



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Corporate Office: Office 101, Kalpataru Infinitia, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai, Maharashtra-400055. Registered Office: 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019. 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 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 symbolic 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./ Trust Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor(s)/ Guarantors	Total Outstanding Dues	Reserve Price (in Rs.)	Earnest Money Deposit (In Rs.)	Bank account details for EMD payment through Demand Draft/ RTGS/ NEFT
1	45749420000066, 45749430000030, 45749430000833 & 47559430000757 ARC_ACRE 195 TRUST	1) Mr. Devendrakumar Tukaram Kapse (Borrower & Mortgagor), 2) Mrs. Gita Devendrakumar Kapse (Co-Borrower)	Rs.21,13,778.41 (Rupees Twenty One Lakh Thirteen Thousand Seven Hundred Seventy Eight Fourty One Paise Only) as on 10.03.2026 along with applicable interest, charges and expenses till the date of payment and realization.	Rs.36,46,500/- (Rupees Thirty Six Lakh Fourty Six Thousand Five Hundred Only)	Rs.3,64,650/- (Rupees Thirty Six Lakh Fourty Six Thousand Five Hundred Only)	Account Name: ACRE 195 Trust Account Number: 0901102000043087 Bank: IDBI Bank IFSC Code: IBKL000090
Description of the Secured Asset: All that piece and parcel of land bearing Bhumapān Gat No.287/2A/7/2, total admeasuring area of 1300 Sq.ft. (120.81 Sq.mtrs.) together with the Construction thereon, situated at Mouza Fulchur, T.S. No.30, Thak No.92, House No.1271 (As per Tax Receipt), Tahsil & District Gondia (MH). Bounded by: East by: Plot land of Beniram Bisen, West by: Remaining land of Shivhare, North by: 20 Ft. Road and South by: Gat No.287/6B, Land of Choitharam Goplani.						
2	31579430000479 / ARC_ACRE 195 TRUST	1) Mr. Nadkishor Chindhuji Sadawarte (Borrower & Mortgagor), 2) Mrs. Kausalyabai Chindhuji Sadawarte (Co-Borrower)	Rs.9,65,574.00 (Rupees Nine Lakh Sixty Five Thousand Five Hundred Seventy Four Only) as on 12.03.2026 along with applicable interest, charges and expenses till the date of payment and realization.	Rs.12,24,000/- (Rupees Twelve Lakh Twenty Four Thousand Only)	Rs.1,22,400/- (Rupees One Lakh Twenty Two Thousand Four Hundred Only)	Account Name: ACRE 195 Trust Account Number: 0901102000043087 Bank: IDBI Bank IFSC Code: IBKL000090
Description of the Secured Asset: All that piece and parcel of land bearing Grampanchayat House No.144 (As per tax Receipt House No.152), total admeasuring 720 Sq.ft. (66.91 Sq.mtrs.), together with the R.C.C. construction thereon, situated at Mouza Mandgaon, Mouza No.151, P.H. No.04, within the limits of Grampanchayat Mandgaon, Tehsil Samudrapur & District Wardha. Bounded by: East by: Road, West by: Road, North by: House of Mr. Chandrabhan Sadawarte and South by: House of Sunita Waghmare.						

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 Last date of submission of EMD: 09.10.2026	5 Place of auction (Web Site for Auction): Prospective bidders may contact M/s. 4 Closure Contact Person Mr. Vitthal Rathod - 8142000725, at the web portal info@bankauctions.in / Mumbai@bankauctions.in
2 Place for submission of BIDs: Jana Small Finance Bank Ltd., 101 & 102, Ground Floor, Perfect Plaza (Prasadam), Plot No.97, Cement Road, Telegraph Colony, Pratap Nagar, Nagpur (MH)-440022.	6 Contact Details: Mr. Mahendra Bramhane (Mob. No.9029290202) & Mr. Allvin N. Tabhane (Mob. No.7709564284)
3 Date and time of Auction: 20.10.2026 from 12:00 Noon to 01:00 P.M.	7 For detailed terms and condition of the sale, please visit the website www.foreclosureindia.com & https://bankauctions.in
4 Date & time of Inspection of the Property: On prior appointment basis	Sd/- Authorised Officer, Assets Care & Reconstruction Enterprise Ltd.

Place: Nagpur, Date: 04.09.2026



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