

Dated: 30.07.2025

ACRE/Sare Realty/2025-26/

To,

234
SARE Realty Projects Private Limited,
815-816,
International Trade Tower,
Nehru Place,
New Delhi 110019

Mr. Santanu Kumar Samanta
Immaculate Resolution Professionals
Private Limited,
SARE Realty Projects Private Limited,
Unit No. 112, First Floor, Tower A,
Spazedge Commercial Complex,
Sector 47, Sohna Road, Gurugram 122018

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Sir / Madam,

Sub: Notice under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002

The Authorised Officer of Assets Care and Reconstruction Enterprise Limited, on 08.05.2025, has taken over the physical possession of **ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 507 UNITS AGGREGATING TO 847,917 SQUARE FEET IN LAYOUT NAMELY PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT – II.**

SARE Realty Projects Private Limited (**Borrower**) have failed to repay the amount mentioned in the Demand Notice dated 06.01.2020 issued by the Authorised Officer of Vistra ITCL (India) Limited (Security Trustee) now assigned to Assets Care and Reconstruction Enterprise Limited by Altico Capital India Limited. Accordingly, the Authorised Officer put the said mortgaged property mentioned above on sale under the provisions of SARFAESI Act, 2002 for recovery of Rs. 271,43,66,677 (Rupees Two Hundred Seventy One Crore Forty Three Lakh Sixty Six Thousand Six Hundred Seventy Seven) as on September 09, 2024 (being the liquidation commencement date) along with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from Sare Realty Projects Private Limited.



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

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

This notice of 30 days' is given to all of you addressees in respect of the sale of the mortgaged property as mentioned in Schedule 1, by the Authorised Officer on **02.09.2025** at **11:00 a.m.** by way of e-Auction. It may be added that you Borrower may redeem the mortgage by paying the entire outstanding dues (including interest till date) with costs, charges and expenses at any time before the sale is conducted.

A copy of the Sale Notice published in the Newspapers i.e. Business Standard (English Edition) and The Hindu (Tamil Edition) both dated 30.07.2025, are enclosed herewith for your information.

Thanking You,

Yours Sincerely,



Authorised Officer
Assets Care and Reconstruction Enterprise Limited
Trustee of India Real Estate 2021 Trust

For Grievance Redressal
Phone No. 011-66115609
complaint@acreindia.in

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SCHEDULE 1

ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 507 UNITS AGGREGATING TO 847,917 SQUARE FEET IN LAYOUT NAMELY PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT – II.

S. No.	Survey Number	Unit No.	Plot Number	Plot Area (in sq.ft)
1.	334C/1A	8A	8	1200
2.	343/A	F38-01	182A	1200
3.	343/A	F38-02	182B	1200
4.	343/A, 348/4	185B	185B	1200
5.	348/4	F33-01	187A	1200
6.	342, 343/1B	F1-02	213B	1500
7.	342	F4-01	216A	1200
8.	348/3	F8-01	220A	1101
9.	342	F16-01	227A	1200
10.	350/2	280B	280	1636.5
11.	350/2	285	285	1869
12.	352/3B	374	374	2335
13.	352/3B	381	381	1755
14.	352/3B	386A	386	1487.5
15.	352/3B	386B	386	1487.5
16.	352/3B	387	387	870
17.	346	Regal 458-C	458	450
18.	345, 346	478B	478B	900
19.	345	613A	613	900
20.	343/1A	633	633	1800
21.	343/1B	E10-2	661B	910
22.	343/1B, 344	664	664	1800
23.	336/4	804A	804A	1627.5
24.	334C/1A	879	879	2410
25.	345	H8-02	643+644B	1170

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

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-Auction Sale Notice for sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Security Provider(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("**Secured Creditor**"), the physical possession of which has been taken, by the Authorised Officer of the Secured Creditor pursuant to an order dated March 28, 2025 passed by the Hon'ble National Company Law Tribunal, New Delhi, Court II, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis in one lot on **September 02, 2025 from 11:00 a.m. to 01:00 p.m.**, for recovery of **Rs. 271,43,66,677 (Rupees Two Hundred Seventy One Crore Forty Three Lakh Sixty Six Thousand Six Hundred Seventy Seven)** as on **September 09, 2024 (being the liquidation commencement date)** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from Sare Realty Projects Private Limited.

Name of Borrower & Mortgagor:
Sare Realty Projects Private Limited

The Reserve Price for the Immovable Property shall be **Rs. 3,51,00,000 (Three Crore Fifty One Lakh)** and the Earnest Money Deposit ("**EMD**") for the Immovable Properties shall be **Rs. 35,10,000 (Thirty Five Lakh Ten Thousand)**.

Date / Time of site inspection and Authorised Officer

At the request of the Intending purchaser/bidder

Contract Persons: Mr. Manish Kumar Manav (Mob. No. 9911302057) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction

September 02, 2025, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. On or before **September 01, 2025 up to 04:00 p.m.** to the Authorised Officer either thorough e-mail to **mk.manav@acreindia.in** or to the following address: **Assets Care and Reconstruction Enterprise Limited, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019.**

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 0901102000039905 in the name of beneficiary i.e. **India Real Estate 2021 Trust**, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 25 UNITS IN LAYOUT NAMED PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM).

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
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



DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB
REGISTRATION DISTRICT OF CHENGALPATTU JOINT – II:

MAKING ASSETS WORK

S. No.	Survey Number	Unit No.	Plot Number	Plot Area (in sq.ft)
1.	334C/1A	8A	8	1200
2.	343/A	F38-01	182A	1200
3.	343/A	F38-02	182B	1200
4.	343/A, 348/4	185B	185B	1200
5.	348/4	F33-01	187A	1200
6.	342, 343/1B	F1-02	213B	1500
7.	342	F4-01	216A	1200
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24.	334C/1A	879	879	2410
25.	345	H8-02	643+644B	1170

For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

Date: July 30, 2025

Place: Chennai

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.★

TRUSTEE OF INDIA REAL ESTATE 2021 TRUST



For Grievance Redressal
Phone No. 011-66115609
complaint@acreindia.in

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

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

General Terms and Conditions for sale of the secured assets in the Account of Sare Realty Projects Private Limited by E-Auction for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Secured Assets will be sold on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE" Basis

1.	Name and Address of the Borrower and Mortgagor	Sare Realty Projects Private Limited, 6, 383C Bank Street Munirka, New Delhi, Delhi, India - 110067.																																																																																																				
2.	Name and Address of the secured creditor	Assets Care and Reconstruction Enterprise Limited, (Trustee of India Real Estate 2021 Trust) (ACRE), 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019.																																																																																																				
3.	Description of the immovable secured assets to be sold	ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 25 UNITS IN LAYOUT NAMED PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT - II: <table><tr><th>S. No.</th><th>Survey Number</th><th>Unit No.</th><th>Plot Number</th><th>Plot Area (in sq.ft)</th></tr><tr><td>1.</td><td>334C/1A</td><td>8A</td><td>8</td><td>1200</td></tr><tr><td>2.</td><td>343/A</td><td>F38-01</td><td>182A</td><td>1200</td></tr><tr><td>3.</td><td>343/A</td><td>F38-02</td><td>182B</td><td>1200</td></tr><tr><td>4.</td><td>343/A, 348/4</td><td>185B</td><td>185B</td><td>1200</td></tr><tr><td>5.</td><td>348/4</td><td>F33-01</td><td>187A</td><td>1200</td></tr><tr><td>6.</td><td>342, 343/1B</td><td>F1-02</td><td>213B</td><td>1500</td></tr><tr><td>7.</td><td>342</td><td>F4-01</td><td>216A</td><td>1200</td></tr><tr><td>8.</td><td>348/3</td><td>F8-01</td><td>220A</td><td>1101</td></tr><tr><td>9.</td><td>342</td><td>F16-01</td><td>227A</td><td>1200</td></tr><tr><td>10.</td><td>350/2</td><td>280B</td><td>280</td><td>1636.5</td></tr><tr><td>11.</td><td>350/2</td><td>285</td><td>285</td><td>1869</td></tr><tr><td>12.</td><td>352/3B</td><td>374</td><td>374</td><td>2335</td></tr><tr><td>13.</td><td>352/3B</td><td>381</td><td>381</td><td>1755</td></tr><tr><td>14.</td><td>352/3B</td><td>386A</td><td>386</td><td>1487.5</td></tr><tr><td>15.</td><td>352/3B</td><td>386B</td><td>386</td><td>1487.5</td></tr><tr><td>16.</td><td>352/3B</td><td>387</td><td>387</td><td>870</td></tr><tr><td>17.</td><td>346</td><td>Regal 458-C</td><td>458</td><td>450</td></tr><tr><td>18.</td><td>345, 346</td><td>478B</td><td>478B</td><td>900</td></tr><tr><td>19.</td><td>345</td><td>613A</td><td>613</td><td>900</td></tr></table>	S. No.	Survey Number	Unit No.	Plot Number	Plot Area (in sq.ft)	1.	334C/1A	8A	8	1200	2.	343/A	F38-01	182A	1200	3.	343/A	F38-02	182B	1200	4.	343/A, 348/4	185B	185B	1200	5.	348/4	F33-01	187A	1200	6.	342, 343/1B	F1-02	213B	1500	7.	342	F4-01	216A	1200	8.	348/3	F8-01	220A	1101	9.	342	F16-01	227A	1200	10.	350/2	280B	280	1636.5	11.	350/2	285	285	1869	12.	352/3B	374	374	2335	13.	352/3B	381	381	1755	14.	352/3B	386A	386	1487.5	15.	352/3B	386B	386	1487.5	16.	352/3B	387	387	870	17.	346	Regal 458-C	458	450	18.	345, 346	478B	478B	900	19.	345	613A	613	900
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		24.	334C/1A	879	879	2410
		25.	345	H8-02	643+644 B	1170
4.	Details of the encumbrances known to the secured creditor	No encumbrances known to the Secured Creditor. Title/ technical reports pertaining to the secured assets may be availed for inspection solely for information purposes in accordance with 13(b) below.				
5.	The secured debt for recovery of which the property is to be sold	Rs. 271,43,66,677 (Rupees Two Hundred Seventy One Crore Forty Three Lakh Sixty Six Thousand Six Hundred Seventy Seven) as on September 09, 2024 (being the liquidation commencement date)				
6.	Deposit of earnest money	Rs. 35,10,000 (Thirty Five Lakh Ten Thousand) being the 10% of Reserve Price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalised or Scheduled Bank.				
7.	Reserve Price of the immovable secured assets: Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 3,51,00,000 (Three Crore Fifty One Lakh) Account No. 0901102000039905 with IDBI Bank Limited (IFSC: IBKL0000901), having its branch at IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019 On or before September 01, 2025 up to 4 p.m.				
8.	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, by the next business day on acceptance of the bid price by the Authorised Officer and the balance 75% of the sale price within the timelines prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the regulations thereunder. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and secured asset shall be put to re auction and the defaulting bidder shall have no claim / right in respect of the secured asset / amount.				
9.	Time and place of e-Auction or time after which sale by any other mode shall be completed	September 02, 2025, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each				
10.	The e-Auction will be conducted through the ACRE's approved service provider e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website	https://sarfaesi.auctiontiger.net https://www.acreindia.in				



	of the service provide as mentioned above	
11.	Bid increment amount: Auto extension: Bid currency & unit of measurement	Rs. 10,00,000 (Rupees Ten Lakh) Auto extension of 10 minutes each INR
12.	Date and Time during which inspection of the immovable secured assets to be sold can be undertaken	At the request of the Intending purchaser/bidder Contact persons: Mr. Manish Kumar Manav Mob: 9911302057 Mr. Chinmay Saptarshi Mob. No. 9870787822
13.	Other conditions a. Bidders shall have a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s E-Procurement Technologies Ltd may be conveyed through e-mail). Bidders can Contact Mr. Ramprasad Sharma on No. +91-79-3502 2182 / +91 800-002-3297 & email Id: ramprasad@auctiontiger.net. b. For access to the documents/ title/ technical reports pertaining to the proposed sale, please Mr. Manish Manav at mk.manav@acreindia.in (Mob. No. 9911302057).in or Mr. Chinmay Saptarshi at csaptarshi@alticocap.com (Mob. No. 9870787822). c. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of KYC Documents, PAN Card, Proof of EMD etc. on or before September 01, 2025 up to 4 p.m. to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or to the following address: Assets Care and Reconstruction Enterprise Limited, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019. d. Name of Eligible Bidders will be identified by Assets Care and Reconstruction Enterprise Limited to participate in online e-Auction on the portal https://sarfaesi.auctiontiger.net Vendor: M/s E-Procurement Technologies Ltd who will provide the user ID and Password after due verification on PAN of the Eligible Bidders. e. The successful bidder shall be required to submit to the Authorised Officer the final prices, quoted during the e-Auction in the Details and Declaration form after completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. The details and declaration form can be downloaded from https://www.acreindia.in and can be submitted to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or through courier/speed post/registered A.D. to the address of the secured creditor as mentioned hereinabove. f. The Secured Creditor / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. g. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction. h. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. j. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. k. The bid submitted without the EMD shall be summarily rejected. The Secured Asset shall not be sold below the available reserve / offer price. l. The conditional bids shall be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in bid shall be entertained.	



