

UGRO Capital Limited				
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070				
POSSESSION NOTICE APPENDIX IV (SEE RULE 8(1)) (FOR IMMOVABLE PROPERTY)				
Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited , having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said Rules of the Security Interest (Enforcement) Rules 2002.on the day, month and year mentioned below.				
The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.				
Sl. No.	Borrower Details	Demand Notice	Mortgaged Property	Possession Date
1.	1) RAJ PASTING 2) ARUNIGASAMY GOVINDARAJAN 3) GOVINDHARAJAN SELVIPUSHPAM Loan Account Number: UGSIVMS0000004720	Demand Notice dated 21-Jul-2025 for an amount of Rs. 20,64,380.00/- (Rupees Twenty Lakh Sixty-Four Thousand Three Hundred Eighty Only) As on 18-Jul-2025	Virudhunagar District, Virudhunagar Registration District, Thiruthangal Sub-Registrar Office, Thiruthangal Village, S.No.1281 2 acre 63 cents in that 640 sq ft 59.48 Sq mts, Door No: 136C, E.8.07241015380, Ward No.10, Pandiyan Nagar 5th street Boundaries: North: Karpagavali Manickam Land, South: Anthonisamy land, East: 3 ft width south North common pathway, West: Chelladurai Nadar Land. Measuring East-West (North side): 32 ft, East-West (South side): 32 ft, South-North (Westside): 21 ft, South-North (East side): 19 ft 640 sq ft 59.48 sq mts land and 380 sq ft RCC house building on it and 260 sq ft Asbestos shed, Land coming under Thiruthangal Municipality	22/10/2025
2.	1. SRI LAKSHMI MEDICALS 2. ARUNISAMY BALASUBRAMANIAN 3. BALASUBRAMAN- IAN CHITRA 4.KARUNAGARAN BHUVANESHWARI Loan Account Number: UGPERS0000064908	Demand Notice dated 7-Aug-25 for an amount of Rs. 90,81,076.00/- (Rupees Ninety Lakh Eighty One Thousand Seventy Six Only)- as on 4-Aug-25	*Property:1 (Balasubramaniam) Survey No: R.S. No. 1039 Old S.F. No. 695 Patta No. 1331 Eswaran kovil Kattu Kottai Extent of Area: 3057 sq. feet House Site Fully, Location: Erode RD, Anthiyur SRD, Erode District, Bhavani Taluk, Olagadam Village. Boundaries: North of: Olagadam to Bhavani main road in R.S. No. 83, 84; South of: Mahendrakumar's remaining property; East of: Bhuvaneshwari's Property; West of: R. Mahendra Kumar's Property; Measuring: East west on both sides 34 feet North-south on western side 30 feet; North-south on western side 871 feet. Property 2 (Bhuvaneshwari) Survey No: R.S. No. 1039/Old S.F. No. 695 Patta No. 1331Eswaran kovil Kattu Kottai Extent of Area: 2180 sq. feet House Site Fully, Location: Erode RD, Anthiyur SRD Erode District Bhavani Taluk Olagadam Village, Door Nos. 44/25,6,7,8. Boundaries North of: Olagadam to Bhavani main road in R.S. No. 83, 84; South of: Mahendra Kumar's remaining property; East of: Kalaivani's Property; West of: Mahendra Kumar's remaining property; East-west on both sides 25 feet; North-south on both sides 87.2 feet.*	24/10/2025
Place: TAMILNADU Date: 27.10.2025				Sd/-(Authorised Officer) For UGRO Capital Limited

