

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 21.01.2026 (In Rs.)	Reserve Price (in Rs.)	Earnest Money Deposit (In Rs.)	Bank Account Details for EMD payment	Date & time of Auction	Last date of submission of EMD
1	AFH00010 0310619 ACRE 166 TRUST	Raspal Singh Mavi/ Jatinder Kaur Raspal Singh Mavi	₹ 59,29,676.68/- (Rupees Fifty Nine Lakhs Twenty Nine Thousand Six Hundred Seventy Six And Sixty Eight Paise Only)	₹ 49,80,000/- Rupees Forty Nine Lakhs Eighty Thousand Only	₹ 4,98,000/- Rupees Four Lakhs Ninety Eight Thousand Only	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	25 th February 2026, 2:30 PM to 3:30 PM	24 th February 2026, till 4:00 PM

Description Of The Secured Asset: -All That Piece And Parcel Of A Residential Flat Bearing Number 702, Situated On The Seventh Floor Of Mohan Highlands - Wing Aspen, Building No. 1, Phase-1, Constructed On Land Situated At Mauje Katrap, Taluka Ambarnath, District Thane, Within Kulgaoon-Badapur Municipal Limits, Bearing Survey Number 67/1 (Out Of Survey Numbers 68 And 69), Forming Part Of Land Admeasuring 11,410.00 Square Meters, Out Of Which 11,373.00 Square Meters Is The Plot Area And Total Permissible Built-Up Area Is 18,410.05 Square Meters (Out Of Which Planned Area Is 18,409.25 Square Meters) Under Incentive Provisions, And Admeasuring 57.07 Square Meters Carpet Area, Together With All Easementary Rights, Common Areas, Facilities, And Appurtenances Attached Thereto.

2	12333935 / 23111129 ACRE 158 TRUST	Dilsher Babu Qureshi/ Farzana Dilsher Qureshi	₹ 65,52,136.05/- & ₹ 12,86,150.06/- (Rupees Sixty Five Lakhs Fifty Two Thousand One Hundred Thirty Six And Five Paise Only & Rupees Twelve Lakhs Eighty Six Thousand One Hundred Fifty And Six Paise Only)	₹ 77,00,000/- Rupees Seventy Seven Lakhs Only	₹ 7,70,000/- Rupees Seven Lakhs Seventy Thousand Only	Account Name: ACRE-158-TRUST, Account Number: 0901102000041876, Bank: IDBI Bank, IFSC Code: IBKL0000901	12 th February 2026, 2:30 PM to 3:30 PM	11 th February 2026, till 4:00 PM
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Description Of The Secured Asset: -All The Piece And Parcel Of The Residential Premises, Flat No. 501, 5th Floor, A Wing, Admeasuring Area 365 Sq. Feet Carpet Equivalent To 438 Sq Feet, Built Up I.e. 40.70 Sq Mt Built Up Cadel Queen Chsl, 19 - A, Veer Savarkar Balamiya Lane, Mahim West, Mumbai - 400016, Together With The Share Certificate Bearing No. 24 Dated 03.09.2010 In Respect Of 5 Shares Bearing Distinctive No. 111 To 115 (Both Inclusive) For Rs 250/-, And The Building Cadel Queen "A" Chs Ltd, Consyructed On C.s 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 Consisting Of Ground + 7th Floors, And Bounded As: East: Balamiya Lane West: Veer Sāvarkar Marg North: Haji Sultan Building South: Patel Mansion"

3	52599060 ACRE 158 TRUST	Rani Edward Rajan	₹ 16,40,431.46/- (Rupees Sixteen Lakhs Forty Thousand Four Hundred Thirty One And Forty Six Paise Only)	₹ 11,00,000/- Rupees Eleven Lakhs Only	₹ 1,10,000/- Rupees One Lakh Ten Thousand Only	Account Name: ACRE-158-TRUST, Account Number: 0901102000041876, Bank: IDBI Bank, IFSC Code: IBKL0000901	12 th February 2026, 2:30 PM to 3:30 PM	11 th February 2026, till 4:00 PM
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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 Are Of 2.32 Sq. Mtrs., (Of Balcony, Pocket Terrace & Elevation Projection Ect.), 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: Vasal, District: Palghar (Old Thane), Maharashtra-401208, And Bounded As:- East: Road West: Open Plot North: Open Plot South: Open Plot"

4	68617058	Satish	₹ 20,07,002.13/-	₹	₹ 1,10,000/-	Account Name:	12 th Feb-	11 th
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4	68617058 ACRE 158 TRUST	Satish Chandrakant Belose/ Nitesh Chandrakant Belose	₹ 20,07,002.13/- (Rupees Twenty Lakhs Seven Thousand Two And Thirteen Paise Only)	₹ 11,00,000/- Rupees Eleven Lakhs Only	₹ 1,10,000/- Rupees One Lakh Ten Thousand Only	Account Name: ACRE- 158 -TRUST, Account Number: 0901102000041876, Bank: IDBI Bank, IFSC Code: IBKL0000901	12 th Feb- ruary 2026, 2:30 PM to 3:30 PM	11 th February 2026, till 4:00 PM
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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: North: 15 Mtrs. Wide Road South: Plot No. 90 & 91 West: 3 Mtrs. Wide Road East: Plot No. 79"

5	H405HLT 1126979 / H405HHL 1123919 ACRE 178 TRUST	Amar Sunil Agawane Kajal Amar Agawane	₹ 4,74,384.20/- & ₹ 22,69,614.17/- (Rupees Four Lakhs Seventy Four Thousand Three Hundred Eighty Four And Twenty Paise Only & Rupees Twenty Two Lakhs Sixty Nine Thousand Six Hundred Fourteen And Seventeen Paise Only)	₹ 19,00,000/- Rupees Nineteen Lakhs Only	₹ 1,90,000/- Rupees One Lakh Ninety Thousand Only	"Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901"	25 th Feb- ruary 2026, 2:30 PM to 3:30 PM	24 th February 2026, till 4:00 PM
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Description Of The Secured Asset: -All That Piece And Parcel Of Flat/Shop Bearing Number 202, Admeasuring Approximately 460 Square Feet (Carpet Area Including Flower Bed, Balconies And Loft With Permissible $\pm 5\%$ Variation), Situated On The Second Floor In Type-1 Of Building No. 141 Out Of The Buildings Known As "Sahakar Dwarka", Proposed To Be Constructed On Land Situated At Revenue Village Morbe, Taluka Panvel, District Raigad, Within The Division And District Raigad, Sub-Division And Taluka Panvel, Outside The Limits Of Panvel Municipal Council And Within The Limits Of Grampanchayat Morbe Of Panchayat Samiti Panvel, Zilla Parishad Raigad, And Within The Registration Jurisdiction Of The Sub-Registrar Of Assurances, Panvel, Together With All Easementary Rights, Common Facilities And Appurtenances Attached Thereto.

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 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	Web Site for Auction	www.bankeauctions.com
3	Contact Details	Rohan Sawant - 9833143013 / Jitesh Sawant - 9082522455/ Hari Nair - 9846098098/ Akshay Hassija - 8080239611
4	Inspection of the Property on prior appointment basis only	
5	For detailed terms and condition of the sale, please visit the website www.acreindia.in /in / www.bankeauctions.com	

Date: 24.01.2026

Place: Mumbai

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