- m. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with Assets Care and Reconstruction Enterprise Limited. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- n. The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- o. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e- Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- p. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the Secured Asset nor on any part of the sum for which may it be subsequently sold.
- q. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- r. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- s. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, ACRE shall in its sole discretion be entitled to call off the sale and put the secured asset for sale once again on any date and at such time as may be decided by ACRE. For any kind of dispute, bidders are required to contact the concerned authorised officer of ACRE only.
- t. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained.
- u. To the best of knowledge and information of the Authorised Officer, the encumbrances on the property are as detailed above. It is clarified that any dues and other charges payable to any authority or otherwise shall be borne by the successful bidder. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid.
- v. The title and technical reports that have been disclosed in the VDR are solely for information purposes. The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves.
- w. The details shown above are as per the record available with the secured creditor, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.
- x. The successful bidder is also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing law.

Dated: July 30, 2025

Place: Chennai


Authorised Officer
Assets Care and Reconstruction
Enterprise Limited



For Grievance Redressal
Phone No. 011-66115609
complaint@acreindia.in

Dated: 30.07.2025

ACRE/Sare Realty/2025-26/

To,

232 SARE Realty Projects Private Limited, 815-816, International Trade Tower, Nehru Place, New Delhi 110019	Mr. Santanu Kumar Samanta Immaculate Resolution Professionals Private Limited, SARE Realty Projects Private Limited, Unit No. 112, First Floor, Tower A, Spazedge Commercial Complex, Sector 47, Sohna Road, Gurugram 122018 233
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Sir / Madam,

Sub: Notice under Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002

The Authorised Officer of Assets Care and Reconstruction Enterprise Limited, on 08.05.2025, has taken over the physical possession of **ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 507 UNITS AGGREGATING TO 847,917 SQUARE FEET IN LAYOUT NAMELY PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT – II.**

SARE Realty Projects Private Limited (**Borrower**) have failed to repay the amount mentioned in the Demand Notice dated 06.01.2020 issued by the Authorised Officer of Vistra ITCL (India) Limited (Security Trustee) now assigned to Assets Care and Reconstruction Enterprise Limited by Altico Capital India Limited. Accordingly, the Authorised Officer put the said mortgaged property mentioned above on sale under the provisions of SARFAESI Act, 2002 for recovery of **Rs. 271,43,66,677 (Rupees Two Hundred Seventy One Crore Forty Three Lakh Sixty Six Thousand Six Hundred Seventy Seven)** as on **September 09, 2024 (being the liquidation commencement date)** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from Sare Realty Projects Private Limited.

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

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



This notice of 30 days' is given to all of you addressees in respect of the sale of the mortgaged property as mentioned in Schedule 1, by the Authorised Officer on **02.09.2025** at **11:00 a.m.** by way of e-Auction. It may be added that you Borrower may redeem the mortgage by paying the entire outstanding dues (including interest till date).with costs, charges and expenses at any time before the sale is conducted.

A copy of the Sale Notice published in the Newspapers i.e. Business Standard (English Edition) and The Hindu (Tamil Edition) both dated 30.07.2025, are enclosed herewith for your information.

Thanking You,

Yours Sincerely,


Authorised Officer

Assets Care and Reconstruction Enterprise Limited
Trustee of India Real Estate 2021 Trust



For Grievance Redressal
Phone No. 011-66115609
complaint@acreindia.in

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SCHEDULE 1

ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 507 UNITS AGGREGATING TO 847,917 SQUARE FEET IN LAYOUT NAMELY PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT – II.



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

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

Sch. 1

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
1.	1	1	1464
2.	2	2	3434
3.	12C	12	107
4.	13C	13	296
5.	14C	14C	856
6.	26	26	1993
7.	27	27	1356
8.	42	42	1692
9.	43	43	2183
10.	44	44	1500
11.	45	45	1200
12.	46	46	986
13.	47	47	828
14.	48	48	671
15.	49	49	513
16.	50	50	356
17.	56	56	108
18.	57	57	1500
19.	58	58	1500
20.	59	59	1018
21.	60	60	2923
22.	61	61	2177
23.	62	62	1571
24.	70	70	15
25.	71	71	1735
26.	72	72	1596
27.	73	73	1370
28.	74	74	1146
29.	76	76	517
30.	77	77	2000
31.	90	90	2000
32.	91	91	890
33.	92	92	46
34.	E7-2	136B	910
35.	146	146	6517
36.	147	147	6130
37.	177	177	73
38.	178	178	2400
39.	F39-01	181A	1200
40.	F39-02	181B	1200
41.	F37-01	183A	1200
42.	F31-02	189B	750
43.	F37-02	183B	1200
44.	F30-01	190A	1200
45.	F30-02	190B	1200
46.	F29-01	191A	1200
47.	F29-02	191B	1200
48.	F27-02	193B	1200
49.	F28-01	192A	1200
50.	F28-02	192B	1200
51.	F27-01	193A	1200
52.	194	194	2400
53.	195	195	2400
54.	197	197	2400
55.	198	198	2400
56.	199	199	2200
57.	204	204	168
58.	205	205	407
59.	206	206	983
60.	207	207	1727
61.	208	208	1482

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
62.	209	209	1800
63.	210	210	1800
64.	211	211	1580
65.	212	212	170
66.	F3-01	215A	1200
67.	F9-02	221B	1200
68.	F10-02	222B	1500
69.	F11	223A	3000
70.	F12	224A	2400
71.	225	225	2400
72.	F15	226A	2400
73.	F17	228B	2400
74.	F18-02	229B	1200
75.	F19-01	230A	1200
76.	F19-02	230B	1200
77.	F20-01	231A	1200
78.	F20-02	231B	1200
79.	F21-01	232A	1500
80.	233	233	4007
81.	234	234	4393
82.	235	235	6037
83.	236	236	3066
84.	239	239	1800
85.	240	240	1800
86.	245	245	3000
87.	246	246	2400
88.	247	247	2400
89.	248	248	2400
90.	249	249	2400
91.	250	250	2400
92.	251	251	6278
93.	252	252	5568
94.	253	253	2400
95.	255A	255A	1200
96.	255B	255B	1200
97.	256	256	2400
98.	257	257	2400
99.	258	258	2400
100.	259-C	259C	1200
101.	260	260	2490
102.	267	267	2960
103.	268	268	2729
104.	269	269	2498
105.	270	270	3027
106.	317A	317	900
107.	320	320	1800
108.	321	321	1800
109.	322A	322A	2205
110.	322B	322B	2205
111.	323A	323A	2002
112.	323B	323B	2002
113.	331A	331A	2105
114.	331B	331B	2105
115.	332A	332A	1902
116.	332B	332B	1902
117.	335B	335	1742
118.	369B	369	1200
119.	377A	377	1902
120.	390A1	390	976
121.	390B1	390	976
122.	390C1	390	976
123.	397	397	3254
124.	407	407	3556
125.	408	408	3513
126.	427	427	383
127.	428	428	377
128.	429	429	372
129.	430	430	366
130.	431	431	361
131.	432	432	355
132.	433	433	349
133.	434	434	344
134.	435	435	338
135.	436	436	333
136.	437	437	471
137.	438	438	3102
138.	E77-1	439A	890
139.	E77-2	439B	910
140.	E78-1	440A	890
141.	E78-2	440B	910
142.	E79-1	441A	890
143.	E79-2	441B	910
144.	E80-1	442A	890
145.	E80-2	442B	910
146.	E81-1	443A	890
147.	E81-2	443B	910
148.	E82-1	444A	890
149.	E82-2	444B	910
150.	E83-1	445A	890
151.	E83-2	445B	910
152.	E84-1	446A	890
153.	E84-2	446B	910
154.	E71-1	447A	890
155.	E71-2	447B	910
156.	E72-1	448A	890
157.	E72-2	448B	910
158.	E73-1	449A	890
159.	E73-2	449B	910
160.	E74-1	450A	890
161.	E74-2	450B	910
162.	E75-1	451A	890
163.	E75-2	451B	910
164.	E76-1	452A	890
165.	E76-2	452B	910
166.	453	453	3854
167.	454	454	3181
168.	Regal_455-A	455	1800
169.	Regal_455-B	455	
170.	Regal_455-C	455	
171.	Regal_455-D	455	
172.	Regal_456-A	456	1800
173.	Regal_456-B	456	
174.	Regal_456-C	456	
175.	Regal_456-D	456	
176.	Regal_457-A	457	1800
177.	Regal_457-B	457	
178.	Regal_457-C	457	
179.	Regal_457-D	457	
180.	Regal_458-A	458	1350
181.	Regal_458-B	458	
182.	Regal_458-C	458	900
183.	Regal_459-A	459	

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
123.	397	397	3254
124.	407	407	3556
125.	408	408	3513
126.	427	427	383
127.	428	428	377
128.	429	429	372
129.	430	430	366
130.	431	431	361
131.	432	432	355
132.	433	433	349
133.	434	434	344
134.	435	435	338
135.	436	436	333
136.	437	437	471
137.	438	438	3102
138.	E77-1	439A	890
139.	E77-2	439B	910
140.	E78-1	440A	890
141.	E78-2	440B	910
142.	E79-1	441A	890
143.	E79-2	441B	910
144.	E80-1	442A	890
145.	E80-2	442B	910
146.	E81-1	443A	890
147.	E81-2	443B	910
148.	E82-1	444A	890
149.	E82-2	444B	910
150.	E83-1	445A	890
151.	E83-2	445B	910
152.	E84-1	446A	890
153.	E84-2	446B	910
154.	E71-1	447A	890
155.	E71-2	447B	910
156.	E72-1	448A	890
157.	E72-2	448B	910
158.	E73-1	449A	890
159.	E73-2	449B	910
160.	E74-1	450A	890
161.	E74-2	450B	910
162.	E75-1	451A	890
163.	E75-2	451B	910
164.	E76-1	452A	890
165.	E76-2	452B	910
166.	453	453	3854
167.	454	454	3181
168.	Regal_455-A	455	1800
169.	Regal_455-B	455	
170.	Regal_455-C	455	
171.	Regal_455-D	455	
172.	Regal_456-A	456	1800
173.	Regal_456-B	456	
174.	Regal_456-C	456	
175.	Regal_456-D	456	
176.	Regal_457-A	457	1800
177.	Regal_457-B	457	
178.	Regal_457-C	457	
179.	Regal_457-D	457	
180.	Regal_458-A	458	1350
181.	Regal_458-B	458	
182.	Regal_458-C	458	900
183.	Regal_459-A	459	