	MUTHOOT HOUSING FINANCE COMPANY LIMITED Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, Corporate Office: 12/A 01, 13th floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051, Email Id: authorised.officer@muthoot.com
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DEMAND NOTICE				
Under Section 13 (2) of The Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002				
Whereas the undersigned is the Authorised officer of Muthoot Housing Finance Company Ltd. ("MHFCL") under Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 3 of Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13(2) of the said Act, calling upon the following Borrower(s), Co-Borrower(s), Guarantor(s) to discharge in full their liability to the Company by making payment of entire outstanding including up to date interest, cost and charges within 60 days from the date of respective Notices issued and the publication of the Notice as given below as and way of alternate service upon you. As security for due repayment of the loan, the following Secured Asset (s) have been mortgaged to MHFCL by the said Borrower(s), Co-Borrower(s), Guarantor(s) respectively.				
Sr. No.	Name of Borrower / Co-Borrower/ Guarantor	Date of NPA	Date of Demand notice	Total O/s Amount (Rs.) Future Interest Applicable
1	Loan Account No. 11110089842 1.Elumalai.M 2.Mari 3.Rajiv Gandhi.M 4.Bathma	08-Oct-2025	18-Oct-2025	Rs.7,05,420.56/- (Rupees Seven Lakhs Five Thousand Four Hundred Twenty And Paise Fifty Six Only)As on 10-Oct-2025
	Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF THE LAND AND BUILDING COMPRISED IN S.NO.450/2A, PATTANU NO.129, MEASURING WITH AN EXTENT OF 3597 SQ.FT., SITUATED AT, VIDAIYUR VILLAGE, THIRUVALUR TALUK, THIRUVALUR DISTRICT, WITHIN THE SUB-REGISTRATION DISTRICT OF THIRUVALUR AND THE REGISTRATION DISTRICT OF KANCHEEPURAM, BOUNDED BY- EAST BY: VANDI PATHAI. WEST BY: PROPERTY OF KULLA KRISHAPPAREDDY.NORTH BY- PROPERTY OF RAMAMURTHY SOUTH BY- PROPERTY OF RAGHAVAN.			
2	Loan Account No. 11118081737 1.Jaya Prakash.P 2.Karthiyammal.J	08-Oct-2025	10-Oct-2025	Rs.4,57,728.74/- (Rupees Four Lakhs Fifty Seven Thousand Seven Hundred Twenty Eight And Paise Seventy Four Only)As on 10-Oct-2025
	Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF THE LAND AND BUILDING COMPRISED IN OLD NATHAM S.NO.357/11, NEW NATHAM S.NO.357/29 WITH AN EXTENT OF 484 SQ.FT., EQUIVALENT TO 0.0045 0 SQ.MT OF LAND, SITUATED AT, ERUKKUR VILLAGE, ERUKKUR PANCHAYAT LIMIT, PARAMATHI VELUR TALUK, NAMAKKAL DISTRICT, WITHIN THE SUB-REGISTRATION DISTRICT OF PARAMATHI AND THE REGISTRATION DISTRICT OF NAMAKKAL DISTRICT, BOUNDED BY- EAST OF : HOUSE OF SUMATHI. WEST OF : SOUTH NORTH COMMON PATHWAY. NORTH OF : SRI RAMASAMY KOVIL. SOUTH OF : EAST WEST PATHWAY. MEASURING WITH AN EXTENT OF 484 SQ.FT., OR 45 SQ.MT.,			
3	Loan Account No. 1112100233 1.Usha 2.Nagamani	08-Oct-2025	18-Oct-2025	Rs.3,958.28/- (Rupees Three Thousand Nine Hundred Fifty Eight And Paise Twenty Eight Only) As on 10-Oct-2025
	Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF THE LAND AND BUILDING COMPRISED IN S.NO.121/9, RE S.NO.170/12,17,18 MEASURING AN EXTENT OF 0.09 CENT OR 3924 SQ.FT., SITUATED AT, ROYAPUDUKUPPAM VILLAGE, ROYAPUDUKUPPAM PANCHAYAT LIMITS, VANUR TALUK, VILLUPURAM DISTRICT, WITHIN THE SUB-REGISTRATION DISTRICT OF VANUR AND THE REGISTRATION DISTRICT OF TINDIVANAM, BOUNDED BY- EAST OF : RANGASAMY PUNJAI. WEST OF : ROAD. NORTH OF : KUPPASAMY PUNJAI. SOUTH OF : JAYARAMAN PUNJAI.			
4	Loan Account No. 11121083600 1.M.Manjula 2.Murugan	08-Oct-2025	18-Oct-2025	Rs.1,94,751.53/- (Rupees One Lakh Ninety Four Thousand Seven Hundred Fifty One And Paise Fifty Three Only)As on 13-Oct-2025
	Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF THE LAND AND BUILDING COMPRISED IN R.S.NO.69/6C, CADASTRE NO.950/P, PATTANU NO.710, COMPRISED IN 03 ACRE 75 CANTAIRE OR 97 KUZHI OR 4032 SQ.FT., BIFURCATED AS KOVVALYANAGAR LAYOUT PLOT NOS.4&5, SITUATED AT, VILLAGE NO.76, BAHOUR REVENUE VILLAGE, BAHOUR COMMUNE PANCHAYAT, PUDUCHERRY, WITHIN THE SUB-REGISTRATION DISTRICT OF BAHOUR AND THE REGISTRATION DISTRICT OF PUDUCHERRY, BOUNDED BY- EAST OF : SURIVANAGAR LAYOUT. WEST OF : COMMON PATHWAY. NORTH OF : PLOT NO.6. SOUTH OF : PLOT NO.3. PLOT NO.4 WITH AN AREA OF 620 SQ.FT., EAST TO WEST ON THE NORTHERN SIDE : 34 FEET 06 INCH EAST TO WEST ON THE SOUTHERN SIDE : 27 FEET 06 INCH NORTH TO SOUTH ON THE EASTERN SIDE : 20 FEET. NORTH TO SOUTH ON THE WESTERN SIDE : 20 FEET. PLOT NO.5 WITH AN AREA OF 523 SQ.FT., EAST TO WEST ON THE NORTHERN SIDE : 27 FEET 06 INCH EAST TO WEST ON THE SOUTHERN SIDE : 24 FEET 06 INCH NORTH TO SOUTH ON THE EASTERN SIDE : 20 FEET. NORTH TO SOUTH ON THE WESTERN SIDE : 20 FEET. MEASURING WITH AN TOTAL EXTENT OF 1143 SQ.FT.			
5	Loan Account No. 11116089068 1.Mujiburahiman.K 2.Sahira.M	08-Oct-2025	10-Oct-2025	Rs.7,54,293.36/- (Rupees Seven Lakhs Fifty Four Thousand Two Hundred Ninety Three And Paise Thirty Six Only)As on 10-Oct-2025
	Description of Secured Asset(s) /Immovable Property (ies): ALL THAT PIECE AND PARCEL OF THE LAND AND BUILDING COMPRISED IN PATTANU NO.155, S.NO.36/2B, PUNJAI HECTARE 0.40, ASSESSMENT RS.3.62, AS PER NEW SUB DIVISION S.NO.36/2B/1A, PUNJAI HECTARE 0.92,47, ASSESSMENT RS.9.90, IN THIS P.A.0.23 CENTS OF LAND, S.NO.36/5A, PUNJAI HECTARE 0.63,50, ASSESSMENT RS.2.44, AS PER NEW SUB DIVISION S.NO.36/5A/1A, PUNJAI HECTARE 0.60,90, ASSESSMENT RS.2.40, IN THIS P.A.1.05 CENTS OF LAND, S.NO.36/6, PUNJAI HECTARE 0.29,0 ASSESSMENT RS.1.14, AS PER NEW SUB DIVISION S.NO.36/6A, PUNJAI HECTARE 0.27,96, ASSESSMENT RS.1.10, IN THIS P.A.0.72 CENTS OF LAND, TOTAL P.A.0.72 OF LANDS HAVE BEEN DIVIDED INTO HOUSE SITES NAMED AS NEW NISHA VENUE, S.NO.36/5A/1A, PLOT NOS.49&50, SITUATED AT, VELLAKKUNDAM VILLAGE, VAZHAPPADI TALUK, SALEM DISTRICT, WITHIN THE SUB-REGISTRATION DISTRICT OF VAZHAPPADI AND THE REGISTRATION DISTRICT OF SALEM EAST, BOUNDED BY- PLOT NO.49 WITH AN AREA OF 905/2 SQ.FT., EAST OF : WIRE FENCE. WEST OF : PLOT NO.48. NORTH OF : PLOT NO.50. SOUTH OF : 16 FEET WIDTH EAST WEST PLOT ROAD. EAST TO WEST ON THE NORTHERN SIDE : 20/2 FEET. EAST TO WEST ON THE SOUTHERN SIDE : 20 FEET. NORTH TO SOUTH ON THE EASTERN SIDE : 45 FEET. NORTH TO SOUTH ON THE WESTERN SIDE : 45 FEET. PLOT NO.50 WITH AN AREA OF 790 SQ.FT., EAST OF : WIRE FENCE. WEST OF : PLOT NO.51. NORTH OF : 16 FEET WIDTH EAST WEST PLOT ROAD. SOUTH OF : PLOT NO.49. EAST TO WEST ON THE NORTHERN SIDE : 20 FEET. EAST TO WEST ON THE SOUTHERN SIDE : 19/2 FEET. NORTH TO SOUTH ON THE EASTERN SIDE : 40 FEET NORTH TO SOUTH ON THE WESTERN SIDE : 40 FEET. MEASURING WITH AN TOTAL EXTENT OF 1695/2 SQ.FT.			

