

## 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](http://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 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 14-Dec-25 (In Rs.)	Reserve Price (in Rs.)	Earnest Money Deposit (In Rs.)	Bank Account Details for EMD payment
1	15769816 ACRE 158 TRUST	Sarita Ramesh Gaud (Borrower) Yash Ramesh Gaud (Co-Borrower)	Rs. 6027651/-Rupees Sixty Lakhs Twenty Seven Thousand Six Hundred Fifty One Only	Rs.45,50,000/- Rupees Forty Five Lakhs Fifty Thousand Only	Rs.4,55,000/- Rupees Four Lakhs Fifty Five Thousand Only	Account Name: ACRE- 158 -TRUST, Account Number: 0901102000041876, Bank: IDBI Bank, IFSC Code: IBKL0000901

**Description Of The Secured Asset:** "ALL THAT entire R.C.C. Superstructure comprising of two Apartments bearing Nos. 303 & 304, covering a respective built-up area of about 60.39 Sq. Mtrs. & 51.87 Sq. Mtrs. including balcony & premium area (Super Built Up Area = 72.46 Sq. Mtrs. & 62.24 Sq. Mtrs. respectively both together admeasuring about 134.70 Sq Mtrs) both in WING-B together-with 0.319% and 0.274% respective proportionate undivided share and interest in land on the THIRD FLOOR in the building to be known as GREEN EMERALD 1, in the entire area to be known and styled as "GREEN SPACE INFKA'S GREEN CITY" situated on ALL THAT piece and parcel of land bearing Kh. No. 5/1, admeasuring about 1.69 Hectares, Land Revenue Rs. 11,22 yearly, with Occupant Class-I Bhumiswami rights, situated at MAUZA GOTAL PANJRI, P. H. No. 38/A, Tahsil: NAGPUR (RURAL), District: Nagpur, which is bounded as under : East : Field Survey No. 5/2, West : Field Survey No. 9, North : Pandhan, South : Field Survey No. 5/3 and 5/4

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	Date & time of Auction	28-Jan-26, 2:30 PM to 3:30 PM
3	Last date of submission of EMD	27 Jan 26 till 4 PM
4	Web Site for Auction	<a href="http://www.bankeauctions.com">www.bankeauctions.com</a>
5	Contact Details	Rohan Sawant - 9833143013 / 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 <a href="http://www.acreindia.in">www.acreindia.in</a> / <a href="http://www.bankeauctions.com">www.bankeauctions.com</a>	

Date: 28.12.2025 / Place: Nagpur

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