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
185.	460	460	3270
186.	461	461	434
187.	462	462	255
188.	Regal_463-A	463	1800
189.	Regal_463-B	463	
190.	Regal_463-C	463	
191.	Regal_463-D	463	
192.	464	464	1770
193.	465	465	3508
194.	E62-1	466A	890
195.	E62-2	466B	910
196.	E63-1	467A	900
197.	Regal_467-B	467	
198.	Regal_467-D	467	1800
199.	Regal_468-A	468	
200.	Regal_468-B	468	
201.	Regal_468-C	468	
202.	Regal_468-D	468	1800
203.	Regal_469-A	469	
204.	Regal_469-B	469	
205.	Regal_469-C	469	
206.	Regal_469-D	469	
207.	470	470	2289
208.	471	471	1764
209.	472	472	1800
210.	473	473	1800
211.	474	474	1800
212.	475	475	4147
213.	476	476	1131
214.	477B	477B	900
215.	481	481	5216
216.	482	482	2521
217.	483	483	2869
218.	484	484	1948
219.	485	485	4064
220.	486	486	3631
221.	487	487	3198
222.	488	488	2765
223.	490	490	3595
224.	497	497	3000
225.	E108-2	498B	890
226.	E108-1	498A	910
227.	E109-2	499B	910
228.	E109-1	499A	890
229.	E110-2	500B	910
230.	E110-1	500A	890
231.	E111-2	501B	910
232.	E111-1	501A	890
233.	E112-2	502B	910
234.	E112-1	502A	890
235.	E113-2	503B	910
236.	E113-1	503A	890
237.	E114-1	504A	890
238.	E114-2	504B	910
239.	E115-1	505A	890
240.	E115-2	505B	910
241.	E116-1	506A	890
242.	E116-2	506B	910
243.	E117-1	507A	890
244.	E117-2	507B	910
245.	E118-1	508A	890
246.	E118-2	508B	910

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
247.	E94-1	513A	890
248.	E95-1	514A	910
249.	E96-1	515A	890
250.	E96-2	515B	910
251.	E97-1	516A	890
252.	E97-2	516B	910
253.	E98-1	517A	890
254.	E98-2	517B	910
255.	E99-1	518A	890
256.	E99-2	518B	910
257.	E100-2	519B	890
258.	E100-1	519A	910
259.	E101-2	520B	890
260.	E101-1	520A	910
261.	E102-2	521B	910
262.	E102-1	521A	890
263.	E103-2	522B	910
264.	E103-1	522A	890
265.	E104-2	523B	910
266.	E104-1	523A	890
267.	E105-2	524B	910
268.	E105-1	524A	890
269.	E106-2	525B	910
270.	E106-1	525A	890
271.	E107-2	526B	910
272.	E107-1	526A	890
273.	527A	527A	900
274.	541	541	2400
275.	550	550	1800
276.	551	551	1769
277.	552	552	1720
278.	553	553	1670
279.	554	554	1620
280.	555	555	1571
281.	561	561	598
282.	565	565	1800
283.	567	567	1800
284.	573	573	1800
285.	574	574	1800
286.	575	575	1800
287.	577	577	1800
288.	590	590	2
289.	591	591	1693
290.	595	595	1800
291.	596	596	1800
292.	597	597	1800
293.	604	604	1800
294.	607	607	1683
295.	608	608	1167
296.	609	609	1288
297.	610	610	1409
298.	611	611	1530
299.	612	612	1652
300.	613B	613	860
301.	E48-01	614A	890
302.	E48-02	614B	910
303.	618	618	1800
304.	624	624	1800
305.	637	637	1800
306.	640	640	1800
307.	645	645	1800
308.	650	650	1800

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
309.	H10-02	647+648B	1170
310.	H10-03	647+648C	1260
311.	E30-1	651A	890
312.	E30-2	651B	910
313.	652	652	1800
314.	E32-1	653A	890
315.	E32-2	653B	910
316.	E33-01	654A	890
317.	E33-02	654B	910
318.	E34-01	655A	890
319.	E34-02	655B	910
320.	G24	656	2400
321.	G23	657	1800
322.	G22	658	2400
323.	660	660	1800
324.	E10-1	661A	890
325.	E11-2	662B	910
326.	E12-1	663A	890
327.	E13-2	663B	910
328.	669	669	1800
329.	672	672	2276
330.	673	673	1920
331.	674	674	1800
332.	675	675	1800
333.	676	676	1800
334.	677	677	1738
335.	678	678	802
336.	679	679	617
337.	680	680	551
338.	681	681	484
339.	682	682	418
340.	683	683	352
341.	684	684	505
342.	692	692	1205
343.	693	693	1800
344.	694	694	1800
345.	695	695	1800
346.	696	696	2700
347.	697	697	2087
348.	698	698	2172
349.	699	699	1800
350.	700	700	1800
351.	701	701	3176
352.	702	702	2639
353.	703	703	2101
354.	704	704	2531
355.	705B	705B	1710
356.	C65	710B	1200
357.	711	711	132
358.	712	712	679
359.	713	713	1256
360.	714	714	2156
361.	C66	715A	1200
362.	C67	715B	1200
363.	716	716	3420
364.	730	730	1765
365.	731	731	2047
366.	732A	732A	1559
367.	732B	732B	1559
368.	733	733	1800
369.	737A	737A	1474
370.	737B	737B	1474



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office: 14th Floor, Ergs Corporate Tower, Nehru Place, New Delhi-110019 Tel: 011-66115600
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



MAKING ASSETS WORK

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
371.	737C	737C	1474
372.	738	738	2047
373.	739	739	1928
374.	746	746	1500
375.	747	747	2000
376.	748	748	1000
377.	749	749	1306
378.	750	750	697
379.	758	758	792
380.	759	759	2000
381.	760	760	2000
382.	761	761	1500
383.	783B	783	1261
384.	783A	783A	1261
385.	786B	786B	1073
386.	793A	793A	1457
387.	793B	793B	1457
388.	795A	795A	1477
389.	797	797	1980
390.	801A	801A	1343
391.	802A	802A	1368
392.	802B	802B	1368
393.	803A	803A	1323
394.	803B	803B	1323
395.	808	808	1680
396.	810	810	1848
397.	811	811	1903
398.	812	812	2467
399.	813	813	2460
400.	814	814A	1240
401.	817A	817A	1200
402.	817B	817B	1200
403.	819B	819B	2257
404.	819A	819A	2257
405.	830	830	490
406.	831	831	530
407.	832	832	742
408.	833	833	972
409.	834	834	1021
410.	835	835	1430
411.	836	836	1587
412.	837	837	1092
413.	838	838	3302
414.	842A	842A	1635
415.	842B	842B	1635
416.	843	843	1704
417.	845	845	1800
418.	847	847	1800
419.	848	848	1800
420.	849	849	2355
421.	850B	850B	2094
422.	851A	851A	1122
423.	857	857	1800
424.	858	858	1800
425.	860	860	1800
426.	861	861	1800
427.	862B	862	1299
428.	880	880	2635
429.	881	881	1800
430.	882	882	1800
431.	883	883	1800
432.	884	884	1800

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
433.	885	885	1800
434.	886	886	1800
435.	887	887	2698
436.	888	888	2581
437.	889	889	2400
438.	890	890	2400
439.	891	891	2400
440.	892	892	3231
441.	893	893	4201
442.	894	894	4162
443.	895	895	2405
444.	896	896	2180
445.	897	897	1956
446.	H1-01	130-131A	1170
447.	H1-02	130-131B	1170
448.	H1-03	130-131C	1260
449.	H3-02	134-135B	1170
450.	H37-02	237+238B	1170
451.	H37-03	237+238C	1260
452.	H37-01	237+238A	1170
453.	H40-01	243+244A	733
454.	H40-02	243+244B	733
455.	H41-01	491+492A	1170
456.	H41-02	491+492B	1170
457.	H41-03	491+492C	1260
458.	H42-01	493+494A	1170
459.	H42-02	493+494B	1170
460.	H42-03	493+494C	1260
461.	H43-01	495+496A	1170
462.	H43-02	495+496B	1170
463.	H43-03	495+496C	1260
464.	578, 579A	578, 579	1059
465.	578, 579B	578, 579B	1059
466.	H25-03	601+602C	2500
467.	H27-01	605-606A	1170
468.	H27-03	605-606C	1260
469.	H21-01	619+620A	1170
470.	H21-02	619+620B	1170
471.	H24-02	625+626B	1170
472.	H24-03	625+626C	1260
473.	H8-03	643+644C	1260
474.	H9-02	645+646B	1170
475.	H7-01	670+671A	1170
476.	H7-02	670+671B	1170
477.	H7-03	670+671C	1260
478.	Children's school	NA	20529
479.	Community Hall	NA	17118
480.	Public Building	NA	6440
481.	Shop No. 1	Shop No. 1	4520
482.	Shop No. 2	Shop No. 2	2320
483.	Shop No. 3	Shop No. 3	21798
484.	Shop No. 4	Shop No. 4	5171
485.	Shop No. 5	Shop No. 5	5860
486.	Shop No. 6	Shop No. 6	4038
487.	Shop No. 7	Shop No. 7	5514
488.	Shop No. 8	Shop No. 8	2876
489.	Future Use	Future Use	1679
490.	137	137	1800
491.	138	138	1800
492.	139	139	1800
493.	140	140	1800
494.	141	141	1800
495.	142	142	1800
496.	143	143	1800
497.	144	144	1800
498.	145	145	1800
499.	148	148	1800
500.	149	149	1800
501.	150	150	1800
502.	151	151	1800
503.	152	152	1724
504.	153	153	1550
505.	154	154	1377
506.	155	155	1203
507.	156	156	1029

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
495.	142	142	1800
496.	143	143	1800
497.	144	144	1800
498.	145	145	1800
499.	148	148	1800
500.	149	149	1800
501.	150	150	1800
502.	151	151	1800
503.	152	152	1724
504.	153	153	1550
505.	154	154	1377
506.	155	155	1203
507.	156	156	1029
Total Plot Area (sq.ft.)			8,47,917

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.



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E-mail : acre.arc@acreindia.in

Website : www.acreindia.in

CIN : U65993DL2002PLC115769

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KPS P&C **Punjab State Power Corporation Limited**
Regd. Office: PSEB Head Office, The Mall, Phase-1A, 147001
Corporate Identity No. U40100PB2010G0039313,
Website: www.pseb.co.in Mobile No. 96641-10974

E-Tender Enq. No. 650P-1EMWPN-13079 Dated: 24.07.25

Chief Engineer (Headquarters) (Procurement Cell) GGSSTP, Roopnagar invites
Tender for **10.022, POWER, 146605.1** for Clearance of sandhala, weed, etc.
from Ghuasani Dham near Dabhu Post up to Chak Ghana bridge at GGSSTP,
Roopnagar during 25-28 Feb. For detailed NIT & Tender Specification please refer to
Interpreted Punjab govt.in from 25.02.25 from 08.00 PM onwards.