Truhome FINANCE		TRUHOME FINANCE LIMITED (Formerly Known As Shriram Housing Finance Limited)	
Reg.Off.: Srinivasa Tower, 1st Floor, Door No. 5, Old No.11,2nd Lane, Cenatopha Road, Alwarpet,Teynampet, Chennai-600018		Head Office: Level 3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051 Website: www.truhomefinance.in	
DEMAND NOTICE			
Notice is hereby given that the following borrower/s have defaulted in the repayment of principal & interest of the loan facilities obtained by them from the Truhome Finance Limited (formerly Shriram Housing Finance Limited) and the said loan accounts have been classified as Non-performing Assets (NPA). The Demand Notice was issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT) on their last known address. In addition to the said demand notice, they have been informed by way of this public notice.			
Details of Borrowers, Securities, Outstanding dues, Demand Notices sent under section 13(2) and the amount claimed there under given as under:-			
Borrower/Co-Borrower/ Name & Address		Property Address of Secured Assets	Demand Notice Date & Amount Due in Rs.
LAN Number - SLPHKXSG0000096 1.Mr. KRISHNAN S/o Kuppan 109/1, Ambedkar Colony, Jegadevipalayam Jegadevi PO Krishnagiri- 635203 2. Mrs. Tamilmani W/o Krishnan 109/1, Ambedkar Colony, Jegadevipalayam Jegadevi PO Krishnagiri- 635203 Loan Amount- 1560817 NAP Date-03/10/2025		Krishnagiri District & Registration District, Bargur Taluk & SRO, Jagadevipalayam Village, Natham old S. No. 47/3, corresponding new sub-divided S. No. 488/15, Ext. 0.13.9 Square meter, Asst. Rs. 2.00 np., in this measuring 775 Square feet bounded by: East : House belonging to Periyapalyan, West : Vacant Plot belonging to Mariyappan, North : Street, South : House belonging to Munisamy. Measuring East West on Northern side 25 1/4 feet, on southern side 18 3/4 feet, North South on Eastern side 36 1/2 feet, on Western side 34 feet, in total 775 1/2 Square feet comprising a house in it.	Demand Notice Date – 10/10/2025 Rs. 886183/- (Rupees Eight Lakh Eighty Six Thousand One Hundred Eighty Tree Only) as on 09/10/2025 under reference of Loan A c c o u n t N o . SLPHKXSG0000096
LAN Number - SLPHKXSG0000129 1.MR.Selvakumar G 3/312, 3rd ward Pattalamman Kottai Thimmapuram Near Water Tank Thimmapuram ,Krishnagiri, TAMIL NADU-635112 Ph :9159058601 2.Mrs. NIROSHA W/o. MR.Selvakumar G 3/312, 3rd ward Pattalamman Kottai Thimmapuram Near Water Tank Thimmapuram ,Krishnagiri, TAMIL NADU-635112 Loan Amount – Rs.1985235 NPA Date – 03-10-2025		In Krishnagiri District, Krishnagiri Registration District, Kaveripattinam Sub Registration District, Krishnagiri Taluk, Thimmapuram Village, Sy.No.42/2E,Dry,Ext.Hec.0.12.5, Asst.Rs.0.62 out of this Tak-1, land bounded as follows :- To the South of : Land belongs to Mr. Sivasankaran To the North of : Land belongs to Mr. Venkatraman To the West of : Land belongs to Mr. Settu To the East of : PWD Road In midst measuring an extent of Ac.0.04 1/4 cents (or) 1853 Sq. Feet of land. Tak-2, land bounded as follows :- To the South of : Land belongs to Mr. Sivasankaran To the North of : Land belongs to Mr. Settu To the West of : Land belongs to Mr. Govindhasamy To the East of : Land belongs to Mr. Settu In midst measuring an extent of Ac.0.02 1/2 cents (or) 1090 Sq. Feet of land. Totally, Tak-1 and Tak-2 measuring an extent of 2943 Sq. Feet of land with RCC Building constructed thereon and along with common way and all easement rights. The property comes under Village Panchayat Limits of Thimmapuram and Union Council Limits of Kaveripattinam.	Demand Notice Date – 10/10/2025 Rs. 20,91,065 / (Rupees Twenty Laks Ninety One Thousand Sixty Five Only) as on 09/10/2025 under reference of Loan Account No. SLPHKXSG00000129.
LAN Number - SILHXSG0000232 1.Mr. Sivasakthi (Borrower/Applicant) S/o Madhu No. 185/1, Kizhmailampatti, Pochampalli, Vadamalampatti Puliypampatti Post, Krishnagiri – 635 206 2.Mrs. Kasiyammal (Co-borrower/Co-Aplicant) W/o Madhu No. 185/1, Kizhmailampatti, Pochampalli, Vadamalampatti Puliypampatti Post, Krishnagiri – 635 206 Loan Amount – Rs 14,97,959 NPA Date – 03-10-2025		In krishnagiri District, krishnagiri Registration District, Pochampalli Sub – Registration District, Pochampalli Taluk, Vadamalampatti Village, Patta No. 172, Sy.No.254/1C, Dry,Ext.Hec.0.4.50 (or) Ac.0.11 cents, Asst Rs.0.10, measuring an extent of Ac.0.11 Cents, of this land bounded as follows:- East : Mud Road West : Land belongs to Mr.Murugesan North : Land belongs to Mr. Aasathambi South : Land belongs to Mr. Chennappan In the midst measuring an extent of Ac. 0.11 Cents of land with RCC Building Constructed thereon along with Common way and all easement rights.	Demand Notice Date – 13/10/2025 Rs. 11, 49, 671 (Rupees Eleven Lakhs Forty Nine Thousand Six Hundred and Seventy One Only) as on dated 09/10/2025 under reference of Loan Account No. SILHXSG0000232.
LAN Number - SLPHNMKL0000056 1.Mr. V Saravanan S/o Venkatachalam Door No. 160-4, Salem Main Road, Komarapalayam Namakkal – 638 183 2.Mr. V Vijaya Baskar S/o Venkatachalam Door No. 160-4, Salem Main Road, Komarapalayam Namakkal – 638 183 3.Mrs. Sulochana Venkatachalam W/o. Venkatachalam Door No. 160-4, Salem Main Road, Komarapalayam Namakkal – 638 183 4.Mrs. G Srimalathi D/o Venkatachalam Door No. 44/62, Yacob Street, Gopichettyalayma Erode – 638 452 5.Mrs. Amutheswary Saravanan W/o. V Saravanan Door No. 160-4, Salem Main Road, Komarapalayam Namakkal – 638 183 Loan Amount – Rs 42,01,376 NPA Date – 03-10-2025		All that piece and parcel of land situated in Namakkal Registration District, Komarapalayam Sub-Registration District, Komarapalayam Taluk, Komarapalayam Town, Komarapalayam Agraharam, Salem Main Road Street, as per document, Pymash No. 44/7, Ward–C, Block -14, Old T.S.No. 20, as per TSLR Extract, Ward-C, Block -14, New TS No.20/2, T.S.No. 25/2A, and House bearing Door No.160-4, 376/A1, 376/A2 having as extent of 1512 sq.Ft., of land bounded by the following boundaries:- North of – A.V.P Sundaiyan & others and Anushya Property South of – P Venkatachalam property, East of – 13 Ft wide Salem Main Road Common Pathway, West of – J.M.Soundappa Chettiyar, Venkatarama Chettiyar, K.Pattaiyan, Subulaksami, Sarangapani & Others Property Within the above boundaries the land measuring East –West on Both side 56 Feet, North – South on Both side 27 Feet totally an extent of 1512 Sq.Ft of land. And all pathway rights and other rights shown in the deed, prior deed of all easementary rights.	Demand Notice Date – 13/10/2025 Rs. 45, 39, 114 (Rupees Forty Five Lakhs Thirty Nine Thousand One Hundred and Fourteen Only) as on dated 09/10/2025 under reference of Loan Account No. SLPHNMKL0000056
LAN Number - SHLHERDE0000231 & SHLHERDE0000324 1.MR.P CHINNUSAMY 1.GUPTHA CHETTIVYR COLONY G H OPP SANKARI SANKARIDRUG SALEM,Tamil Nadu-637301 2.Mrs.RATHINAPPOORANI W/o. CHINNUSAMY 1.GUPTHA CHETTIVYR COLONY G H OPP SANKARI SANKARIDRUG SALEM,Tamil Nadu-637301 Loan Amount- SHLHERDE0000231- Rs. 2396892 SHLHERDE0000324- Rs. 619729 NPA Date- 03/10/2025		I Survey No. Old S.No-289/4, After Sub Division S.No-289/4A, After Sub Division New S.No- 289/4A1A1A1A1A, After Sub Division S.No.289/10A, After Sub Division New S.No.289/10A1 II As per Revenue Record S.No.289/10A1. III Total Extent 1200 Sq.Ft IV Plot No 164 "Vasantham Nagar" V Location like name of the J Chinngaoundanur Village Place,Village,City,registration, J Snagagiri Taluk, Salem West sub -district etc. J Regd.Dist, "Sangagiri SRO" vi I) Boundaries for 1200 Sq.Ft of land North Of - 25 ft Wide East West Common road South Of - Plot No-165 , East Of - 25 ft Wide South North Common road West Of - Plot No-163 Measurement Details North - East West 30 ft, South - East West 30 ft East - South North 40 ft, West - South North 40 ft Total 1200 Sq.Ft With all easements Rights and Pathway	Demand Notice Date – 10/10/2025 Rs. 24,02,071/- (Rupees Twenty Four Lakh Two Thousand Seventy One Only) as on 09/10/2025 under reference of Loan A c c o u n t N o . SHLHERDE0000231 and Rs. 6,36,918/- (Rupees SIX Lakh Thirty Six Thousand Nine Hundred Eighteen only) as on 09/10/2025 under reference of Loan Account No. SHLHERDE0000324
You the borrowers are therefore called upon to make the payment of the outstanding dues as mentioned hereinabove in full within 60 days from the date of receipt this notice, together with interest and penal interest till the date of realization of payment, which may fall due, failing which the undersigned shall be constrained to take action under the SARFAESI Act, to enforce the abovementioned securities. Please note that as per Sec 13(13) of the said act, you are restrained from transferring the above referred securities by way of sale, lease, or otherwise without our consent.			
Place: Krishnagiri / Namakkal/ SALEM Date: 27-10-2025		Sd/- Authorised Officer- Truhome Finance Limited (Earlier Known as Shriram Housing Finance Limited)	

