

Registered Office : Edelweiss House, Off CST Road, Kalina, Mumbai 400098

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Branch Office: UGF-1, Mercantile House, 15 Kasturba Gandhi Marg,  
New Delhi-110001 www.edelweissarc.in**Appendix IV-A [See proviso to Rule 8(6)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

That, Canara Bank (hereinafter referred to as "Assignor Bank") has assigned the debts of Navroze Petroleums (hereinafter referred to as "Borrower") together with underlying securities in favour of Edelweiss Asset Reconstruction Company Limited acting in its capacity as the trustee of EARC Trust SC 47 (hereinafter referred as "EARC") vide Assignment Agreement dated 26 June, 2014. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor Bank and therefore, exercises its rights as the secured creditor.

Subsequently, EARC, in its capacity as secured creditor had taken possession of the below-mentioned mortgaged property on September 13, 2019 under section 13(4) read with Rule 8 (1) of SARFAESI Act and Rules there under.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by **the Naib Tehsildar, Maval appointed by the District Magistrate, Pune** under the provisions of Section 14 of the said Act and has been handed over to the Authorised Officer of EARC viz. the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on July 16, 2021, for recovery of **Rs. 9,63,84,604.17/- (Rupees Nine Crores Sixty Three Lacs Eighty Four Thousands Six Hundred Four and Seventeen Paise Only)** as on April 30, 2021 along with further interest, cost and expenses being due to EARC viz. Secured Creditor from **Navroze Petroleum ("Borrower"), Mr. Noshir Dalal, Mrs. Farida Dalal, Mrs. Pilloo Phiroze Dalal, Mr. Edul Sethna and Mrs. Frency E Sethna ("Guarantors")**. The reserve price and earnest money deposit along with the description of the immovable property shall be as follows:

Reserve Price	Earnest Money Deposit	Bid Increment	Date of Inspection	Date of E-Auction
Rs. 3,08,18,000/-	Rs. 30,81,850/-	Rs. 50,000/-	July 09, 2021	July 20, 2021 at 02:00 PM to 04:00 PM with unlimited extensions of 5 minutes each

**Description of Secured Assets put for Auction**

All that immovable property being bungalow "Rockdale-L16", Raheja Hill Bungalow, Owners Service Cooperative Society Limited, constructed on Sub Plot of No.16, forming part of the larger plot of land, bearing final plot Nos.50 & 51 (part) of Town Planning Scheme I and Net Area of 1282Sq.Yards, equivalent to 19.10.Sq. Mtrs., lying being and situated At village Tungarli, Taluka Lonavala in the Sub-Registration District of Maval, in the Registration and Sub-Registration District of Pune, bounded by:

North: Bungalow                      South: Bungalow  
East: Nalla                              West: Internal Road

To the best of knowledge and information of the AO, there are pending dues as on the date of publication, i.e. **Rs. 139,260/- (One lakh Thirty Nine Thousands Two Hundred and Sixty Rupees)**.

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e. <https://www.edelweissarc.in/>. For further information, you may contact Mr. Akash Deep on +91 88004 55332 or Mr. Prince Kanav on +91 81413 13414.

Date : 25.06.2021

Place : Mumbai

Sd/-

Authorised Officer

Edelweiss Asset Reconstruction Company Limited