Note: Correspondence & addendum, if any will be published online at
<https://eproc.punjab.gov.in>

1078132025-251644 RTP-5825

ACRE **ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE)**
Regal Office, 14th Floor, Esna Corporate Tower, Nohay Plaza, New Delhi, 110019

SALE NOTICE

E-Auction/Sale Notice for sale of Immovable Seized Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the "Security Interest Enforcement") Pursuant to the Borrower's

Notice hereby given to the public in general and in particular to the Borrowers and Security Providers to that the to be disclosed immovable property managed by Assets Care & Reconstruction Enterprise Ltd. (AN: 10599303/2002/115009) which is equally as trustee of a Real Estate 2021 Trust (Secured Assets Trust) in physical possession of the said property, by the order of the Court of the Secured Creditors under the order dated March 29, 2023 issued by the Mumbai Municipal Corporation Law Enforcement New Delhi Court, dated 29.03.2023 on which "as a trustee" whereas there are no Recourse Rights to the said property on September 02, 2023 between 11:00 AM to 01:00 PM, for recovery of Rs. 27,14,86,87,857 (Twenty Two Hundred Seventy One Crore Forty Four Lakh Six Thousand Six Hundred Eighty Seven) on September 02, 2023 by the order of the court in a consent judgment along with applicable bank interest in terms of the Loan Agreement as per the said documents is being offered for sale to the public as per the said Sanctioned Project/Project/Investment.

Name of Borrower & Mortgagee: Sun Realty Projects Private Limited

The Reason of offer for the above property shall be on Rs. 68,49,00,000 (Sixty Eight Crore Forty Nine Lakh Ninety Thousand) EMU to the said Project.

Date & Time of Auction and Authorised Officer:
Date: 02 September 2023
Time: 11:00 AM to 01:00 PM

At the request of the Inter-creditor committee.

Contract Persons: Mr. Manoj Kumar Mahapatra Mo: 9194320574871. Officer/Secretary/Officer No. 9407257822

Deadline & Time of Auction: September 02, 2023. On/On from 11:00 AM to 01:00 PM, with auto extension of 10 minutes each.

Lead Date and Time for submission of technical bid description: KYC Documents PAN Card/EMD at: On or before September 01, 2023 up to 04:00 PM to be received by the said Project/Investment to the said Project/Investment to the said Project/Investment.

Assets: Assets Care & Reconstruction Enterprise Ltd. (AN: 10599303/2002/115009) which is equally as trustee of a Real Estate 2021 Trust (Secured Assets Trust) in physical possession of the said property, by the order of the Court of the Secured Creditors under the order dated March 29, 2023 issued by the Mumbai Municipal Corporation Law Enforcement New Delhi Court, dated 29.03.2023 on which "as a trustee" whereas there are no Recourse Rights to the said property on September 02, 2023 between 11:00 AM to 01:00 PM, for recovery of Rs. 27,14,86,87,857 (Twenty Two Hundred Seventy One Crore Forty Four Lakh Six Thousand Six Hundred Eighty Seven) on September 02, 2023 by the order of the court in a consent judgment along with applicable bank interest in terms of the Loan Agreement as per the said documents is being offered for sale to the public as per the said Sanctioned Project/Project/Investment.

Assets: Assets Care & Reconstruction Enterprise Ltd. (AN: 10599303/2002/115009) which is equally as trustee of a Real Estate 2021 Trust (Secured Assets Trust) in physical possession of the said property, by the order of the Court of the Secured Creditors under the order dated March 29, 2023 issued by the Mumbai Municipal Corporation Law Enforcement New Delhi Court, dated 29.03.2023 on which "as a trustee" whereas there are no Recourse Rights to the said property on September 02, 2023 between 11:00 AM to 01:00 PM, for recovery of Rs. 27,14,86,87,857 (Twenty Two Hundred Seventy One Crore Forty Four Lakh Six Thousand Six Hundred Eighty Seven) on September 02, 2023 by the order of the court in a consent judgment along with applicable bank interest in terms of the Loan Agreement as per the said documents is being offered for sale to the public as per the said Sanctioned Project/Project/Investment.

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Id	Unit No.	Plot Number	Plot Area (in sq.ft)	S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)	S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
1	1	1	1564	30	249	249	2100	175	Regd. 457-D	457	
2	2	2	2434	31	250	250	2420	176	Regd. 455-A	455	
3	13C	12	107	32	251	251	2678	181	Regd. 463-D	463	
4	13C	13	206	33	252	252	2566	182	Regd. 463-D	463	
5	14C	14C	858	34	253	253	2450	183	Regd. 459-A	459	
6	26	26	100	35	254A	254A	1200	184	Regd. 459-B	459	
7	27	27	1354	36	255B	255B	1200	185	460	460	3270
8	42	42	1802	37	256	256	2600	186	461	461	434
9	43	43	2132	38	257	257	2600	187	462	462	253
10	44	44	1500	39	258	258	2400	188	Regd. 493-A	493	1809
11	45	45	1208	40	259A-C	259C	1200	189	Regd. 463-D	463	
12	46	46	895	41	260	260	2490	190	Regd. 463-D	463	
13	47	47	871	42	261	261	2450	191	Regd. 463-D	463	
14	48	48	871	43	262	262	2220	192	464	464	1770
15	49	49	513	44	263	263	2186	193	465	465	3509
16	50	50	585	45	270	271	3227	194	602-1	666A	880
17	56	56	108	46	317A	317	900	195	602-2	666B	810
18	57	57	1360	47	320	320	1800	196	603-1	667A	
19	58	58	1000	48	321	321	1800	197	Regd. 467-B	467	500
20	59	59	1026	49	322A	322A	2295	198	Regd. 467-D	467	
21	60	60	2028	50	323	323	4200	199	Regd. 468-A	468	
22	61	61	2771	51	324A	324A	2000	200	Regd. 468-B	468	1408
23	62	62	1571	52	325B	325B	2000	201	Regd. 468-C	468	
24	70	71	15	53	331A	331A	2105	202	Regd. 469-D	469	
25	71	71	1735	54	331B	331B	2105	203	Regd. 469-A	469	
26	72	72	1686	55	332A	332A	1902	204	Regd. 469-B	469	1500
27	73	73	1279	56	332B	332B	1902	205	Regd. 469-C	469	
28	74	74	1146	57	332B	332	1727	206	Regd. 469-D	469	
29	75	75	817	58	341	341	1200	207	Regd. 469-D	469	2388
30	76	76	2060	59	377A	377	1900	208	471	471	1264
31	90	90	3000	60	380A1	380	516	209	472	472	1800
32	91	91	892	61	390B1	390	516	210	473	473	1800
33	92	92	86	62	392	392	2615	211	474	474	1800
34	173	1808	910	63	397	397	3264	212	475	475	4147
35	164	161	6517	64	407	407	1856	213	476	476	1721
36	167	167	6738	65	408	408	3513	214	477B	477B	500
37	177	177	11	66	421	421	88	215	481	481	814
38	178	178	4000	67	428	428	327	216	482	482	2581
39	178-01	178A	1200	68	429	429	372	217	483	483	2919
40	178-02	178B	1200	69	430	430	306	218	484	484	1348</

No.	Unit No.	Post Number	Post Area (in sq ft)	Is	Unit No.	Post Number	Post Area (in sq ft)
268	190-1	524	532	383	797	797	1550
269	190-2	528	545	390	798	801A	1344
270	190-3	524	502	391	802A	802A	1368
271	190-4	530	508	390	803B	803B	1368
272	190-5	534	508	390	804	804	1344
273	190-6	524	508	394	805B	805B	1522
274	541	541	2405	395	398	808	1808
275	550	550	1853	398	810	810	1908
276	561	561	1789	397	811	811	1663
277	562	562	1722	398	812	812	2467
278	563	563	1800	390	813	813	2810
279	564	564	1920	400	814	814A	1908
280	565	565	1921	421	817B	817B	1506
281	566	566	1921	422	818	818	1506
282	567	567	1902	424	819B	819B	2257
283	568	568	1902	424	819A	819A	2257
284	571	571	1800	405	398	830	450
285	572	572	1800	406	831	831	530
286	573	573	1800	407	832	832	741
287	577	577	1800	408	833	833	2477
288	580	580	1900	410	834	834	1430
289	581	581	1900	411	835	835	1430
290	582	582	1900	412	837	837	1582
291	587	587	1800	413	838	838	3302
292	594	594	1800	414	839A	839A	1515
293	602	602	1843	415	842B	842B	1515
294	608	608	1917	416	842	842	1724
295	609	609	1248	417	843	843	1605
296	610	610	1422	418	847	847	1800
297	611	611	1500	419	848	848	1800
298	612	612	1482	420	849	849	2055
299	814B	815	862	421	858B	858B	2054
300	820-1	814A	862	422	859A	859A	1337
301	848-2	814B	393	423	857	857	1800
302	816	816	1900	424	858	858	1800
303	817	817	1900	425	860	860	1800
304	818	818	1900	426	861	861	1800
305	819	819	1900	427	862B	862B	1299
306	840	840	1800	428	868	868	2330
307	847	847A	1800	429	869	869	2330
308	849-2	847A	1800	430	892	892	1800
309	850-2	847A	1800	431	893	893	1800
310	851-2	851A	862	432	894	894	1800
311	852	852	1800	433	895	895	1800
312	853	853	1800	434	896	896	2058
313	854-2	854B	310	435	897	897	2541
314	855-2	855A	310	436	898	898	2541
315	856-2	856A	310	437	899	899	2406
316	857-2	857A	310	438	899	899	2406
317	858-2	858A	310	439	899	899	2406
318	859-2	859A	310	440	899	899	2406
319	860-2	860A	310	441	899	899	2406
320	861-2	861A	310	442	899	899	2406
321	862-2	862A	310	443	899	899	2406
322	863-2	863A	310	444	899	899	2406
323	864-2	864A	310	445	899	899	2406
324	865-2	865A	310	446	899	899	2406
325	866-2	866A	310	447	899	899	2406
326	867-2	867A	310	448	899	899	2406
327	868-2	868A	310	449	899	899	2406
328	869-2	869A	310	450	899	899	2406
329	870-2	870A	310	451	899	899	2406
330	871-2	871A	310	452	899	899	2406
331	872-2	872A	310	453	899	899	2406
332	873-2	873A	310	454	899	899	2406
333	874-2	874A	310	455	899	899	2406
334	875-2	875A	310	456	899	899	2406
335	876-2	876A	310	457	899	899	2406
336	877-2	877A	310	458	899	899	2406
337	878-2	878A	310	459	899	899	2406
338	879-2	879A	310	460	899	899	2406
339	880-2	880A	310	461	899	899	2406
340	881-2	881A	310	462	899	899	2406
341	882-2	882A	310	463	899	899	2406
342	883-2	883A	310	464	899	899	2406
343	884-2	884A	310	465	899	899	2406
344	885-2	885A	310	466	899	899	2406
345	886-2	886A	310	467	899	899	2406
346	887-2	887A	310	468	899	899	2406
347	888-2	888A	310	469	899	899	2406
348	889-2	889A	310	470	899	899	2406
349	890-2	890A	310	471	899	899	2406
350	891-2	891A	310	472	899	899	2406
351	892-2	892A	310	473	899	899	2406
352	893-2	893A	310	474	899	899	2406
353	894-2	894A	310	475	899	899	2406
354	895-2	895A	310	476	899	899	2406
355	896-2	896A	310	477	899	899	2406
356	897-2	897A	310	478	899	899	2406
357	898-2	898A	310	479	899	899	2406
358	899-2	899A	310	480	899	899	2406
359	900-2	900A	310	481	899	899	2406
360	901-2	901A	310	482	899	899	2406
361	902-2	902A	310	483	899	899	2406
362	903-2	903A	310	484	899	899	2406
363	904-2	904A	310	485	899	899	2406
364	905-2	905A	310	486	899	899	2406
365	906-2	906A	310	487	899	899	2406
366	907-2	907A	310	488	899	899	2406
367	908-2	908A	310	489	899	899	2406
368	909-2	909A	310	490	899	899	2406
369	910-2	910A	310	491	899	899	2406
370	911-2	911A	310	492	899	899	2406
371	912-2	912A	310	493	899	899	2406
372	913-2	913A	310	494	899	899	2406
373	914-2	914A	310	495	899	899	2406
374	915-2	915A	310	496	899	899	2406
375	916-2	916A	310	497	899	899	2406
376	917-2	917A	310	498	899	899	2406
377	918-2	918A	310	499	899	899	2406
378	919-2	919A	310	500	899	899	2406
379	920-2	920A	310	501	899	899	2406
380	921-2	921A	310	502	899	899	2406
381	922-2	922A	310	503	899	899	2406
382	923-2	923A	310	504	899	899	2406
383	924-2	924A	310	505	899	899	2406
384	925-2	925A	310	506	899	899	2406
385	926-2	926A	310	507	899	899	2406
386	927-2	927A	310	508	899	899	2406
387	928-2	928A	310	509	899	899	2406
388	929-2	929A	310	510	899	899	2406
389	930-2	930A	310	511	899	899	2406
390	931-2	931A	310	512	899	899	2406
391	932-2	932A	310	513	899	899	2406
392	933-2	933A	310	514	899	899	2406
393	934-2	934A	310	515	899	899	2406
394	935-2	935A	310	516	899	899	2406
395	936-2	936A	310	517	899	899	2406
396	937-2	937A	310	518	899	899	2406
397	938-2	938A	310	519	899	899	2406
398	939-2	939A	310	520	899	899	2406
399	940-2	940A	310	521	899	899	2406
400	941-2	941A	310	522	899	899	2406
401	942-2	942A	310	523	899	899	2406
402	943-2	943A	310	524	899	899	2406
403	944-2	944A	310	525	899	899	2406
404	945-2	945A	310	526	899	899	2406
405	946-2	946A	310	527	899	899	2406
406	947-2	947A	310	528	899	899	2406
407	948-2	948A	310	529	899	899	2406
408	949-2	949A	310	530	899	899	2406
409	950-2	950A	310	531	899	899	2406
410	951-2	951A	310	532	899	899	2406
411	952-2	952A	310	533	899	899	2406
412	953-2	953A	310	534	899	899	2406
413	954-2	954A	310	535	899	899	2406
414	955-2	955A	310	536	899	899	2406
415	956-2	956A	310	537	899	899	2406
416	957-2	957A	310	538	899	899	2406
417	958-2	958A	310	539	899	899	2406
418	959-2	959A	310	540	899	899	2406
419	960-2	960A	310	541	899	899	2406
420	961-2	961A	310	542	899	899	2406
421	962-2	962A	310	543	899	899	2406
422	963-2	963A	310	544	899	899	2406
423	964-2	964A	310	545	899	899	2406
424	965-2	965A	310	546	899	899	2406
425	966-2	966A	310	547	899	899	2406
426	967-2	967A	310	548	899	899	2406
427	968-2	968A	310	549	899	899	2406
428	969-2	969A	310	550	899	899	2406
429	970-2	970A	310	551	899	899	2406
430	971-2	971A	310	552	899	899	2406
431	972-2	972A	310	553	899	899	2406
432	973-2	973A	310	554	899	899	2406
433	974-2	974A	310	555	899	899	2406
434	975-2	975A	310	556	899	899	2406
435	976-2	976A	310	557	899	899	2406
436	977-2	977A	310	558	899	899	2406
437	978-2	978A	310	559	899	899	2406
438	979-2	979A	310	560	899	899	2406
439	980-2	980A	310	561	899		