NOTICE					
DSP MUTUAL FUND					
NOTICE is hereby given that DSP Trustee Private Limited, the Trustee to DSP Mutual Fund ('Fund') has approved the distribution under Income Distribution cum Capital Withdrawal ('IDCW') Option(s) of the below mentioned scheme(s) of the Fund.					
Record Date*: October 29, 2025					
Name of Scheme(s)	Plan(s)	Option(s)	Quantum of IDCW (₹ per Unit)*	Face Value (₹ per Unit)	Net Asset Value (NAV)* as on October 23, 2025 (₹ per unit)
DSP Aggressive Hybrid Fund (erstwhile known as DSP Equity & Bond Fund)	Regular	IDCW	0.200	10.00	30.019
DSP Aggressive Hybrid Fund (erstwhile known as DSP Equity & Bond Fund)	Direct	IDCW	0.200	10.00	75.139
# The per unit rate is same for individual and other category of investors. *If in case the Record Date falls on a non-Business Day, the immediately following Business Day shall be the Record Date.					
Distribution of the above IDCW is subject to the availability and adequacy of distributable surplus.					
Pursuant to payment of IDCW, the NAV of the IDCW Option(s) of the aforesaid Scheme(s) of the Fund would fall to the extent of payout and statutory levy, if any. IDCW amount will be paid to all those Unit Holders/Beneficial Owners whose names appear in the records of the Registrar and Transfer Agent, Computer Age Management Services Limited/statement of Beneficiary Owners maintained by the Depositories under the IDCW Option(s) of the aforesaid Scheme(s) as on the Record Date. The Payout shall be subject to tax deducted at source (TDS) as applicable.					
Unit holders are advised to update change of address / bank details, if any, with depository participant(s) in advance of the Record Date.					
Any queries/clarifications in this regard may be addressed to: DSP ASSET MANAGERS PRIVATE LIMITED CIN: U65990MH2021PTC362316, Investment Manager for DSP Mutual Fund ('Fund'), The Ruby, 25th Floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai – 400028, Tel. No.: 91-22-66578000, Fax No.: 91-22 66578181, Toll Free No: 1800 200 4499 Website: www.dspim.com					
Unit holders are requested to update their PAN, KYC, email address, mobile number, nominee details with AMC and are also advised to link their PAN with Aadhaar Number. Further, Unit holders can view the Investor Charter available on website of the Fund as well as check for any unclaimed redemptions or Income Distribution cum Capital Withdrawal ('IDCW') payments.					
Place: Mumbai Date: October 26, 2025					
Mutual Fund investments are subject to market risks, read all scheme related documents carefully.					

