



# ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600 Fax : 91-11-43115618  
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai -  
400051 Tel.: 022 68643101. E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

## 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 the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the **Original lender/Assignor Bank**, and in respect of which **physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment**, have since been assigned to **Assets Care & Reconstruction Enterprise Ltd. [CIN: U65993DL2002PLC115769] ("Secured Creditor")**. Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s), together 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	Reserve Price (in Rs.)	Earnest Money Deposit (InRs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time
1	406DHH80405691 / H406FHL0829838 ACRE 178 TRUST	Anant Mahadeorao Kharde (Borrower) Vibha Anant Kharde (Co-Borrower)	Rs. 4900115.62/- (Rupees Forty-Nine Lakh One Hundred Fifteen Point Six Two Only) as on 28.03.2026 along with applicable interest, charges and expenses till the date of payment and realization	30,00,000/- (Rupees Thirty lakh only)	Rs. 3,00,000/- (Rupees Three lakh Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	29th April 2026 2:30 PM to 3:30 PM	28th April 2026 till 4:00 PM

**DESCRIPTION OF THE SECURED ASSET:** All That Piece And Parcel Of The Land Bearing Plot No. 203. Admeasuring About 220.68 Sq. Mtrs. (2375.00 Sq. Ft), Being A Part And Portion Of The Land Bearing Kh. No. 63 10 69 & 71. Situated At Meuza Parsodi, Bearing City Survey No. 1129/203. Sheet No. 194/23, Within The Limits Of Nmc & Nit. Tahasil And District Nagpur, And Bounded Asunder- East : Road, West : Plot No. 202, North : Road, South : Khasara Boundary

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="http://www.bankeauctions.com">www.bankeauctions.com</a>
3	Contact Details	Rohan Sawant - 9833143013, 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 <a href="http://www.acreindia.in">www.acreindia.in</a> / <a href="http://www.bankeauctions.com">www.bankeauctions.com</a>	

Date : 29.03.2026

Place : Nagpur

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