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E-Auction Sale Notice for sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Security Provider(s) that the below described Immovable Property mortgaged to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] (acting in its capacity as Trustee of India Real Estate 2021 Trust) ("**Secured Creditor**"), the physical possession of which has been taken, by the Authorised Officer of the Secured Creditor pursuant to an order dated March 28, 2025 passed by the Hon'ble National Company Law Tribunal, New Delhi, Court II, will be sold on "as is where is", "as is what is", "whatever there is" and "No Recourse" basis in one lot on **September 02, 2025 from 11:00 a.m. to 01:00 p.m.**, for recovery of **Rs. 271,43,66,677 (Rupees Two Hundred Seventy One Crore Forty Three Lakh Sixty Six Thousand Six Hundred Seventy Seven)** as on **September 09, 2024 (being the liquidation commencement date)** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) due to the Secured Creditor from Sare Realty Projects Private Limited.

Name of Borrower & Mortgagor:
Sare Realty Projects Private Limited

The Reserve Price for the Immovable Property shall be **Rs. 86,49,00,000 (Rupees Eighty Six Crore Forty Nine Lakh)** and the Earnest Money Deposit ("**EMD**") for the Immovable Properties shall be **Rs. 8,64,90,000 (Rupees Eight Crore Sixty Four Lakh Ninety Thousand)**.

Date / Time of site inspection and Authorised Officer

At the request of the Intending purchaser/bidder

Contract Persons: Mr. Manish Kumar Manav (Mob. No. 9911302057) and Mr. Chinmay Saptarshi (Mob. No. 9870787822)

Date & Time of e-Auction

September 02, 2025, Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each

Last Date and Time for submission of request letter of participation, KYC Documents, PAN Card, Proof of EMD etc. On or before September 01, 2025 up to 04:00 p.m. to the Authorised Officer either through e-mail to **mk.manav@acreindia.in** or to the following address: **Assets Care and Reconstruction Enterprise Limited, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019.**

The intending purchasers and bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 0901102000039905 in the name of beneficiary i.e. **India Real Estate 2021 Trust**, with IDBI Bank Limited, IFSC IBKL0000901 or by way of Demand Draft drawn in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalized or Scheduled Bank.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 507 UNITS AGGREGATING TO 847,917 SQUARE FEET IN LAYOUT NAMED PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT - II:

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600

Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022-68843771



S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
1.	1	1	1464
2.	2	2	3434
3.	12C	12	107
4.	13C	13	296
5.	14C	14C	856
6.	26	26	1993
7.	27	27	1356
8.	42	42	1692
9.	43	43	2183
10.	44	44	1500
11.	45	45	1200
12.	46	46	986
13.	47	47	828
14.	48	48	671
15.	49	49	513
16.	50	50	356
17.	56	56	108
18.	57	57	1500
19.	58	58	1500
20.	59	59	1018
21.	60	60	2923
22.	61	61	2177
23.	62	62	1571
24.	70	70	15
25.	71	71	1735
26.	72	72	1596
27.	73	73	1370
28.	74	74	1146
29.	76	76	517
30.	77	77	2000
31.	90	90	2000
32.	91	91	890
33.	92	92	46
34.	E7-2	136B	910
35.	146	146	6517
36.	147	147	6130
37.	177	177	73
38.	178	178	2400
39.	F39-01	181A	1200
40.	F39-02	181B	1200
41.	F37-01	183A	1200
42.	F31-02	189B	750
43.	F37-02	183B	1200
44.	F30-01	190A	1200
45.	F30-02	190B	1200
46.	F29-01	191A	1200
47.	F29-02	191B	1200
48.	F27-02	193B	1200
49.	F28-01	192A	1200
50.	F28-02	192B	1200
51.	F27-01	193A	1200
52.	194	194	2400
53.	195	195	2400
54.	197	197	2400
55.	198	198	2400
56.	199	199	2200
57.	204	204	168
58.	205	205	407
59.	206	206	983
60.	207	207	4797
61.	208	208	5182

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
62.	209	209	1800
63.	210	210	1800
64.	211	211	1580
65.	212	212	170
66.	F3-01	215A	1200
67.	F9-02	221B	1200
68.	F10-02	222B	1500
69.	F11	223A	3000
70.	F12	224A	2400
71.	225	225	2400
72.	F15	226A	2400
73.	F17	228B	2400
74.	F18-02	229B	1200
75.	F19-01	230A	1200
76.	F19-02	230B	1200
77.	F20-01	231A	1200
78.	F20-02	231B	1200
79.	F21-01	232A	1500
80.	233	233	4007
81.	234	234	4393
82.	235	235	6037
83.	236	236	3066
84.	239	239	1800
85.	240	240	1800
86.	245	245	3000
87.	246	246	2400
88.	247	247	2400
89.	248	248	2400
90.	249	249	2400
91.	250	250	2400
92.	251	251	6278
93.	252	252	5568
94.	253	253	2400
95.	255A	255A	1200
96.	255B	255B	1200
97.	256	256	2400
98.	257	257	2400
99.	258	258	2400
100.	259-C	259C	1200
101.	260	260	2490
102.	267	267	2960
103.	268	268	2729
104.	269	269	2498
105.	270	270	3027
106.	317A	317	900
107.	320	320	1800
108.	321	321	1800
109.	322A	322A	2205
110.	322B	322B	2205
111.	323A	323A	2002
112.	323B	323B	2002
113.	331A	331A	2105
114.	331B	331B	2105
115.	332A	332A	1902
116.	332B	332B	1902
117.	335B	335	1742
118.	369B	369	1200
119.	377A	377	1902
120.	390A1	390	976
121.	390B1	390	976
122.	396	396	3616

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
123.	397	397	3556
124.	407	407	3556
125.	408	408	3513
126.	427	427	383
127.	428	428	377
128.	429	429	372
129.	430	430	366
130.	431	431	361
131.	432	432	355
132.	433	433	349
133.	434	434	344
134.	435	435	338
135.	436	436	333
136.	437	437	471
137.	438	438	3102
138.	E77-1	439A	890
139.	E77-2	439B	910
140.	E78-1	440A	890
141.	E78-2	440B	910
142.	E79-1	441A	890
143.	E79-2	441B	910
144.	E80-1	442A	890
145.	E80-2	442B	910
146.	E81-1	443A	890
147.	E81-2	443B	910
148.	E82-1	444A	890
149.	E82-2	444B	910
150.	E83-1	445A	890
151.	E83-2	445B	910
152.	E84-1	446A	890
153.	E84-2	446B	910
154.	E71-1	447A	890
155.	E71-2	447B	910
156.	E72-1	448A	890
157.	E72-2	448B	910
158.	E73-1	449A	890
159.	E73-2	449B	910
160.	E74-1	450A	890
161.	E74-2	450B	910
162.	E75-1	451A	890
163.	E75-2	451B	910
164.	E76-1	452A	890
165.	E76-2	452B	910
166.	453	453	3854
167.	454	454	3181
168.	Regal_455-A	455	1800
169.	Regal_455-B	455	
170.	Regal_455-C	455	
171.	Regal_455-D	455	
172.	Regal_456-A	456	1800
173.	Regal_456-B	456	
174.	Regal_456-C	456	
175.	Regal_456-D	456	
176.	Regal_457-A	457	1800
177.	Regal_457-B	457	
178.	Regal_457-C	457	
179.	Regal_457-D	457	
180.	Regal_458-A	458	1350
181.	Regal_458-B	458	
182.	Regal_458-D	458	
183.	Regal_459-A	459	