ASSETS CARE & RECONSTRUCTION ENTERPRI

ASCRE MARKING ASSETS WITH WORK ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE) Regd. Office, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019											
SALE NOTICE											
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 November 12, 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. 72,08,00,000 (Rupees Seventy Two Crore Eight Lakh) and the Earnest Money Deposit ("EMD") for the Immovable Properties shall be Rs. 7,20,80,000 (Rupees Seven Crore Twenty Lakh Eighty 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 : November 12, 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 November 11, 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 506 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.	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	1464	90.	249	249	2400	179.	Regal_457-D	457	1350
2.	2	2	3434	91.	250	250	2400	180.	Regal_458-A	458	
3.	12C	12	107	92.	251	251	6278	181.	Regal_458-B	458	
4.	13C	13	296	93.	252	252	5568	182.	Regal_458-D	458	
5.	14C	14C	856	94.	253	253	2400	183.	Regal_459-A	459	900
6.	26	26	1993	95.	255A	255A	1200	184.	Regal_459-B	459	
7.	27	27	1356	96.	255B	255B	1200	185.	460	460	3270
8.	42	42	1692	97.	256	256	2400	186.	461	461	434
9.	43	43	2183	98.	257	257	2400	187.	462	462	255
10.	44	44	1500	99.	258	258	2400	188.	Regal_463-A	463	1800
11.	45	45	1200	100.	259-C	259C	1200	189.	Regal_463-B	463	
12.	46	46	986	101.	260	260	2490	190.	Regal_463-C	463	
13.	47	47	828	102.	267	267	2960	191.	Regal_463-D	463	
14.	48	48	671	103.	268	268	2729	192.	464	464	1770
15.	49	49	513	104.	269	269	2498	193.	465	465	3508
16.	50	50	356	105.	270	270	3027	194.	E62-1	466A	890
17.	56	56	108	106.	317A	317	900	195.	E62-2	466B	910
18.	57	57	1500	107.	320	320	1800	196.	E63-1	467A	900
19.	58	58	1500	108.	321	321	1800	197.	Regal_467-B	467	
20.	59	59	1018	109.	322A	322A	2205	198.	Regal_467-D	467	
21.	60	60	2923	110.	322B	322B	2205	199.	Regal_468-A	468	
22.	61	61	2177	111.	323A	323A	2002	200.	Regal_468-B	468	1800
23.	62	62	1571	112.	323B	323B	2002	201.	Regal_468-C	468	
24.	70	70	15	113.	331A	331A	2105	202.	Regal_468-D	468	
25.	71	71	1735	114.	331B	331B	2105	203.	Regal_469-A	469	
26.	72	72	1596	115.	332A	332A	1902	204.	Regal_469-B	469	1800
27.	73	73	1370	116.	332B	332B	1902	205.	Regal_469-C	469	
28.	74	74	1146	117.	335B	335	1742	206.	Regal_469-D	469	
29.	76	76	517	118.	369B	369	1200	207.	470	470	2289
30.	77	77	2000	119.	377A	377	1902	208.	471	471	1764
31.	90	90	2000	120.	390A1	390	976	209.	472	472	1800
32.	91	91	890	121.	390B1	390	976	210.	473	473	1800
33.	92	92	46	122.	396	396	3616	211.	474	474	1800
34.	E7-2	136B	910	123.	397	397	3254	212.	475	475	4147
35.	146	146	6517	124.	407	407	3556	213.	476	476	1131
36.	147	147	6130	125.	408	408	3513	214.	477B	477B	900
37.	177	177	73	126.	427	427	383	215.	481	481	5216
38.	178	178	2400	127.	428	428	377	216.	482	482	2521
39.	F39-01	181A	1200	128.	429	429	372	217.	483	483	2869
40.	F39-02	181B	1200	129.	430	430	366	218.	484	484	1948
41.	F37-01	183A	1200	130.	431	431	361	219.	485	485	4064
42.	F31-02	189B	750	131.	432	432	355	220.	486	486	3631
43.	F37-02	183B	1200	132.	433	433	349	221.	487	487	3198
44.	F30-01	190A	1200	133.	434	434	344	222.	488	488	2765
45.	F30-02	190B	1200	134.	435	435	338	223.	490	490	3595
46.	F29-01	191A	1200	135.	436	436	333	224.	497	497	3000
47.	F29-02	191B	1200	136.	437	437	471	225.	E108-2	498B	890
48.	F27-02	193B	1200	137.	438	438	3102	226.	E108-1	498A	910
49.	F28-01	192A	1200	138.	E77-1	439A	890	227.	E109-2	499B	910
50.	F28-02	192B	1200	139.	E77-2	439B	910	228.	E109-1	499A	890
51.	F27-01	193A	1200	140.	E78-1	440A	890	229.	E110-2	500B	910
52.	194	194	2400	141.	E78-2	440B	910	230.	E110-1	500A	890
53.	195	195	2400	142.	E79-1	441A	890	231.	E111-2	501B	910
54.	197	197	2400	143.	E79-2	441B	910	232.	E111-1	501A	890
55.	198	198	2400	144.	E80-1	442A	890	233.	E112-2	502B	910
56.	199	199	2200	145.	E80-2	442B	910	234.	E112-1	502A	890
57.	204	204	168	146.	E81-1	443A	890	235.	E113-2	503B	910
58.	205	205	407	147.	E81-2	443B	910	236.	E113-1	503A	890
59.	206	206	983	148.	E82-1	444A	890	237.	E114-1	504A	890
60.	207	207	4797	149.	E82-2	444B	910	238.	E114-2	504B	910
61.	208	208	5182	150.	E83-1	445A	890	239.	E115-1	505A	890
62.	209	209	1800	151.	E83-2	445B	910	240.	E115-2	505B	910
63.	210	210	1800	152.	E84-1	446A	890	241.	E116-1	506A	890
64.	211	211	1580	153.	E84-2	446B	910	242.	E116-2	506B	910
65.	212	212	170	154.	E71-1	447A	890	243.	E117-1	507A	890
66.	F3-01	215A	1200	155.	E71-2	447B	910	244.	E117-2	507B	910
67.	F9-02	221B	1200	156.	E72-1	448A	890	245.	511	511	3581
68.	F10-02	222B	1500	157.	E72-2	448B	910	246.	E93-2	512B	910
69.	F11	223A	3000	158.	E73-1	449A	890	247.	E94-1	513A	890
70.	F12	224A	2400	159.	E73-2	449B	910	248.	E95-1	514A	910
71.	225	225	2400	160.	E74-1	450A	890	249.	E96-1	515A	890
72.	F15	226A	2400	161.	E74-2	450B	910	250.	E96-2	515B	910
73.	F17	228B	2400	162.	E75-1	451A	890	251.	E97-1	516A	890
74.	F18-02	229B	1200	163.	E75-2	451B	910	252.	E97-2	516B	910
75.	F19-01	230A	1200	164.	E76-1	452A	890	253.	E98-1	517A	890
76.	F19-02	230B	1200	165.	E76-2	452B	910	254.	E98-2	517B	910
77.	F20-01	231A	1200	166.	453	453	3854	255.	E99-1	518A	890
78.	F20-02	231B	1200	167.	454	454	3181	256.	E99-2	518B	910
79.	F21-01	232A	1500	168.	Regal_455-A	455	1800	257.	E100-2	519B	890
80.	233	233	4007	169.	Regal_455-B	455		258.	E100-1	519A	910
81.	234	234	4393	170.	Regal_455-C	455		259.	E101-2	520B	890
82.	235	235	6037	171.	Regal_455-D	455		260.	E101-1	520A	910
83.	236	236	3066	172.	Regal_456-A	456	1800	261.	E102-2	521B	910
84.	239	239	1800	173.	Regal_456-B	456		262.	E102-1	521A	890
85.	240	240	1800	174.	Regal_456-C	456		263.	E103-2	522B	910
86.	245	245	3000	175.	Regal_456-D	456		264.	E103-1	522A	890
87.	246	246	2400	176.	Regal_457-A	457	1800	265.	E104-2	523B	9



சென்னை மிகப் பழமையான கட்டிடங்களைக் கொண்ட திருவல்லிக்கேணி பார்த்தசாரதி கோயில், 8-ம் நூற்றாண்டில் பல்லவ மன்னர்களால் கட்டப்பட்டது.

பின்னர், விஜயநகர மன்னர்களால் விரிவாக்கப்பட்டது என்பது குறிப்பிடத்தக்கது.

பக்கவாதம், உடல் பருமனால் ஏற்படும் நோய்கள் குறித்த விழிப்புணர்வு ஓட்டம்

■ **சென்னை**

இந்திய மருத்துவச் சங் கத்தின் சென்னை கோடம்பாக்கம் கிளை சார் பில் பக்கவாதம், உடல் பருமனால் ஏற் படும் நோய்கள் குறித்த விழிப்புணர்வு ஓட்டம் நேப்பியர் பாலம் அருகே நேற்று நடைபெற்றது. இதை துணை முதல் வர் உதயநிதி ஸ்டாலின் தொடங்கி வைத்தார். இந்திய மருத்துவச் சங்கத் தின் சென்னை கோடம்பாக்கம் கிளைத் தலைவர் எஸ்.எஸ்.கே.சந்தீப், செய லாளர் மருத்துவர் பிரியா கண்ணன், மருத்துவர் மீனாட்சி சுந்தரம் உள்ளிட்ட மருத்துவர்கள், பொதுமக்கள் கலந்து கொண்டனர்.

ஓமந்தூரார் மருத்துவ கல்லூரியில் சான்றிதழ் படிப்புகளுக்கு நவ.14 வரை விண்ணப்பிக்கலாம்

■ **சென்னை**

சென்னை ஆட்சியர் ரஹ்மி சித்தார்த் ஜுகடே வெளியிட்ட செய்திக்குறிப்பு: சென்னை ஓமந்தூரார் அரசு மருத்துவக் கல்லூரியில் 2025-26-ம் கல்வியாண் வல் ஓராண்டு பாடப்பிரிவுகளான அனைல் தீவியா டெக்னீஷியன், அறுவை சிகிச் சைப் பிரிவு டெக்னீஷியன், ஆர்தோ டெடிக் டெக்னீஷியன் போன்ற சான்றிதழ் பயிற்சிகள் அளிக்கப்பட உள்ளன. இந்த பாடப்பிரிவுகளுக்கு மாவட்ட அளவி லானசேர்க்கைவாயிலாகவும்,முன்விண் ணப்பயில்லா நேரடி சேர்க்கை முறை யிலும் நடைபெறும் சேர்க்கைக்கான விண்ணப்பங்கள் தற்போது பெறப் பட்டு வருகின்றன.

