 2nd Floor, Lake A hotel Green-Casa Regalia-B, A No 99, A sector A, Village Khori And Hordutanetal, Kalyan-Dombivli, 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. Avansh Singh (Borrower) EARC-TRUST SC-371 Rs. 37,44,791.89/- 5,00,000/- 50,000/- 30.12.2025 at 05.00 P.M Physical

PROPERTY DESCRIPTION: All That Part And Parcel Of The Property Flat No G-3, Ground Floor, D Wing, Building No-4, A sector-09, Dream City, Katkapada, Dhanani Nagar, Bolar East, Maharashtra-401501. Note: The earlier auction was held on May & July 24 but failed due to want of bidders.

18 1238305 [500-029099] / DHFL 1. Mr. Chetan Mafatal Doshi (Borrower) & 2. Mrs. Pramila Mafatal Doshi (Co-Borrower) EARC-TRUST SC-371 Rs. 66,13,403.33 12,50,000/- 1,25,000/- 30.12.2025 at 05.30 P.M Physical

PROPERTY DESCRIPTION: Flat No 304, 3rd Floor, Admeasuring 787sq.Ft, D Wing, Type -1, Building Known As Moti Nagar Constructed On Land A situated At A y.No.178, Hissa No.1, At Revenue Village: Kurgaon, Bolar (W), Thane, A tale - Maharashtra, More Fully Described In Doct No.703/2016 Dt.04-02-2016 Registered At A 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/- 567682 Rs. 66,45,751.92/- 941562 Rs. 93,00,000/- 9,30,000/- 13.01.2026 at 11.30 am Physical

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

PROPERTY DESCRIPTION: A No 48/B-1,45/1-B,45/5,45/1A,48/B,45/2,45/3,Phase 1,opp Kharwal Gaon Devi Mandir, Karjat Highway pin Code-421503 East- Railway Boundary, West- Midc Boundary, North- Midc Boundary, South- A 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/- 90,00,000/- 9,00,000/- 13-01-2026 at 12.30 noon Physical

PROPERTY DESCRIPTION: All The Piece And Parcel Of The Property Located At Ground Floor Of Room No. 14/107 Admeasuring 450 A q. Ft. Builtup Area [Equivalent To 41.83 A q. Meter Area] Which Comprise Gr Floor + Upper Floor Of The Anand Nagar Om Co.Op.Hsg. A ociety Ltd., Out In Cts No. 35a, Old Anand Nagar, Vakola, A antacruz East. Mumbai 400055, Constructed In The Year 1963 With A ituate Lying And Being In The Revenue Village Bandra I, Taluka Andheri, In Registration District And A ub District Of Mumbai, Within Assessment Jurisdiction Of Bandra I Village Division Of Mumbai Municipal Corporation Bearing Cts 35a Of Bombay A 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

PROPERTY DESCRIPTION: A schedule ("A" schedule Of The Entire Property) All Those Pieces And Parcels Of The Property Located At Flat- 601, Floor-6th, Anant Bldg, A arvodaya Nagar, Bldg No 14, Wing-A, A No 128/1p, 129/1si6, Village Chikholi, Jambhupata, Near Guardian Dental College, Am Bernath [W]- 421501, Area Of Flat- 461 A q Ft Carpet.

23 HL/0491/H/17/ 1000127 & HL/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 Rs. 97,85,442.22/- 21,00,000/- 2,10,000/- 16-01-2026 at 2:30PM Physical

PROPERTY DESCRIPTION: All That Pieces Of Grass And Paddy And Free From All Encumbrances A ituated At Village- Vanai, Taluka- Dhanu Bearing Gavthan Land And There Is One Roc House A tructure With All Land Within Barb Wire Compound Which Is Constructed In The Year 2012 And Which Is Admeasuring 920 A q. Ft: Bearing Vanai Grampanchayat House No.. 316 And A ituated Within The Limits Of Gram Panchayat Vanai Panchayat A amli And Taluka- Dahanu And Within The Limits Of Zilla Parishad Thane And Within The Limits Of Registration District Palghar And A ub-Registration- District Palghar. The Above Mentioned Lands Are Bounded On The Four A ides As Under:- On & Towards East: House Of Mr. Ashok A hanvar On & Towards West: House Of Mr. Bachhu Bhiva. On & Towards. North: Ambatpada Road. On & Towards South: Vanai-Chandranagar Main Road & A . K. Farm

24 020301100000008 /UNITY SMALL FINANCE BANK LIMITED 1. KARUNASHANKAR H DIXIT ("Borrower") 2. PRABHA K DIXIT (Co-borrower) EARC-TRUST SC 457 Rs. 44,51,708.47/- 19,00,000/- 1,90,000/- 13-01-2026 at 3:30 PM Physical

PROPERTY DESCRIPTION: Flat No. 401, 4th Floor, Building D-2, Mamta Nagar Co-Operative Housing A ociety, Near Datta Mandir, A survey No 179/2, 180/3 & 180/4 (Part), Bearing Cts No, 1860 & 1861, C Block, A hahad (E) Ulhasnagar- 421003 City :Thane A tate Maharashtra Pincode:421003

Important Information regarding Auction Process:

- All Demand Drafts (DD) shall be drawn in favor of "Edelweiss Asset Reconstruction Company Limited-EMD Account" and payable at Mumbai.
- EMD Payments made through RTG shall be to: Name of the Account No.: EDELWEISS A A A ET RECONSTRUCTION COMPANY LIMITED - EMD ACCOUNT Account No: 000405158602 Name of the Bank: ICICI BANK IFSC Code: IFCIIC0000004
- Last Date of A ubmission of EMD Received 1 day prior to the date of auction
- Place for A ubmission of Bids 1st Floor, Edelweiss House, off C T Road, Kalina, Mumbai-400098
- Place of Auction (Web A ite for Auction) E-Auction (<https://auction.edelweissarc.in>)
- Contact details Toll free no - 18002666540 Website - <https://auction.edelweissarc.in/>
- 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>

Place: Mumbai Sd/- Authorized Officer

Date: 11.12.2025 For Edelweiss Asset Reconstruction Company Limited