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S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
185.	460	460	3270
186.	461	461	434
187.	462	462	255
188.	Regal_463-A	463	1800
189.	Regal_463-B	463	
190.	Regal_463-C	463	
191.	Regal_463-D	463	
192.	464	464	1770
193.	465	465	3508
194.	E62-1	466A	890
195.	E62-2	466B	910
196.	E63-1	467A	900
197.	Regal_467-B	467	
198.	Regal_467-D	467	
199.	Regal_468-A	468	
200.	Regal_468-B	468	1800
201.	Regal_468-C	468	
202.	Regal_468-D	468	
203.	Regal_469-A	469	
204.	Regal_469-B	469	1800
205.	Regal_469-C	469	
206.	Regal_469-D	469	
207.	470	470	2289
208.	471	471	1764
209.	472	472	1800
210.	473	473	1800
211.	474	474	1800
212.	475	475	4147
213.	476	476	1131
214.	477B	477B	900
215.	481	481	5216
216.	482	482	2521
217.	483	483	2869
218.	484	484	1948
219.	485	485	4064
220.	486	486	3631
221.	487	487	3198
222.	488	488	2765
223.	490	490	3595
224.	497	497	3000
225.	E108-2	498B	890
226.	E108-1	498A	910
227.	E109-2	499B	910
228.	E109-1	499A	890
229.	E110-2	500B	910
230.	E110-1	500A	890
231.	E111-2	501B	910
232.	E111-1	501A	890
233.	E112-2	502B	910
234.	E112-1	502A	890
235.	E113-2	503B	910
236.	E113-1	503A	890
237.	E114-1	504A	890
238.	E114-2	504B	910
239.	E115-1	505A	890
240.	E115-2	505B	910
241.	E116-1	506A	890
242.	E116-2	506B	910
243.	E117-1	507A	890
244.	E117-2	507B	910
245.	511	511	3581
246.	E93-1	513	1800

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
247.	E94-1	513A	890
248.	E95-1	514A	910
249.	E96-1	515A	890
250.	E96-2	515B	910
251.	E97-1	516A	890
252.	E97-2	516B	910
253.	E98-1	517A	890
254.	E98-2	517B	910
255.	E99-1	518A	890
256.	E99-2	518B	910
257.	E100-2	519B	890
258.	E100-1	519A	910
259.	E101-2	520B	890
260.	E101-1	520A	910
261.	E102-2	521B	910
262.	E102-1	521A	890
263.	E103-2	522B	910
264.	E103-1	522A	890
265.	E104-2	523B	910
266.	E104-1	523A	890
267.	E105-2	524B	910
268.	E105-1	524A	890
269.	E106-2	525B	910
270.	E106-1	525A	890
271.	E107-2	526B	910
272.	E107-1	526A	890
273.	527A	527A	900
274.	541	541	2400
275.	550	550	1800
276.	551	551	1769
277.	552	552	1720
278.	553	553	1670
279.	554	554	1620
280.	555	555	1571
281.	561	561	598
282.	565	565	1800
283.	567	567	1800
284.	573	573	1800
285.	574	574	1800
286.	575	575	1800
287.	577	577	1800
288.	590	590	2
289.	591	591	1693
290.	595	595	1800
291.	596	596	1800
292.	597	597	1800
293.	604	604	1800
294.	607	607	1683
295.	608	608	1167
296.	609	609	1288
297.	610	610	1409
298.	611	611	1530
299.	612	612	1652
300.	613B	613	860
301.	E48-01	614A	890
302.	E48-02	614B	910
303.	618	618	1800
304.	624	624	1800
305.	637	637	1800
306.	639	639	1800
307.	640	640	1800

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
309.	H10-02	647+648B	1170
310.	H10-03	647+648C	1260
311.	E30-1	651A	890
312.	E30-2	651B	910
313.	652	652	1800
314.	E32-1	653A	890
315.	E32-2	653B	910
316.	E33-01	654A	890
317.	E33-02	654B	910
318.	E34-01	655A	890
319.	E34-02	655B	910
320.	G24	656	2400
321.	G23	657	1800
322.	G22	658	2400
323.	660	660	1800
324.	E10-1	661A	890
325.	E11-2	662B	910
326.	E12-1	663A	890
327.	E12-2	663B	910
328.	669	669	1800
329.	672	672	2276
330.	673	673	1920
331.	674	674	1800
332.	675	675	1800
333.	676	676	1800
334.	677	677	1738
335.	678	678	802
336.	679	679	617
337.	680	680	551
338.	681	681	484
339.	682	682	418
340.	683	683	352
341.	684	684	505
342.	692	692	1205
343.	693	693	1800
344.	694	694	1800
345.	695	695	1800
346.	696	696	2700
347.	697	697	2087
348.	698	698	2172
349.	699	699	1800
350.	700	700	1800
351.	701	701	3176
352.	702	702	2639
353.	703	703	2101
354.	704	704	2531
355.	705B	705B	1710
356.	C65	710B	1200
357.	711	711	132
358.	712	712	679
359.	713	713	1256
360.	714	714	2156
361.	C66	715A	1200
362.	C67	715B	1200
363.	716	716	3420
364.	730	730	1765
365.	731	731	2047
366.	732A	732A	1559
367.	732B	732B	1559
368.	733	733	1800
369.	737A	737A	1170
370.	737B	737B	1170

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S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
371.	737C	737C	1474
372.	738	738	2047
373.	739	739	1928
374.	746	746	1500
375.	747	747	2000
376.	748	748	1000
377.	749	749	1306
378.	750	750	697
379.	758	758	792
380.	759	759	2000
381.	760	760	2000
382.	761	761	1500
383.	783B	783	1261
384.	783A	783A	1261
385.	786B	786B	1073
386.	793A	793A	1457
387.	793B	793B	1457
388.	795A	795A	1477
389.	797	797	1980
390.	801A	801A	1343
391.	802A	802A	1368
392.	802B	802B	1368
393.	803A	803A	1323
394.	803B	803B	1323
395.	808	808	1680
396.	810	810	1848
397.	811	811	1903
398.	812	812	2467
399.	813	813	2460
400.	814	814A	1240
401.	817A	817A	1200
402.	817B	817B	1200
403.	819B	819B	2257
404.	819A	819A	2257
405.	830	830	490
406.	831	831	530
407.	832	832	742
408.	833	833	972
409.	834	834	1021
410.	835	835	1430
411.	836	836	1587
412.	837	837	1092
413.	838	838	3302
414.	842A	842A	1635
415.	842B	842B	1635
416.	843	843	1704
417.	845	845	1800
418.	847	847	1800
419.	848	848	1800
420.	849	849	2355
421.	850B	850B	2094
422.	851A	851A	1122
423.	857	857	1800
424.	858	858	1800
425.	860	860	1800
426.	861	861	1800
427.	862B	862	1299
428.	880	880	2635
429.	881	881	1800
430.	882	882	1800
431.	883	883	1800
432.	884	884	1800

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
433.	885	885	1800
434.	886	886	1800
435.	887	887	2698
436.	888	888	2581
437.	889	889	2400
438.	890	890	2400
439.	891	891	2400
440.	892	892	3231
441.	893	893	4201
442.	894	894	4162
443.	895	895	2405
444.	896	896	2180
445.	897	897	1956
446.	H1-01	130-131A	1170
447.	H1-02	130-131B	1170
448.	H1-03	130-131C	1260
449.	H3-02	134-135B	1170
450.	H37-02	237+238B	1170
451.	H37-03	237+238C	1260
452.	H37-01	237+238A	1170
453.	H40-01	243+244A	733
454.	H40-02	243+244B	733
455.	H41-01	491+492A	1170
456.	H41-02	491+492B	1170
457.	H41-03	491+492C	1260
458.	H42-01	493+494A	1170
459.	H42-02	493+494B	1170
460.	H42-03	493+494C	1260
461.	H43-01	495+496A	1170
462.	H43-02	495+496B	1170
463.	H43-03	495+496C	1260
464.	578, 579A	578, 579	1059
465.	578, 579B	578, 579B	1059
466.	H25-03	601+602C	2500
467.	H27-01	605-606A	1170
468.	H27-03	605-606C	1260
469.	H21-01	619+620A	1170
470.	H21-02	619+620B	1170
471.	H24-02	625+626B	1170
472.	H24-03	625+626C	1260
473.	H8-03	643+644C	1260
474.	H9-02	645+646B	1170
475.	H7-01	670+671A	1170
476.	H7-02	670+671B	1170
477.	H7-03	670+671C	1260
478.	Children's school	NA	20529
479.	Community Hall	NA	17118
480.	Public Building	NA	6440
481.	Shop No.1	Shop No.1	4520
482.	Shop No.2	Shop No.2	2320
483.	Shop No.3	Shop No.3	21798
484.	Shop No.4	Shop No.4	5171
485.	Shop No.5	Shop No.5	5860
486.	Shop No.6	Shop No.6	4038
487.	Shop No.7	Shop No.7	5514
488.	Shop No.8	Shop No.8	2876
489.	Future Use	Future Use	1679
490.	137	137	1800
491.	138	138	1800
492.	139	139	1800
493.	140	140	1800
494.	141	141	1800

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
495.	142	142	1800
496.	143	143	1800
497.	144	144	1800
498.	145	145	1800
499.	148	148	1800
500.	149	149	1800
501.	150	150	1800
502.	151	151	1800
503.	152	152	1724
504.	153	153	1550
505.	154	154	1377
506.	155	155	1203
507.	156	156	1029
Total Plot Area (sq.ft.)			8,47,917

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
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





For detailed terms and conditions (which shall form an integral part of this Sale Notice) of the sale, please refer to the link provided on the website of the Secured Creditor i.e. www.acreindia.in; For bidding, log on to www.auctiontiger.in.

Date: July 30, 2025
Place: Chennai

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF INDIA REAL ESTATE 2021 TRUST



For Grievance Redressal
Phone No. 011-66115609
complaint@acreindia.in

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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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

General Terms and Conditions for sale of the secured assets in the Account of Sare Realty Projects Private Limited by E-Auction for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Secured Assets will be sold on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE" Basis