இது தொடர்பான கூடுதல் விவரங் கள் https://gmcou.ac.in/ என்ற இணை யதளத்திலும், ஓமந்தூரார் அரசு மருத் துவக் கல்லூரியின் அறிவிப்புப் பலகை யிலும் இடம் பெற்றுள்ளன. அதன்படி 17 வயதை நிறைவு செய்து, தேர்வுக் குழுவால் பரிந்துரைக்கப்பட்ட, 10-ம் வகுப்பு அல்லது மேல்நிலைப் பள்ளிபடிப்பில் தேர்ச்சிபெற்ற விண்ணப் பதாரர்கள் சேர்க்கைக்கு விண்ணப்பிக் கலாம். ஓமந்தூரார் அரசு மருத்துவக் கல்லூரி முதல்வர் அலுவலகத்தில் விண் ணப்பங்களைப் பெற்று வரும் நவ.14-ம் தேதிக்குள் சமர்ப்பிக்க வேண்டும். கலந் தாய்வின் போது ஒதுக்கீடு ஆணைகள் அந்த இடத்திலேயே வழங்கப்படும் என்று அவர் தெரிவித்துள்ளார்.

ஆசிரியர் பணி தகுதிக்கான சிடெட் தகுதித் தேர்வு பிப். 8-ல் நடைபெறுகிறது

■ **சென்னை**

மத்திய அரசின் இலவச கட்டாய கல்வி உரிமை சட்டத்தின் படி, ஆசிரியர் பணி யில் சேருவதற்கு சிடெட் என்ற மத்திய ஆசிரியர் தகுதித் தேர்வில், கட்டாயம் தேர்ச்சி பெற வேண்டும். இரு தாள்கள் கொண்ட இந்த தேர்வை மத்திய இடை நிலைக் கல்வி வாரியத்தால் (சிபிஎஸ்இ) ஆண்டுதோறும் ஜூலை, டிசம்பர் மாதங் களில் நடத்தப்பட்டு வருகிறது. இடை நிலை ஆசிரியர் பணிக்கு முதல் தாள் தேர்வும், பட்டதாரி ஆசிரியர் பணிக்கு 2-ம் தாள் தேர்வும் நடத்தப்படுகிறது. நடப்பாண்டுக்கான சிடெட் தேர்வு பிப். 8-ம் தேதி நடத்தப்பட உள்ளது. இதற்கான பாடத்திட்டம், விண்ணப்பப்பதிவு, தேர்வு வழிமுறைகள் உட்பட கூடுதல் விவரங் கள் அடங்கிய அறிவிப்பானை https:// del.nic.in/ என்ற இணையதளத்தில் விரை வில் வெளியிடப்படும் என்று சிபிஎஸ்இ வெளியிட்ட அறிவிப்பில் தெரிவிக்கப் பட்டுள்ளது.மேலும், பணிவிலுள்ள ஆசிரியர்களுக்கு டெட் தேர்ச்சி கட்டாய மாக்கப்பட்டுள்ளது குறிப்பிடத்தக்கது.

வானி தண்ணீரில் விழுந்த 1 வயது குழந்தை உயிரிழப்பு

■ **சென்னை**

நந்தனம் ஜோதி கார்டன் பகுதியை சேர்ந்தவர் ஸ்ரீ ராம் (28). இவரது மனைவி சந்தனலட்சுமி, அதேபகுதியில் வசிக்கும் அலமேலு என்பவர் வீட்டுக்கு தனது ஒரு வயது மகன் தனிஷ்கை தூக்கிச் சென்றார். சந்தனலட்சுமியும், அலமேலுவும் பேசி கொண்டிருந்த போது வீட்டில் விளையாடிக் கொண் டிருந்த குழந்தையை காணவில்லை.

அதிர்ச்சியடைந்த சந்தனலட்சுமி, குழந்தையை தேடினார். அப்போது, குளியல் அறையில் இருந்த பிளாஸ்டிக் வாசியில் இருந்த தண்ணீரில் குழந்தை தலைகுப்புற விழுந்து கிடந்தது. அதிர்ச்சி அடைந்த சந்தனலட்சுமி, குழந்தையை மீட்டு அருகே உள்ள தனியர் மருத்து வமனைக்கு கொண்டு சென்றார். அங்கு தீவிர சிகிச்சை அளிக்கப்பட்டுவந்தநிலை யில், குழந்தை இறந்தது. இதுகுறித்து தேனாய்பேட்டை போஸ்டார் விசாரணை மேற்கொண்டுள்ளனர்.

மீதமானவின் விரிவான விதிகுழுவான மற்றும் நித்தனைகளுக்கு இந்த மீதமான அறிவிப்பு ஒருங்கிணைந்த பகுதியை (இருக்கு), பாதுகாக்கப்பட்ட கடன் அளித்தவரின் வலத்தின்மீது கொண்டுவரும் இணையப்பாக்கவும் அதாவது www.aacredia.in.ஏதத்தும், www.auctiontiger.in.எக் ஆன் பெய்யும்

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1 லட்சம் வண்டல் சேகரிப்பு தொட்டுகளில் குப்பைகளை அகற்றி தூர் வாரும் பணி தொடக்கம்

■ **சென்னை**

மாநகராட்சி சார்பில் 1 லட்சத்துக்கும் மேற்பட்ட வண்டல் சேகரிப்பு தொட்டுகளில் தூர் வாரும் பணி தொடங் கப்பட்டுள்ளது.

இது தொடர்பாக சென்னை மாநக

ராட்சி வெளியிட்ட செய்திக்குறிப்பு:

மாநகராட்சி சார்பில் மழைநீர் வடி கால்களில் மழைநீர் தடையின்றி செல்வதை உறுதி செய்வதற்கும், சாலைகளில் மிதக்கும் கூழிவுகள் வடிகால்களில் நுழைவதை தடுப்பதற்கும், வண்டல்

மண் சேகரிக்கவும் மழைநீர் வடிகால்களில்5 மீட்டர் இடைவெளியில் 1,03,166 வண்டல் வடிகட்டித் தொட்டிகள் அமைக்கப்பட்டுள்ளன. வடகிழக்கு பருவ மழை முன்செச் சரிக்கை நடவடிக்கையாக மழை தொடங்கு

வதற்கு முன்பாகவே இந்த வண்டல் சேகரிப்பு தொட்டுகளில் வண்டல்கள் மற்றும் குப்பைகளை அகற்றி முதல் கட்டமாக சுத்தம் செய்யும் பணிகள் மேற்கொள்ளப்பட்டன.

200 வார்டுகளிலும் வண்டல்

சேகரிப்பு தொட்டுகளில் தூர்வாரி வண்டல் மண் அகற்றும் பணி மீண்டும் தொடங்கப்பட்டுள்ளது. பருவ மழைக் காலம் முழுவதும் தொடர்ந்து இப்பணியை மேற்கொள்ள அலுவலர் களுக்கு அறிவுறுத்தப்பட்டுள்ளது.

