

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 of 30 days 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 INR as on - 02-06-2026	Reserve Price (in Rs.) / Earnest Money Deposit (In Rs.)	Bank Account Details for EMD payment through Demand Draft/RTGS/NEFT	Auction Date & Time/ EMD Date & Time	Description Of Secured Asset	Barcode Scan to View PDF
1	HAMR23000049315/ LAMR23000049327 ACRE 178 TRUST	Sima Nilesh Thakare	Rs.1,10,33,452.49 (Rupees One Crore Ten Lakh Thirty-Three Thousand Four Hundred Fifty-Two and Forty-Nine Paise Only)	Rs.70,00,000/- (Rupees Seventy Lakh Only) Rs.7,00,000/- (Rupees Seven Lakh Only)	Beneficiary Name: Nilesh Hariharao Thakare; ACRE-178- Trust, Bank Name: IDBI BANK LTD, Bank Account No. 0901102000042617, IFSC code: IBKL0000901	19th August 2026 from 2:30 PM to 3:30 PM 18th August 2026 till 4:00 PM	"All That Piece & Parcel Of Land I.e. Field Survey No. 39 Out Of Which Area Admeasuring 1500 Sq. Ft. (139.40 Sq. Mtr.) Known As Plot No. T-237 And House Constructed Thereon, Situated At Mouje-peth Amravati, Pragane Badnera, Tq. & Dist. Amravati Within The Limits Of Municipal Corporation Amravati (hereinafter Called As The Subject Property) And The Subject Property Is Bounded As Under: Towards East: House Of Sagane; Towards West: House Of Rumale; Towards North: Road; Towards South: Service Line".	

1. EMD Payment through Demand Draft/RTGS/NEFT shall be made in favor of the Bank Accounts mentioned in respective column(s).

2. Web Site for Auction and Helpline No. <https://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 or <https://www.bankeauctions.com/>

Dated: 16-07-2026,

Place: Nagpur

Authorised Officer,
Assets Care and Reconstruction Enterprise Ltd