1.	Name and Address of the Borrower and Mortgagor	Sare Realty Projects Private Limited, 6, 383C Bank Street Munirka, New Delhi, Delhi, India - 110067.																																																																													
2.	Name and Address of the secured creditor	Assets Care and Reconstruction Enterprise Limited, (Trustee of India Real Estate 2021 Trust) (ACRE), 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019.																																																																													
3.	Description of the immovable secured assets to be sold	ALL RIGHTS, TITLE, INTEREST, BENEFITS, CLAIMS AND DEMANDS WHATSOEVER OF SARE REALTY PROJECTS PRIVATE LIMITED, BOTH PRESENT AND FUTURE, IN, TO, UNDER AND IN RESPECT OF THE FOLLOWING 507 UNITS AGGREGATING TO 847,917 SQUARE FEET IN LAYOUT NAMELY PROJECT MEADOWVILLE, KOLATHUR (APPROVED BY DTCP VIDE LAYOUT NO. 28/2006) COMPRISED IN SURVEY NOS. BEING 331/1, 331/2, 332, 333, 334C/1A, 334/2, 335A, 336/1, 336/2, 336/3, 336/4, 336/5, 336/6, 337, 338/1, 338/2, 339, 340/1, 340/2, 340/3, 341/1, 341/2, 342, 343/1A, 343/1b, 343/2, 344, 345, 346, 347, 348/1, 348/2, 348/3, 348/4, 348/5, 348/6, 348/8, 350/1, 350/2, 350/4, 350/5, 351/1A, 351/1B, 352/1, 352/2, 352/3A, 352/3B, 352/4, 353/1A, 353/1B, 353/2A, 353/2B, 396/1A, 397/1 AND SITUATED IN KOLATHUR VILLAGE, CHENGALPATTU TALUK AND CHENGALPATTU DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT - II: <table border="1"> <thead> <tr> <th>S. No.</th><th>Unit No.</th><th>Plot Number</th><th>Plot Area (in sq.ft)</th></tr> </thead> <tbody> <tr><td>1.</td><td>1</td><td>1</td><td>1464</td></tr> <tr><td>2.</td><td>2</td><td>2</td><td>3434</td></tr> <tr><td>3.</td><td>12C</td><td>12</td><td>107</td></tr> <tr><td>4.</td><td>13C</td><td>13</td><td>296</td></tr> <tr><td>5.</td><td>14C</td><td>14C</td><td>856</td></tr> <tr><td>6.</td><td>26</td><td>26</td><td>1993</td></tr> <tr><td>7.</td><td>27</td><td>27</td><td>1356</td></tr> <tr><td>8.</td><td>42</td><td>42</td><td>1692</td></tr> <tr><td>9.</td><td>43</td><td>43</td><td>2183</td></tr> <tr><td>10.</td><td>44</td><td>44</td><td>1500</td></tr> <tr><td>11.</td><td>45</td><td>45</td><td>1200</td></tr> <tr><td>12.</td><td>46</td><td>46</td><td>986</td></tr> <tr><td>13.</td><td>47</td><td>47</td><td>828</td></tr> <tr><td>14.</td><td>48</td><td>48</td><td>671</td></tr> <tr><td>15.</td><td>49</td><td>49</td><td>513</td></tr> <tr><td>16.</td><td>50</td><td>50</td><td>356</td></tr> <tr><td>17.</td><td>56</td><td>56</td><td>108</td></tr> <tr><td>18.</td><td>57</td><td>57</td><td>1500</td></tr> </tbody> </table>		S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)	1.	1	1	1464	2.	2	2	3434	3.	12C	12	107	4.	13C	13	296	5.	14C	14C	856	6.	26	26	1993	7.	27	27	1356	8.	42	42	1692	9.	43	43	2183	10.	44	44	1500	11.	45	45	1200	12.	46	46	986	13.	47	47	828	14.	48	48	671	15.	49	49	513	16.	50	50	356	17.	56	56	108	18.	57	57	1500
S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)																																																																												
1.	1	1	1464																																																																												
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3.	12C	12	107																																																																												
4.	13C	13	296																																																																												
5.	14C	14C	856																																																																												
6.	26	26	1993																																																																												
7.	27	27	1356																																																																												
8.	42	42	1692																																																																												
9.	43	43	2183																																																																												
10.	44	44	1500																																																																												
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17.	56	56	108																																																																												
18.	57	57	1500																																																																												



	19.	58	58	1500
	20.	59	59	1018
	21.	60	60	2923
	22.	61	61	2177
	23.	62	62	1571
	24.	70	70	15
	25.	71	71	1735
	26.	72	72	1596
	27.	73	73	1370
	28.	74	74	1146
	29.	76	76	517
	30.	77	77	2000
	31.	90	90	2000
	32.	91	91	890
	33.	92	92	46
	34.	E7-2	136B	910
	35.	146	146	6517
	36.	147	147	6130
	37.	177	177	73
	38.	178	178	2400
	39.	F39-01	181A	1200
	40.	F39-02	181B	1200
	41.	F37-01	183A	1200
	42.	F31-02	189B	750
	43.	F37-02	183B	1200
	44.	F30-01	190A	1200
	45.	F30-02	190B	1200
	46.	F29-01	191A	1200
	47.	F29-02	191B	1200
	48.	F27-02	193B	1200
	49.	F28-01	192A	1200
	50.	F28-02	192B	1200
	51.	F27-01	193A	1200
	52.	194	194	2400
	53.	195	195	2400
	54.	197	197	2400
	55.	198	198	2400
	56.	199	199	2200
	57.	204	204	168
	58.	205	205	407
	59.	206	206	983
	60.	207	207	4797
	61.	208	208	5182
	62.	209	209	1800
	63.	210	210	1800
	64.	211	211	1580
	65.	212	212	170
	66.	F3-01	215A	1200
	67.	F9-02	221B	1200
	68.	F10-02	222B	1500



		69.	F11	223A	3000
		70.	F12	224A	2400
		71.	225	225	2400
		72.	F15	226A	2400
		73.	F17	228B	2400
		74.	F18-02	229B	1200
		75.	F19-01	230A	1200
		76.	F19-02	230B	1200
		77.	F20-01	231A	1200
		78.	F20-02	231B	1200
		79.	F21-01	232A	1500
		80.	233	233	4007
		81.	234	234	4393
		82.	235	235	6037
		83.	236	236	3066
		84.	239	239	1800
		85.	240	240	1800
		86.	245	245	3000
		87.	246	246	2400
		88.	247	247	2400
		89.	248	248	2400
		90.	249	249	2400
		91.	250	250	2400
		92.	251	251	6278
		93.	252	252	5568
		94.	253	253	2400
		95.	255A	255A	1200
		96.	255B	255B	1200
		97.	256	256	2400
		98.	257	257	2400
		99.	258	258	2400
		100.	259-C	259C	1200
		101.	260	260	2490
		102.	267	267	2960
		103.	268	268	2729
		104.	269	269	2498
		105.	270	270	3027
		106.	317A	317	900
		107.	320	320	1800
		108.	321	321	1800
		109.	322A	322A	2204.5
		110.	322B	322B	2204.5
		111.	323A	323A	2001.5
		112.	323B	323B	2001.5
		113.	331A	331A	2104.5
		114.	331B	331B	2104.5
		115.	332A	332A	1901.5
		116.	332B	332B	1901.5
		117.	335B	335	1742
		118.	369B	369	1200



	119.	377A	377	1902
	120.	390A1	390	976
	121.	390B1	390	976
	122.	396	396	3616
	123.	397	397	3254
	124.	407	407	3556
	125.	408	408	3513
	126.	427	427	383
	127.	428	428	377
	128.	429	429	372
	129.	430	430	366
	130.	431	431	361
	131.	432	432	355
	132.	433	433	349
	133.	434	434	344
	134.	435	435	338
	135.	436	436	333
	136.	437	437	471
	137.	438	438	3102
	138.	E77-1	439A	890
	139.	E77-2	439B	910
	140.	E78-1	440A	890
	141.	E78-2	440B	910
	142.	E79-1	441A	890
	143.	E79-2	441B	910
	144.	E80-1	442A	890
	145.	E80-2	442B	910
	146.	E81-1	443A	890
	147.	E81-2	443B	910
	148.	E82-1	444A	890
	149.	E82-2	444B	910
	150.	E83-1	445A	890
	151.	E83-2	445B	910
	152.	E84-1	446A	890
	153.	E84-2	446B	910
	154.	E71-1	447A	890
	155.	E71-2	447B	910
	156.	E72-1	448A	890
	157.	E72-2	448B	910
	158.	E73-1	449A	890
	159.	E73-2	449B	910
	160.	E74-1	450A	890
	161.	E74-2	450B	910
	162.	E75-1	451A	890
	163.	E75-2	451B	910
	164.	E76-1	452A	890
	165.	E76-2	452B	910
	166.	453	453	3854
	167.	454	454	3181
	168.	Regal_455-A	455	1800



169.	Regal_455-B	455	
	Regal_455-C	455	
	Regal_455-D	455	
172.	Regal_456-A	456	1800
173.	Regal_456-B	456	
174.	Regal_456-C	456	
175.	Regal_456-D	456	
176.	Regal_457-A	457	1800
177.	Regal_457-B	457	
178.	Regal_457-C	457	
179.	Regal_457-D	457	
180.	Regal_458-A	458	1350
181.	Regal_458-B	458	
182.	Regal_458-D	458	
183.	Regal_459-A	459	900
184.	Regal_459-B	459	
185.	460	460	3270
186.	461	461	434
187.	462	462	255
188.	Regal_463-A	463	1800
189.	Regal_463-B	463	
190.	Regal_463-C	463	
191.	Regal_463-D	463	
192.	464	464	1770
193.	465	465	3508
194.	E62-1	466A	890
195.	E62-2	466B	910
196.	E63-1	467A	900
197.	Regal_467-B	467	
198.	Regal_467-D	467	
199.	Regal_468-A	468	1800
200.	Regal_468-B	468	
201.	Regal_468-C	468	
202.	Regal_468-D	468	
203.	Regal_469-A	469	1800
204.	Regal_469-B	469	
205.	Regal_469-C	469	
206.	Regal_469-D	469	
207.	470	470	2289
208.	471	471	1764
209.	472	472	1800
210.	473	473	1800
211.	474	474	1800
212.	475	475	4147
213.	476	476	1131
214.	477B	477B	900
215.	481	481	5216
216.	482	482	2521
217.	483	483	2869
218.	484	484	1948



	219.	485	485	4064
	220.	486	486	3631
	221.	487	487	3198
	222.	488	488	2765
	223.	490	490	3595
	224.	497	497	3000
	225.	E108-2	498B	890
	226.	E108-1	498A	910
	227.	E109-2	499B	910
	228.	E109-1	499A	890
	229.	E110-2	500B	910
	230.	E110-1	500A	890
	231.	E111-2	501B	910
	232.	E111-1	501A	890
	233.	E112-2	502B	910
	234.	E112-1	502A	890
	235.	E113-2	503B	910
	236.	E113-1	503A	890
	237.	E114-1	504A	890
	238.	E114-2	504B	910
	239.	E115-1	505A	890
	240.	E115-2	505B	910
	241.	E116-1	506A	890
	242.	E116-2	506B	910
	243.	E117-1	507A	890
	244.	E117-2	507B	910
	245.	511	511	3581
	246.	E93-2	512B	910
	247.	E94-1	513A	890
	248.	E95-1	514A	910
	249.	E96-1	515A	890
	250.	E96-2	515B	910
	251.	E97-1	516A	890
	252.	E97-2	516B	910
	253.	E98-1	517A	890
	254.	E98-2	517B	910
	255.	E99-1	518A	890
	256.	E99-2	518B	910
	257.	E100-2	519B	890
	258.	E100-1	519A	910
	259.	E101-2	520B	890
	260.	E101-1	520A	910
	261.	E102-2	521B	910
	262.	E102-1	521A	890
	263.	E103-2	522B	910
	264.	E103-1	522A	890
	265.	E104-2	523B	910
	266.	E104-1	523A	890
	267.	E105-2	524B	910
	268.	E105-1	524A	890



	269.	E106-2	525B	910
	270.	E106-1	525A	890
	271.	E107-2	526B	910
	272.	E107-1	526A	890
	273.	527A	527A	900
	274.	541	541	2400
	275.	550	550	1800
	276.	551	551	1769
	277.	552	552	1720
	278.	553	553	1670
	279.	554	554	1620
	280.	555	555	1571
	281.	561	561	598
	282.	565	565	1800
	283.	567	567	1800
	284.	573	573	1800
	285.	574	574	1800
	286.	575	575	1800
	287.	577	577	1800
	288.	590	590	2
	289.	591	591	1693
	290.	595	595	1800
	291.	596	596	1800
	292.	597	597	1800
	293.	604	604	1800
	294.	607	607	1683
	295.	608	608	1167
	296.	609	609	1288
	297.	610	610	1409
	298.	611	611	1530
	299.	612	612	1652
	300.	613B	613	860
	301.	E48-01	614A	890
	302.	E48-02	614B	910
	303.	618	618	1800
	304.	624	624	1800
	305.	637	637	1800
	306.	639	639	1800
	307.	640	640	1800
	308.	E47-1	642A	890
	309.	H10-02	647+648B	1170
	310.	H10-03	647+648C	1260
	311.	E30-1	651A	890
	312.	E30-2	651B	910
	313.	652	652	1800
	314.	E32-1	653A	890
	315.	E32-2	653B	910
	316.	E33-01	654A	890
	317.	E33-02	654B	910
	318.	E34-01	655A	890



