

## APPENDIX IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for sale of Immovable Assets under the Securitization 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.

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned below for each property:

### DETAILS OF SECURED ASSET

| Sr. No. | Loan Account No. & ACRE TRUST Name           | Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors    | Total Outstanding Dues as on 08.01.2026 (In Rs.)                                                                                                                                                                            | Reserve Price                                | Earnest Money Deposit (In Rs.)                        | Auction Date                            | Last date to submit EMD         | Bank Account Details for EMD payment                                                            |
|---------|----------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------|-----------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------|
| 1.      | 405HSLEQ270237 /405TSHT859380 ACRE 178 TRUST | Karunapati Dubey (Borrower) Sumita Karunapati Dubey (Co-Borrower) | Rs. 37,25,822.65/- Rupees Thirty Seven Lakhs Twenty Five Thousand Eight Hundred Twenty Two and Sixty Five Paise Only & Rs. 1,16,623.77/- Rupees One Lakhs Sixteen Thousand Six Hundred Twenty Three and Seventy Seven Paise | Rs. 36,00,000/- Rupees Thirty Six Lakhs Only | Rs. 3,60,000/- Rupees Three Lakhs Sixty Thousand Only | 12th February 2026 02:30 PM to 03:30 PM | 11th February 2026 till 4:00 PM | Account Name: ACRE-178-TRUST Account Number: 0901102000042617 Bank: IDBI Bank IFSC: IBKL0000901 |

**Description of The Secured Asset:** The Flat No. A-303 In The Project Arihant Amber And Admeasuring 43.59 Sq. Mtrs. Carpet Area Situated on Portion of Land Identified As Said Lands Situated At Village Ghot, Taluka Panvel, District Raigad, Within The Limits of Grampanchayat Ghot, Panchayat Samiti Panvel, Zilla Parishad Raigad And Within The Jurisdiction of Sub-Registrar of Assurances Panvel.

| Sr. No. | Loan Account No. & ACRE TRUST Name             | Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors | Total Outstanding Dues as on 08.01.2026 (In Rs.)                                                                                                                                  | Reserve Price                                                 | Earnest Money Deposit (In Rs.)                            | Auction Date                            | Last date to submit EMD         | Bank Account Details for EMD payment                                                            |
|---------|------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------|
| 2.      | 405HSL89179789 / 405TSH89186192 ACRE 178 TRUST | Amit Rai (Borrower)                                            | Rs. 38,98,087/- Rupees Thirty Eight Lakhs Ninety Eight Thousand Eighty Three Only & Rs. 1,37,052.23/- Rupees One Lakh Thirty Seven Thousand Fifty Two and Twenty Three Paise Only | Rs. 29,90,000/- Rupees Twenty Nine Lakhs Ninety Thousand Only | Rs. 2,99,000/- Rupees Two Lakhs Ninety Nine Thousand Only | 12th February 2026 02:30 PM to 03:30 PM | 11th February 2026 till 4:00 PM | Account Name: ACRE-178-TRUST Account Number: 0901102000042617 Bank: IDBI Bank IFSC: IBKL0000901 |

**Description of The Secured Asset:** Flat No. 303, A-Wing on The 3rd Floor, In Building No. 6 Constructed In The Complex Named Green Acre Situated on Land Bearing Survey No. 1/10, 1/12, 1/13, 1/14, 1/15, 1/16, 1/17 And 2/0 Situated At Village- Vakdi, Tal.-panvel, Dist.- Raigad, Within The Limits of Office of The Panvel Sub-Registrar

| Sr. No. | Loan Account No. & ACRE TRUST Name | Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors    | Total Outstanding Dues as on 08.01.2026 (In Rs.)                                                            | Reserve Price                            | Earnest Money Deposit (In Rs.)       | Auction Date                           | Last date to submit EMD         | Bank Account Details for EMD payment                                                             |
|---------|------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------|--------------------------------------|----------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------|
| 3.      | AFH000100198138 ACRE 166 TRUST     | Yogesh Suresh Mishra (Borrower) Meenu Yogesh Mishra (Co-Borrower) | Rs. 31,08,961.89/- Rupees Thirty One Lakhs Eight Thousand Nine Hundred Sixty One and Eighty Nine Paise Only | Rs. 20,00,000/- Rupees Twenty Lakhs Only | Rs. 2,00,000/- Rupees Two Lakhs Only | 28th January 2026 02:30 PM to 03:30 PM | 27th January 2026 till 04:00 PM | Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank: IDBI Bank IFSC: IBKL0000901 |

