

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 ASSETS

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 23 September 2025	Reserve Price	Earnest Money Deposit	Bank Account Details for EMD payment
1.	10053172430 ACRE-158-TRUST	Swapna Jayprakash Kadam (Borrower) Bhagyashri Jayprakash Kadam (CoBorrower)	Rs.1,10,85,019/- Rs. One Crore Ten Lakhs Eighty Five Thousand and Nineteen Rupees Only	Rs.1,21,00,000/- Rs. One Crore Twenty One Lakhs Only	Rs.12,10,000/- Rs. Twelve Lakhs Ten Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
Description of The Secured Asset: All That Piece And Parcel of Flat No. 604, Admeasuring 787.5 Sq.ft., ie 73.16 Sq Mts Built Up Area, Located on 6th Floor of The Building No. B, Known As 'Ambika Co-operative Housing Society Ltd., situated At V B Phadke Marg, Near Saldhan Hospital, 90 Feet Road, Standing on Plot of Land Bearing CTS No. 704/A, Village Mulund East, District Mumbai, Sub Urban Limits of "T" Ward of Municipal Corporation of Greater Mumbai, Maharashtra - 400 081						
2.	10065289537 ACRE-158-TRUST	Parsuram Madhukar Tore (Borrower) Nikita Parsuram Tore (CoBorrower)	Rs.62,60,837/- Rs. Sixty Two Lakhs Sixty Thousand Eight Hundred Thirty Seven Only	Rs.39,50,000/- Rs. Thirty Nine Lakhs Fifty Thousand Only	Rs.3,95,000/- Rs. Three Lakhs Ninety Five Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
Description of The Secured Asset: All That Piece And Parcel Of Plot No. 205, On 2nd Floor, Admeasuring 410 Sq. Ft. Carpet Area & 491 Sq. Ft. Built Up Area, Society Known As "ulwe Aniruddha Darpan Co-operative Society Ltd, On Plot No. 53, Situated At Sector 21, Ulwe, Navi Mumbai, Tal Panvel, Dist. Raigad, Navi Mumbai, Maharashtra						
3.	109219562 ACRE-158-TRUST	Rahul Raju Sutar (Borrower) Suvarna Raju Sutar (CoBorrower)	Rs.44,96,924/- Rs. Forty Four Lakhs Ninety Six Thousand Nine Hundred Twenty Four Only	Rs.42,00,000/- Rs. Forty Two Lakhs Only	Rs.4,20,000/- Rs. Four Lakhs Twenty Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
Description of The Secured Asset: All That Piece And Parcel Of Unit No. A-2303, Admeasuring 421 Sq. Ft. i.e. 39.11 Sq. Mtrs. (carpet Area), Ebvt Area 23 Sq. Ft. i.e. 2.14 Sq. Mtrs., Net Area 444 Sq. Ft. i.e. 41.25 Sq. Mtrs. (carpet Area + Ebvt Area), On 23rd Floor, A-wing, Building Name "flora", Along With 1 Car Parking Space, Development/project Known As "flora A, B And C", Constructed On Land Bearing Survey No. 260/1a, Survey No. 260/1b, Survey No. 260/2 And Survey No. 260/3 Of Village Hedutane, And Survey No. 65/15a, Survey No. 65/15b, Survey No. 53/1 And Survey No. 53/3 Of Village Mangaon, Taluka: Kalyan, District: Thane, Maharashtra-421203.						
4.	12333935/ 23111129 ACRE-158-TRUST	Dilsher Babu Qureshi (Borrower) Farzana Dilsher Qureshi (Co-Borrower 1) Saniya Fabricators (Co-Borrower 2)	Rs. 63,66,843.00/- Rs. Sixty Three Lakh Sixty Six Thousand Eight Hundred Forty Three Only Rs.12,56,779.49/- Rs. Twelve Lakh Fifty Six Thousand Seven Hundred Seventy Nine Rupees And Forty Nine Paise Only.	Rs.95,00,000/- Rs. Ninety Five Lakhs Only	Rs.9,50,000/- Rs. Nine Lakhs Fifty Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
Description of The Secured Asset: All The Premises And Parcel Of The Residential Premises Flat No. 501, 5th Floor, A Wing, Admeasuring Area 365 Sq. Ft. Carpet Equivalent To 438 Sq. Ft. Built Up. (i.e. 40.70 Sq. Mt. Built Up.) Cadel Queen Chsl, 19a Veer Savarkar Balmiya Lane, Mahim West, Mumbai 400 016, And The Building Cadel Queen A Wing Being Constructed On Cs No. 1347, F.p. No. 761, Tps Iii, Revenue Zone : 17/119, Municipal G North Ward, Mahim Division Of Revenue District Of Mumbai, Building Constructed In Or About The Year 2004 Constructed On Ground + 7 Floors						
5.	52599060 ACRE-158-TRUST	Rani Edward Rajan (Borrower)	Rs.15,92,125 & Rs. Fifteen Lakhs Ninety Two Thousand One Hundred Twenty Five Only	Rs.13,50,000/- Rs. Thirteen Lakhs Fifty Thousand Only	Rs.1,35,000/- Rs. One Lakh Thirty Five Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
Description of The Secured Asset: All That Piece And Parcel Of Apartment/flat No. 702, Admeasuring 18.70 Sq. Mtrs. Carpet Area As Per Rera & Exclusive Adjoining Total Usable Area Of 2.32 Sq. Mtrs., (of Balcony, Pocket Terrace & Elevation Projection Etc.), On 7th Floor, Of The Said Building No.1, Type A, Building No. 1, A-5 Wing, Navkar City Phase - Iii Part-1, (Part Of The Project Known As "navkar City Phase-iii, Survey No. 224, (old Survey No. 266), Hissa No. 1, Situated At Village: Rajavali, Taluka: Vasai, District: Palghar (old Thane), Maharashtra-401208, And Bounded As:- East: Road West: Open Plot North: Open Plot South: Open Plot						
6.	67885145	K. Kalyan Kumar (Borrower)	Rs. 54,06,670/- Rs. Fifty Four Lakhs Six Thousand Six Hundred Seventy Only	Rs. 34,50,000/- Rs. Thirty Four Lakhs Fifty Thousand Only	Rs. 3,45,000/- Rs. Three Lakhs Forty Five Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901

