

THROUGH COURIER/E-MAIL

Ref. No.: 25894/ HHLDPC00492920

January 31, 2026

To,

1. **NITISH KUMAR ARORA**
 HOUSE NO. 107, SUPERTECH ICON,
 NYAY KHANDEM - 1, INDIRAPURAM, SHIPRA SUN CITY,
 GHAZIABAD - 201014, UTTAR PRADESH

ALSO AT:

NITISH KUMAR ARORA
 C/O. COAST TOWN PLANNERS PVT. LTD.
 A-8-B, SECOND FLOOR, FRIENDS COLONY
 NEW DELHI - 110065

ALSO AT:

NITISH KUMAR ARORA
 DIRECTOR
 YG ESTAES FACILITIES MANAGEMENT PVT. LTD.
 C-2, 25TH FLOOR, SUPERTECH, E SQUARE
 SECTOR-96, NOIDA - 201303, UTTAR PRADESH

2. **COAST TOWN PLANNERS PVT. LTD.**
(GUARANTOR)
 A-8-B, SECOND FLOOR, FRIENDS COLONY
 NEW DELHI - 110065

**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISO
 THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN
 RELATION TO THE PROPERTY BEARING UNIT NO. R-203N WEST 0205, FLAT
 NO. 0205, HAVING SUPER AREA 2105 SQUARE FEET ON 2ND FLOOR, IN THE
 TOWER-A, NOVA WEST, IN THE PROJECT KNOWN AS "SUPER NOVA",
 CONSTRUCTED UPON PLOT NO. 3, SECTOR-94, NOIDA - 201301, UTTAR
 PRADESH ("Mortgaged Property more particularly described in Schedule 'A'
 attached herewith").**

Re.: Loan Account No. HHLDPC00492920

Dear Ma'am/ Sir,

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** ("Secured Creditor") acting as **Trustee of ACRE-102-Trust** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

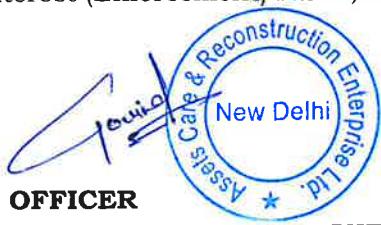
Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel.: 011-66115600
 Corporate Office : Unit No. 502, C Wing, One BKC, Radius Developers, Plot No. C-66, G-Block, Bandra Kurla Complex, Mumbai - 400051 Tel.: 022 68643101



The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale regarding the Mortgaged Property being sold by way of Private Treaty on **20.02.2026** from **12:30 p.m. to 5:30 p.m.** at our branch office at **B 4/5, 1st Floor, Sec 63, Noida - 201307, Uttar Pradesh** strictly on “**as is where is**”, “**as is what is**” and “**whatever there is**” basis, for recovery of **Rs.2,60,37,194/- (Rupees Two Crore Sixty Lakh Thirty Seven Thousand One Hundred Ninety Four only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **29.01.2026** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **30.01.2026** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.1,71,00,000/- (Rupees One Crore Seventy One Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



**AUTHORISED OFFICER
 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
 TRUSTEE OF ACRE-102-TRUST**

SCHEDULE A
(Description of the Immovable Property)

UNIT NO. R-203N WEST 0205, FLAT NO. 0205, HAVING SUPER AREA 2105 SQUARE FEET ON 2ND FLOOR, IN THE TOWER-A, NOVA WEST, IN THE PROJECT KNOWN AS “SUPER NOVA”, CONSTRUCTED UPON PLOT NO. 3, SECTOR-94, NOIDA - 201301, UTTAR PRADESH.

Yours truly,



**AUTHORISED OFFICER
 ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.**

TRUSTEE OF ACRE-102-TRUST

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

THROUGH COURIER/E-MAIL

Ref. No.: 25893/HHLDPRO0492914

January 31, 2026

To,

1. **NITISH KUMAR ARORA**
HOUSE NO. 107, SUPERTECH ICON,
NYAY KHAND -1, INDIRAPURAM, SHIPRA SUN CITY,
GHAZIABAD - 201014, UTTAR PRADESH

ALSO AT:

NITISH KUMAR ARORA
C/O. COAST TOWN PLANNERS PVT. LTD.
A-8-B, SECOND FLOOR, FRIENDS COLONY
NEW DELHI - 110065

ALSO AT:

NITISH KUMAR ARORA
DIRECTOR
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C-2, 25TH FLOOR, SUPERTECH, E SQUARE
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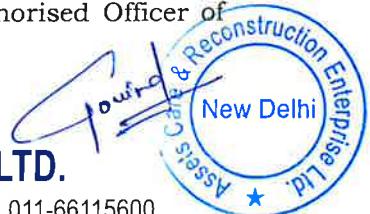
2. **COAST TOWN PLANNERS PVT. LTD.**
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A-8-B, SECOND FLOOR, FRIENDS COLONY
NEW DELHI - 110065

SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 IN RELATION TO THE PROPERTY BEARING UNIT NO. R-203N WEST 0305, FLAT NO. 0305, HAVING SUPER AREA 2105 SQ. FT. ON 3RD FLOOR, IN THE TOWER-A, NOVA WEST, IN THE PROJECT KNOWN AS "SUPER NOVA", CONSTRUCTED UPON PLOT NO. 3, SECTOR-94, NOIDA-201301, UTTAR PRADESH ("Mortgaged Property more particularly described in Schedule 'A' attached herewith").

Re.: Loan Account No. HHLDPRO0492914

Dear Ma'am/ Sir,

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** ("Secured Creditor") acting as **Trustee of ACRE-102-Trust** hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.



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

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Yours truly,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**

SCHEDULE A
(Description of the Immovable Property)

UNIT NO. R-203N WEST 0305, FLAT NO. 0305, HAVING SUPER AREA 2105 SQ. FT. ON 3RD FLOOR, IN THE TOWER-A, NOVA WEST, IN THE PROJECT KNOWN AS “SUPER NOVA”, CONSTRUCTED UPON PLOT NO. 3, SECTOR-94, NOIDA-201301, UTTAR PRADESH.

Yours truly,



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