**Description of The Secured Asset:** Flat No. B-002, Admeasuring 391.84 Sq. Ft. (carpet) Equivalent To 470.20 Sq. Ft. (Built Up) Area, on Ground Floor, In Building No. C-172 Known As "New Guru Krupa Co-Operative Housing Society Ltd., Situated At Evershine City, Revenue Village Achole, on Land Bearing Survey No. 243 H No.7 (Old 197), Taluka Vasai, Dist Thane, Within The Jurisdiction of Vasai-Virar Shahar Mahanagarpalika In The Limit of Subs Registration Office Vasai, Dist Thane

| Sr. No. | Loan Account No. & ACRE TRUST Name | Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors | Total Outstanding Dues as on 08.01.2026 (In Rs.)                                                                        | Reserve Price                               | Earnest Money Deposit (In Rs.)          | Auction Date                              | Last date to submit EMD         | Bank Account Details for EMD payment                                                                       |
|---------|------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------|-------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------------|
| 4.      | 67885145<br>ACRE 158 TRUST         | K Kalyankumar (Borrower)<br>Pooja Kalyan Kumar (Co- Borrower)  | Rs. 55,23,736.67/-<br>Rupees Fifty Five Lakhs Twenty Three Thousand Seven Hundred Thirty Six and Sixty Seven Paise Only | Rs. 20,00,000/-<br>Rupees Twenty Lakhs Only | Rs. 2,00,000/-<br>Rupees Two Lakhs Only | 28th January 2026<br>02:30 PM to 03:30 PM | 27th January 2026 till 04:00 PM | Account Name : ACRE-158-TRUST<br>Account Number : 0901102000041876<br>Bank: IDBI Bank<br>IFSC: IBKL0000901 |

**Description Of The Secured Asset:** All That Piece And Parcel of Flat No. 003, Admeasuring About 435 Sq. Ft. (Built-Up) Area, on The Ground Floor, In The Said Proposed Building Known As "Sai Prerna Apartment", Bearing City Survey No. 178, Village-Balkum, Naka, Admeasuring About 192.34 Sq. Mtrs., Area Lying, Being And Situate At Balkum, Nr Municipal Labour Office, Thane West, Maharashtra- 400608.

| Sr. No. | Loan Account No. & ACRE TRUST Name | Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors               | Total Outstanding Dues as on 08.01.2026 (In Rs.)                                                                     | Reserve Price                                                | Earnest Money Deposit (In Rs.)                             | Auction Date                               | Last date to submit EMD          | Bank Account Details for EMD payment                                                                     |
|---------|------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------|
| 5.      | 4K2RML81490865<br>ACRE 178 TRUST   | Prakash Gangadhar Songire (Borrower)<br>Chetan Prakash Songire (Co-Borrower) | Rs. 31,46,139.38/-<br>Rupees Thirty One Lakhs Forty Six Thousand One Hundred Thirty Nine and Thirty Eight Paise Only | Rs. 15,90,000/-<br>Rupees Fifteen Lakhs Ninety Thousand Only | Rs. 1,59,000/-<br>Rupees One Lakh Fifty Nine Thousand Only | 12th February 2026<br>02:30 PM to 03:30 PM | 11th February 2026 till 04:00 PM | Account Name: ACRE-178-TRUST<br>Account Number: 0901102000042617<br>Bank: IDBI Bank<br>IFSC: IBKL0000901 |

