

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 as on 2-Jun-26 along with applicable interest, charges and expenses till the date of payment and realization	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	Barcode Scan to view PDF
1	AFH002800533075 ACRE 166 TRUST	Abhay Arunrao Ghime (Borrower), Nita Abhay Ghime (Co- borrower)	Rs. 54,58,766/- (Rupees Fifty Four Lakhs Fifty Eight Thousand Seven Hundred and Sixty Six Only)	Rs. 13,80,000 (Rupees Thirteen Lakh Eighty Thousand Only)	Rs. 1,38,000 (Rupees One Lakh Thirty-Eight Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	22nd Sept 2026 2:30 PM to 3:30 PM	21th Sept 2026 till 4:00 PM	

DESCRIPTION OF THE SECURED ASSET : ALL THAT PIECE AND PARCEL OF THE PROPERTY BEING ITEM NO.1-KHAS MOUJA SUKLI (B), P.H.N. 77, GRAM PANCHAYAT SUKLI, TAH. HINGNA, DIST. NAGPUR, KHASRA NO. 11, I.E. PLOT NO. 18 IN THE NON-AGRICULTURAL LAYOUT CONSTRUCTED BY YAT NATH DEVELOPERS, HAS A LENGTH OF 15 METERS FROM NORTH TO SOUTH AND A WIDTH OF 10 METERS FROM EAST TO WEST, WITH A TOTAL AREA OF 150 SQ.M. (1614 SQ. FT.). BOUNDRIES: TO THE EAST: PLOT NO. 17, TO THE WEST: PLOT NO. 19, TO THE NORTH: ROAD, TO THE SOUTH: PLOT NO. 4. ITEM NO.2-PLOT NO. 19 IN KHAS MOUJA SUKLI (B), P.H. NO. 77, GRAM PANCHAYAT SUKLI, TAH. HINGNA, DIST. NAGPUR, IN KHASRA NO. 11, A NON-AGRICULTURAL LAYOUT CONSTRUCTED BY NATH DEVELOPERS, HAS A LENGTH OF 15 METERS NORTH-SOUTH AND A WIDTH OF 10 METERS EAST-WEST, WITH A TOTAL AREA OF 150 SQ.M. (1614 SQ. FT.). BOUNDRIES: TO THE EAST: PLOT NO. 18, TO THE WEST: PLOT NO. 20, TO THE NORTH: ROAD, TO THE SOUTH: PLOT NO. 3.

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	1800-209-2989 / auction.support@acreindia.in / rohan.sawant@acreindia.in
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 / www.bankeauctions.com	

Date : 20.08.2026
Place : Nagpur

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