அசெட்ஸ் கேர் & ரீகன்ஸ்ட்ரக்ஷன் எண்டர்பிரைசஸ் லிமிடெட் (ACRE)											
பதிவு ஆலுவகம்: 14வது தளம், ஈரோஸ் கார்ப்பரேட் டவர், நேரு பிளேஸ், புது டெல்லி, 110019											
விற்பனை அறிவிப்பு											
பாதுகாப்பு வட்டி (அமளக்கம்) விதிகள், 2002-ன் விதி 9(6) மற்றும் திதிச் சொத்துக்களைப் பத்திரப்படுத்துதல் மற்றும் ஸ்தூகட்ட ஸம்படி செய்தல் மற்றும் பாதுகாப்பு வட்டிச் சட்டம் 2002-ன் கீழ் அசையாச் சொத்துக்களை விற்பனை செய்வதற்கான பின்-ஏல விதிபனை அறிவிப்பு											
இதன்மூலம் பொதுமக்களுக்கு குறிப்பாக கடன்தாரர்கள்) மற்றும் ஹபீஸ்தாரர்கள்) ஆகியோருக்கு அறிவிக்கப்படுவதாவது, அசெட்ஸ் கேர் & ரீகன்ஸ்ட்ரக்ஷன் எண்டர்பிரைசஸ் லிமிடெட் [CIN: U65993DL2002PLC115769] (இந்திய ரீயல் எஸ்டேட் 2021 அறக்கட்டளையின் அறங்காலவராக செயல்படும்) (" பாதுகாக்கப்பட்ட கடன் அளித்தவர் ")-க்கு அடமானம் வைக்கப்பட்டுள்ள கீழே விவரிக்கப்பட்டுள்ள அசையா சொத்து, மார்க் 28, 2025 அன்று மாண்புமிகு தேசிய நிறுவன சட்ட தீர்ப்பாயம், புது டெல்லி, நீதிமன்றம் 2-ல் நிறைவேற்றப்பட்ட உத்தரவின்படி, பாதுகாக்கப்பட்ட கடன் அளித்தவரின் அங்கீகரிக்கப்பட்ட அதிகாரியால், எடுக்கப்பட்ட சிகிச்சல் கவர்தனம் சொத்து செப்டம்பர் 09, 2024 அன்றுள்ளபடி ரூ.27,143,66,677 (ரூபாய் இருநூற்றி எழுபத்தி ஒரு கோடியே நார்பத்தி மூன்று இலட்சத்து அறுபத்தி ஆறாயிரத்து அறுநூற்றி எழுபத்தி எழு) (கலஸ்பு தொங்கும் தேதி) கடன் ஒப்பந்தம் மற்றும் Sare Realty Projects Private Limited-லிருந்து கடன் அளித்ததற்குக் சேலுத்த வேண்டிய பிற தொடர்புடைய கடன் ஆவணங்கள் ஆகியவற்றின் அடிப்படையில் பொருத்தக்கூடிய எதிர்மூல வட்டியுடன் நவம்பர் 12, 2025 அன்று காலை 11.00 மணி முதல் பகல் 01.00 மணி வரை "எஸ்கு இரகுகிறதோ அப்படியே", "எது இரகுகிறதோ அது அப்படியே" மற்றும் "எது இரகுகிறதோ அதுவாக" என்ற அடிப்படையில் ஒரே வட்டியு் விற்கப்படும் என்று இதன் மூலம் அறிவிக்கப்படுகிறது.											
கடன்தாரர் மற்றும் அடமானதாரர் : Sare Realty Projects Private Limited											
அசையா சொத்திற்கான ரிஸ்க் தொகை ரூ.72,08,00,000 (ரூபாய் எழுபத்தி இரண்டு கோடியே எட்டு இலட்சம்) மற்றும் முன்வைப்பத் தொகை ("EMD") அசையா சொத்திற்காக ரூ.7,20,80,000 (ரூபாய் ஏழு கோடியே இருபது இலட்சத்து எண்பதாயிரம்).											
கைட பார்வைவிரும் தார் / நேரம் மற்றும் அங்கீகரிக்கப்பட்ட அதிகாரி											
விருப்பமுள்ள வாங்குபவர்/ஏலதாரர் வேண்டுமேனவரின்படி தொடர்புடையதாள் : திரு. மணிஷ் குமார் மனல் (மொனல்ஸ் என். 9911302057) மற்றும் திரு. சிங்மாயி சப்த்ஷி (மொனல்ஸ் என். 9870787822)											
பின்-ஏலம் நான் மற்றும் நேரம் : நவம்பர் 12, 2025, ஆன்லைன் / காலை 11.00 மணிமுதல் பகல் 01.00 மணிவரை மற்றும் ஒவ்வொரு 10 நிமிட. கால வரம்பற்ற நீட்டிப்புடன்											
பாடுதேயு கோரிக்கை வுதம், KYC ஆவணங்கள், PAN கார்ட், EMD அட்டெட்சி, இது ஸாப்பிக்க கடைசி நான் மற்றும் நேரம் : நவம்பர் 11, 2025 மாலை 04.00 மணிக்கு அல்லவ பின்வாசு , அங்கீகரிக்கப்பட்ட, அதிகாரிக்கு nk.manav@acredia.in என்ற மின்னஞ்சல் முகவரிக்கு அல்லது பின்வரும் முகவரிக்கு அனுப்பும் : அசெட்ஸ் கேர் & ரீகன்ஸ்ட்ரக்ஷன் எண்டர்பிரைசஸ் லிமிடெட் , 14வது தளம், ஈரோஸ் கார்ப்பரேட் டவர், நேரு பிளேஸ், புது டெல்லி, 110019.											
லாகக் விழுப்பனோர் மற்றும் ஏலதாரர்கள் EMD தொகையை NEFT / RTGS மூலம் பணாளியின் பெயரில் உள்ள கணக்கு என்.0901020000039905ல் அதாவது India Real Estate 2021 Trust , மற்றும் IDBI Bank Limited, IFSC IBKL0000901 அல்லது தேசியமயமாக்கப்பட்ட வங்கியில் Assets Care and Reconstruction Enterprise Limited என்ற பெயரில் தொப்பட்ட டுமாண்ட் டிராப்ட் மூலம் பெயாட்சி செய் வேண்டும்.											
அசையா சொத்து விவரம்											
Sare ரியால்டி டிட்டங்களின் பிளாவேட் லிமிடெட்டின் அனைத்து உரிமைகள், தலைப்பு, வட்டி, சலுகைகள், உரிமைகோரல்கள் மற்றும் கோரிக்கைகள், தற்போதைய மற்றும் எதிர்காலத்தின் அனைத்தும், பின்வரும் 507 யூனிட்டுகள் ஒருங்கிணைந்த பரப்பு 847,917 சதுர அடி, லேஅவுட் பெயர் மீடாவில்லே, கொளத்தூர் (ஒப்பதல் வரங்கியது DTCP vide layout No. 28/2006) சர்வே எண்கள். 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, 356/1A, 397/1 -க்குட்பட்ட மற்றும் கொளத்தூர் கிராமம், செங்கல்பட்டு தாலுகா மற்றும் செங்கல்பட்டு மாவட்டம் (முன்னதாக காஞ்சிபுரம் மாவட்டம்), மற்றும் செங்கல்பட்டு பதிவு மாவட்டம் மற்றும் செங்கல்பட்டு இணை 2-சார் பதிவு மாவட்டத்திற்குட்பட்டது.											
வ. எண்.	யூனிட் எண்.	மனை எண்.	மனை ஏரியா (சதுர அடியில்)	வ. எண்.	யூனிட் எண்.	மனை எண்.	மனை ஏரியா (சதுர அடியில்)	வ. எண்.	யூனிட் எண்.	மனை எண்.	மனை ஏரியா (சதுர அடியில்)
1.	1	1	1464	90.	249	249	2400	179.	Regal_457-D	457	1350
2.	2	2	3434	91.	250	250	2400	180.	Regal_458-A	458	
3.	12C	12	107	92.	251	251	6278	181.	Regal_458-B	458	
4.	13C	13	296	93.	252	252	5568	182.	Regal_458-D	458	