**Description Of The Secured Asset:** All That Piece And Parcel of A Constructed Flat Bearing No. S-304 on The Second Floor In The Commercial And Residential Building Known As "adinath Park", Constructed on Plot Nos. 28 And 31 out of C.S. No. Final Plot No. 55, Admeasuring 3-1-88 Sq. Metres, Situated Within The Limits of Dhule Municipal Corporation, Dhule City, Admeasuring 49.40 Sq. Metres, And Bounded As Follows: on The East By Flat No. S-303, on The West By Flat No. S-305, on The South By Plot No. 29, And on The North By Plot No. 27

| Sr. No. | Loan Account No. & ACRE TRUST Name                 | Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors           | Total Outstanding Dues as on 08.01.2026 (In Rs.)                                                                                                                                                                             | Reserve Price                                                | Earnest Money Deposit (In Rs.)                              | Auction Date                               | Last date to submit EMD          | Bank Account Details for EMD payment                                                                      |
|---------|----------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------|
| 6.      | H479VBL1162454<br>H479HLD1143796<br>ACRE 178 TRUST | Ganesh Motiram Pathak (Borrower)<br>Vaishali Ganesh Pathak (Co-Borrower) | Rs. 1,34,720.95/-<br>Rupees One Lakh Thirty Four Thousand Seven Hundred Twenty and Ninety Five Paise Only & Rs. 18,47,413.86/-<br>Rupees Eighteen Lakhs Forty Seven Thousand Four Hundred Thirteen and Eighty Six Paise Only | Rs. 13,50,000/-<br>Rupees Thirteen Lakhs Fifty Thousand Only | Rs. 1,35,000/-<br>Rupees One Lakh Thirty Five Thousand Only | 12th February 2026<br>02:30 PM to 03:30 PM | 11th February 2026 till 04:00 PM | Account Name: ACRE-178-TRUST<br>Account Number : 0901102000042617<br>Bank: IDBI Bank<br>IFSC: IBKL0000901 |

**Description Of The Secured Asset:** All That Piece And Parcel of Property Situated At Village Khirdi Ganesh, Within The Limits of Gram Panchayat Khirdi Ganesh, Falling Under Taluka Kopergaon, Sub-Division Kopergaon, District Ahmednagar, Being Gram Panchayat Property No. 105/1, Comprising (i) An Open Plot Admeasuring 58 Feet x 17.09 Feet, Equivalent To 1038.20 Sq. Ft. (96.48 Sq. Metres), (ii) An Additional Open Plot Admeasuring 52.20 Sq. Ft., And (iii) An Open Plot Admeasuring 58 Feet x 17.09 Feet, Equivalent To 1038.20 Sq. Ft. (96.48 Sq. Metres), on Which An Rcc (Reinforced Cement Concrete) House, Together With Electricity Connection, Water Connection, And Installed Borewell With All Rights of Use Thero, And Bounded As Follows: on The East By Babasaheb Chander's Area, on The West By Road, on The South By Lane Road, And on The North By Remaining Area From Gram Panchayat Survey No. 105.

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, mentioned Here In Above had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

#### IMPORTANT INFORMATION REGARDING AUCTION PROCESS

|    |                                                                                                                                                                                                  |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above                                                                                     |
| 2. | Web Site for Auction <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>                                                                                                   |
| 3. | Contact Details<br>Rohan Sawant - 9833143013, Hari Nair - 9846098098, Akshay Hassija - 8080239611, Jitesh Sawant - 9082522455                                                                    |
| 4. | Inspection of the Property on prior appointment basis only                                                                                                                                       |
| 5. | For detailed terms and condition of the sale, please visit the website <a href="http://www.acreindia.in">www.acreindia.in</a> / <a href="http://www.bankeauctions.com">www.bankeauctions.com</a> |

Date : 10/01/2026

Place: Raigad, Thane

Sd/- Authorized Officer  
Assets Care & Reconstruction Enterprise Ltd.