		319.	E34-02	655B	910
		320.	G24	656	2400
		321.	G23	657	1800
		322.	G22	658	2400
		323.	660	660	1800
		324.	E10-1	661A	890
		325.	E11-2	662B	910
		326.	E12-1	663A	890
		327.	E12-2	663B	910
		328.	669	669	1800
		329.	672	672	2276
		330.	673	673	1920
		331.	674	674	1800
		332.	675	675	1800
		333.	676	676	1800
		334.	677	677	1738
		335.	678	678	802
		336.	679	679	617
		337.	680	680	551
		338.	681	681	484
		339.	682	682	418
		340.	683	683	352
		341.	684	684	505
		342.	692	692	1205
		343.	693	693	1800
		344.	694	694	1800
		345.	695	695	1800
		346.	696	696	2700
		347.	697	697	2087
		348.	698	698	2172
		349.	699	699	1800
		350.	700	700	1800
		351.	701	701	3176
		352.	702	702	2639
		353.	703	703	2101
		354.	704	704	2531
		355.	705B	705B	1710
		356.	C65	710B	1200
		357.	711	711	132
		358.	712	712	679
		359.	713	713	1256
		360.	714	714	2156
		361.	C66	715A	1200
		362.	C67	715B	1200
		363.	716	716	3420
		364.	730	730	1765
		365.	731	731	2047
		366.	732A	732A	1558.5
		367.	732B	732B	1558.5
		368.	733	733	1800



	369.	737A	737A	1473.666667
	370.	737B	737B	1473.666667
	371.	737C	737C	1474
	372.	738	738	2047
	373.	739	739	1928
	374.	746	746	1500
	375.	747	747	2000
	376.	748	748	1000
	377.	749	749	1306
	378.	750	750	697
	379.	758	758	792
	380.	759	759	2000
	381.	760	760	2000
	382.	761	761	1500
	383.	783B	783	1261
	384.	783A	783A	1261
	385.	786B	786B	1072.5
	386.	793A	793A	1457
	387.	793B	793B	1457
	388.	795A	795A	1476.5
	389.	797	797	1980
	390.	801A	801A	1342.5
	391.	802A	802A	1368
	392.	802B	802B	1368
	393.	803A	803A	1323
	394.	803B	803B	1323
	395.	808	808	1680
	396.	810	810	1848
	397.	811	811	1903
	398.	812	812	2467
	399.	813	813	2460
	400.	814	814A	1240
	401.	817A	817A	1200
	402.	817B	817B	1200
	403.	819B	819B	2257
	404.	819A	819A	2257
	405.	830	830	490
	406.	831	831	530
	407.	832	832	742
	408.	833	833	972
	409.	834	834	1021
	410.	835	835	1430
	411.	836	836	1587
	412.	837	837	1092
	413.	838	838	3302
	414.	842A	842A	1635
	415.	842B	842B	1635
	416.	843	843	1704
	417.	845	845	1800
	418.	847	847	1800



	419.	848	848	1800
	420.	849	849	2355
	421.	850B	850B	2094
	422.	851A	851A	1121.5
	423.	857	857	1800
	424.	858	858	1800
	425.	860	860	1800
	426.	861	861	1800
	427.	862B	862	1299
	428.	880	880	2635
	429.	881	881	1800
	430.	882	882	1800
	431.	883	883	1800
	432.	884	884	1800
	433.	885	885	1800
	434.	886	886	1800
	435.	887	887	2698
	436.	888	888	2581
	437.	889	889	2400
	438.	890	890	2400
	439.	891	891	2400
	440.	892	892	3231
	441.	893	893	4201
	442.	894	894	4162
	443.	895	895	2405
	444.	896	896	2180
	445.	897	897	1956
	446.	H1-01	130-131A	1170
	447.	H1-02	130-131B	1170
	448.	H1-03	130-131C	1260
	449.	H3-02	134-135B	1170
	450.	H37-02	237+238B	1170
	451.	H37-03	237+238C	1260
	452.	H37-01	237+238A	1170
	453.	H40-01	243+244A	733.3333333
	454.	H40-02	243+244B	733.3333333
	455.	H41-01	491+492A	1170
	456.	H41-02	491+492B	1170
	457.	H41-03	491+492C	1260
	458.	H42-01	493+494A	1170
	459.	H42-02	493+494B	1170
	460.	H42-03	493+494C	1260
	461.	H43-01	495+496A	1170
	462.	H43-02	495+496B	1170
	463.	H43-03	495+496C	1260
	464.	578, 579A	578, 579	1058.5
	465.	578, 579B	578, 579B	1058.5
	466.	H25-03	601+602C	2500
	467.	H27-01	605-606A	1170
	468.	H27-03	605-606C	1260



			469.	H21-01	619+620A	1170
			470.	H21-02	619+620B	1170
			471.	H24-02	625+626B	1170
			472.	H24-03	625+626C	1260
			473.	H8-03	643+644C	1260
			474.	H9-02	645+646B	1170
			475.	H7-01	670+671A	1170
			476.	H7-02	670+671B	1170
			477.	H7-03	670+671C	1260
			478.	Children's school	NA	20529
			479.	Community Hall	NA	17118
			480.	Public Building	NA	6440
			481.	Shop No.1	Shop No.1	4520
			482.	Shop No.2	Shop No.2	2320
			483.	Shop No.3	Shop No.3	21798
			484.	Shop No.4	Shop No.4	5171
			485.	Shop No.5	Shop No.5	5860
			486.	Shop No.6	Shop No.6	4038
			487.	Shop No.7	Shop No.7	5514
			488.	Shop No.8	Shop No.8	2876
			489.	Future Use	Future Use	1679
			490.	137	137	1800
			491.	138	138	1800
			492.	139	139	1800
			493.	140	140	1800
			494.	141	141	1800
			495.	142	142	1800
			496.	143	143	1800
			497.	144	144	1800
			498.	145	145	1800
			499.	148	148	1800
			500.	149	149	1800
			501.	150	150	1800
			502.	151	151	1800
			503.	152	152	1724
			504.	153	153	1550
			505.	154	154	1377
			506.	155	155	1203
			507.	156	156	1029
			Total			847,917
4.	Details of the encumbrances known to the secured creditor	No encumbrances known to the Secured Creditor. Title/ technical reports pertaining to the secured assets may be availed for inspection solely for information purposes in accordance with 13(b) below.				
5.	The secured debt for recovery of which the property is to be sold	Rs. 271,43,66,677 (Rupees Two Hundred Seventy One Crore Forty Three Lakh Sixty Six Thousand Six Hundred Seventy Seven) as on September 09, 2024 (being the liquidation commencement date)				



6.	Deposit of earnest money	Rs. 8,64,90,000 (Rupees Eight Crore Sixty Four Lakh Ninety Thousand) being the 10% of Reserve Price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of Assets Care and Reconstruction Enterprise Limited drawn on any Nationalised or Scheduled Bank.
7.	Reserve Price of the immovable secured assets: Bank account in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs. 86,49,00,000 (Rupees Eighty Six Crore Forty Nine Lakh) Account No. 0901102000039905 with IDBI Bank Limited (IFSC: IBKL0000901), having its branch at IFCI TOWER, 61, NEHRU PLACE P.B. NO. 4499 NEW DELHI - 110 019 On or before September 01, 2025 up to 4 p.m.
8.	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, by the next business day on acceptance of the bid price by the Authorised Officer and the balance 75% of the sale price within the timelines prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the regulations thereunder. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and secured asset shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of the secured asset / amount.
9.	Time and place of e-Auction or time after which sale by any other mode shall be completed	September 02, 2025 , Online / from 11:00 a.m. to 01:00 p.m. with auto extension of 10 minutes each
10.	The e-Auction will be conducted through the ACRE's approved service provider e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provide as mentioned above	https://sarfaesi.auctiontiger.net https://www.acreindia.in
11.	Bid increment amount: Auto extension: Bid currency & unit of measurement	Rs. 10,00,000 (Rupees Ten Lakh) Auto extension of 10 minutes each INR
12.	Date and Time during which inspection of the immovable secured assets to be sold can be undertaken	At the request of the Intending purchaser/bidder Contact persons: Mr. Manish Kumar Manav Mob: 9911302057 Mr. Chinmay Saptarshi Mob. No. 9870787822
13.	Other conditions	



- a. Bidders shall have a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by **M/s E-Procurement Technologies Ltd** may be conveyed through e-mail). Bidders can Contact Mr. Ramprasad Sharma on No. +91-79-3502 2182 / +91 800-002-3297 & email Id: ramprasad@auctiontiger.net.
- b. For access to the documents/ title/ technical reports pertaining to the proposed sale, please Mr. Manish Manav at mk.manav@acreindia.in (Mob. No. 9911302057).in or Mr. Chinmay Saptarshi at csaptarshi@alticocap.com (Mob. No. 9870787822).
- c. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of KYC Documents, PAN Card, Proof of EMD etc. on or before **September 01, 2025** up to 4 p.m. to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or to the following address: Assets Care and Reconstruction Enterprise Limited, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019.
- d. Name of Eligible Bidders will be identified by Assets Care and Reconstruction Enterprise Limited to participate in online e-Auction on the portal <https://sarfaesi.auctiontiger.net> Vendor: M/s E-Procurement Technologies Ltd who will provide the user ID and Password after due verification on PAN of the Eligible Bidders.
- e. The successful bidder shall be required to submit to the Authorised Officer the final prices, quoted during the e-Auction in the Details and Declaration form after completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. The details and declaration form can be downloaded from <https://www.acreindia.in> and can be submitted to the Authorised Officer either thorough e-mail to mk.manav@acreindia.in or through courier/speed post/registered A.D. to the address of the secured creditor as mentioned hereinabove.
- f. The Secured Creditor / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
- g. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.
- h. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- i. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- j. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- k. The bid submitted without the EMD shall be summarily rejected. The Secured Asset shall not be sold below the available reserve / offer price.
- l. The conditional bids shall be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- m. The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with Assets Care and Reconstruction Enterprise Limited. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- n. The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price.
- o. The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e- Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- p. In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the Secured Asset nor on any part of the sum for which may it be subsequently sold.
- q. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- r. The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- s. In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, ACRE shall in its sole discretion be entitled to call off the sale and put the secured asset for sale once again on any date and at such time as may be decided by ACRE. For any kind of dispute, bidders are required to contact the concerned authorised officer of ACRE only.



	t. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the e-Auction will be entertained. u. To the best of knowledge and information of the Authorised Officer, the encumbrances on the property are as detailed above. It is clarified that any dues and other charges payable to any authority or otherwise shall be borne by the successful bidder. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. v. The title and technical reports that have been disclosed in the VDR are solely for information purposes. The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy themselves. w. The details shown above are as per the record available with the secured creditor, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that. x. The successful bidder is also liable to pay GST, Tax Deducted at Source (TDS) and Property Tax (if applicable) as per prevailing law.
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Dated: July 30, 2025
Place: Chennai


 Authorised Officer
 Assets Care and Reconstruction
 Enterprise Limited



For Grievance Redressal
 Phone No. 011-66115609
complaint@acreindia.in