Plot						
6.	67885145 ACRE-158- TRUST	K Kalyankumar (Borrower) Pooja Kalyan Kumar (Co-Borrower)	Rs.54,06,679/- Rs.Fifty Four Lakhs Six Thousand Six Hundred and Seventy Nine Only	Rs.24,50,000/- Rs. Twenty Four Lakhs Fifty Thousand Only	Rs.2,45,000/- Rs. Two Lakhs Forty Five Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: 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 Prena 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.

7.	68617058 ACRE-158- TRUST	Satish Chandrakant Belose (Borrower) Nitesh Chandrakant Belose (Co- Borrower)	Rs.19,32,463/- Rs.Nineteen Lakhs Thirty Two Thousand Four Hundred Sixty Three Only	Rs.15,00,000/- Rs. Fifteen Lakhs Only	Rs.1,50,000/- Rs. One Lakhs Fifty Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
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Description of The Secured Asset: All That Piece And Parcel Of Shop No.15, Admeasuring 8.81 Sq. Mtrs. (carpet Area), And 10.58 Sq. Mtrs. (built-up Area) On Ground Floor, In The Building Known As Shreekrupa Co-operative Housing Society Ltd., Plot No. 78, Sector-35, Situated At Kamoth, Taluka: Panvel, District: Raigad, Maharashtra-410209, And Bounded As: East: 15 Mtrs. Wide Road West: Plot No. 90 & 91 North: 3 Mtrs. Wide Road South: Plot No. 79

8.	81171688 ACRE-158- TRUST	Kalanand Singh (Borrower) Sunita Singh (Co- Borrower)	Rs.59,24,459/- Rs.Fifty Nine Lakhs Twenty Four Thousand Four Hundred Fifty Nine Only	Rs.31,00,000/- Rs. Thirty One Lakhs Only	Rs.3,10,000/- Rs. Three Lakhs Ten Thousand Only	Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank: IDBI Bank IFSC Code: IBKL0000901
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Description of The Secured Asset: The Premises Bearing All That Piece And Parcel Of Flat No. A 405, Admeasuring 610 Sq. Ft. Built-up Area, On 4th Floor, In Wing A, "devkibal Sada", Lying, Being And Situated At Bearing Survey No. 168 Hissa No-1, Of Revenue Village Balkum, Taluka & District Thane, Registration District And Sub District Thane, Within The Limits Of Thane Municipal Corporation, Mumbai, Maharashtra-400608

9.	14000000934 ACRE-174- TRUST	Mr. Prashant Pandurang Ratate (Borrower) Dashrath Pandurang Ratate (Co-Borrower)	Rs.21,43,374/- Rs.Twenty One Lakhs Forty Three Thousand Three Hundred Seventy Four Only	Rs.8,25,000/- Rs. Eight Lakhs Twenty Five Thousand Only	Rs.82,500/- Rs. Eighty Two Thousand Five Hundred Only	Account Name: ACRE-174-TRUST Account Number: 0901102000042103 Bank: IDBI Bank IFSC Code: IBKL0000901
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Description of The Secured Asset: The Premises Bearing Phool Pada Road, Flat No 203 On The 2nd Flr Admeasuring 250 Sq.ft.built Up Area i.e 20.91 Sq.meters Area In The Building Known As Damodar Apartment, Constructed On Loand Admeasuring 230 Sq. Mtrs, Out Of Survey No: 97-a, Hissa No. 14, Lying Being And Situated At Village Virar, Taluka Vasai, District Thane, Within The Area Of Sub Registrar At Vasai No.II, (virar)

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 Immoveable Properties, mentioned hereinabove 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.	Date & time of Auction 29th October 2025, 2:30 PM to 3:30 PM
3.	Last date of submission of EMD 28th October 2025 before 4:00 PM
4.	Place of auction (Web Site for Auction) - www.auctionfocus.in
5.	Contact Details Mr. Rohan Sawant- 9833143013, Mr. Jitesh Sawant- 9082522455
6.	Inspection of the Property on prior appointment basis only
7.	For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.auctionfocus.in

Date : 26/09/2025

Place: Mumbai

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