5.	14C	14C	856	94.	253	253	2400	183.	Regal_459-A	459	900
6.	26	26	1993	95.	255A	255A	1200	184.	Regal_459-B	459	
7.	27	27	1356	96.	258B	258B	1200	185.	460	460	
8.	42	42	1692	97.	256	256	2400	186.	461	461	
9.	43	43	2183	98.	257	257	2400	187.	462	462	255
10.	44	44	1500	99.	258	258	2400	188.	Regal_463-A	463	
11.	45	45	1200	100.	259-C	259C	1200	189.	Regal_463-B	463	
12.	46	46	986	101.	260	260	2490	190.	Regal_463-C	463	
13.	47	47	828	102.	267	267	2960	191.	Regal_463-D	463	900
14.	48	48	671	103.	268	268	2729	192.	464	464	
15.	49	49	513	104.	269	269	2498	193.	465	465	
16.	50	50	356	105.	270	270	3027	194.	E62-1	466A	
17.	56	56	108	106.	317A	317	900	195.	E62-2	466B	910
18.	57	57	1500	107.	320	320	1800	196.	E63-1	467A	
19.	58	58	1500	108.	321	321	1800	197.	Regal_467-B	467	
20.	59	59	1018	109.	322A	322A	2205	198.	Regal_467-D	467	
21.	60	60	2923	110.	322B	322B	2205	199.	Regal_468-A	468	1800
22.	61	61	2177	111.	323A	323A	2002	200.	Regal_468-B	468	
23.	62	62	1571	112.	323B	323B	2002	201.	Regal_468-C	468	
24.	70	70	15	113.	331A	331A	2105	202.	Regal_468-D	468	
25.	71	71	1735	114.	331B	331B	2105	203.	Regal_469-A	469	1800
26.	72	72	1596	115.	332A	332A	1902	204.	Regal_469-B	469	
27.	73	73	1370	116.	332B	332B	1902	205.	Regal_469-C	469	
28.	74	74	1146	117.	335B	335	1742	206.	Regal_469-D	469	
29.	76	76	517	118.	369B	369	1200	207.	470	470	2289
30.	77	77	2000	119.	377A	377	1902	208.	471	471	
31.	90	90	2000	120.	390A1	390	976	209.	472	472	
32.	91	91	890	121.	390B1	390	976	210.	473	473	
33.	92	92	46	122.	396	396	3616	211.	474	474	1800
34.	E7-2	136B	910	123.	397	397	3254	212.	475	475	
35.	146	146	6517	124.	407	407	3556	213.	476	476	
36.	147	147	6130	125.	408	408	3513	214.	477B	477B	
37.	177	177	73	126.	427	427	383	215.	481	481	5216
38.	178	178	2400	127.	428	428	377	216.	482	482	
39.	F39-01	181A	1200	128.	429	429	372	217.	483	483	
40.	F39-02	181B	1200	129.	430	430	366	218.	484	484	
41.	F37-01	183A	1200	130.	431	431	361	219.	485	485	4064
42.	F31-02	189B	750	131.	432	432	355	220.	486	486	
43.	F37-02	183B	1200	132.	433	433	349	221.	487	487	
44.	F30-01	190A	1200	133.	434	434	344	222.	488	488	
45.	F30-02	190B	1200	134.	435	435	338	223.	490	490	3595
46.	F29-01	191A	1200	135.	436	436	333	224.	497	497	3000
47.	F29-02	191B	1200	136.	437	437	471	225.	E108-2	498B	890
48.	F27-02	193B	1200	137.	438	438	3102	226.	E108-1	498A	910
49.	F28-01	192A	1200	138.	E77-1	439A	890	227.	E109-2	499B	910
50.	F28-02	192B	1200	139.	F77-2	439B	910	228.	E109-1	499A	890
51.	F27-01	193A	1200	140.	E78-1	440A	890	229.	E110-2	500B	910
52.	194	194	2400	141.	E78-2	440B	910	230.	E110-1	500A	890
53.	195	195	2400	142.	E79-1	441A	890	231.	E111-2	501B	910
54.	197	197	2400	143.	E79-2	441B	910	232.	E111-1	501A	890
55.	198	198	2400	144.	E80-1	442A	890	233.	E112-2	502B	910
56.	199	199	2200	145.	E80-2	442B	910	234.	E112-1	502A	890
57.	204	204	168	146.	E81-1	443A	890	235.	E113-2	503B	910
58.	205	205	407	147.	E81-2	443B	910	236.	E113-1	503A	890
59.	206	206	983	148.	E82-1	444A	890	237.	E114-1	504A	890
60.	207	207	4797	149.	E82-2	444B	910	238.	E114-2	504B	910
61.	208	208	5182	150.	E83-1	445A	890	239.	E115-1	505A	890
62.	209	209	1800	151.	E83-2	445B	910	240.	E115-2	505B	910
63.	210	210	1800	152.	E84-1	446A	890	241.	E116-1	506A	890
64.	211	211	1580	153.	E84-2	446B	910	242.	E116-2	506B	910
65.	212	212	170	154.	E71-1	447A	890	243.	E117-1	507A	890
66.	F3-01	215A	1200	155.	E71-2	447B	910	244.	E117-2	507B	910
67.	F9-02	221B	1200	156.	E72-1	448A	890	245.	511	511	3581
68.	F10-02	222B	1500	157.	E72-2	448B	910	246.	E93-2	512B	910
69.	F11	223A	3000	158.	E73-1	449A	890	247.	E94-1	513A	890
70.	F12	224A	2400	159.	E73-2	449B	910	248.	E95-1	514A	910
71.	225	225	2400	160.	E74-1	450A	890	249.	E96-1	515A	890
72.	F15	226A	2400	161.	E74-2	450B	910	250.	E96-2	515B	910
73.	F17	228B	2400	162.	E75-1	451A	890	251.	E97-1	516A	890
74.	F18-02	229B	1200	163.	E75-2	451B	910	252.	E97-2	516B	910
75.	F19-01	230A	1200	164.	E76-1	452A	890	253.	E98-1	517A	890
76.	F19-02	230B	1200	165.	E76-2	452B	910	254.	E98-2	517B	890
77.	F20-01	231A	1200	166.	453	453	3854	255.	E99-1	518A	910
78.	F20-02	231B	1200	167.	454	454	3181	256.	E99-2	518B	910
79.	F21-01	232A	1500	168.	Regal_455-A	455	1800	257.	E100-2	519B	890
80.	233	233	4007	169.	Regal_455-B	455		258.	E100-1	519A	910
81.	234	234	4393	170.	Regal_455-C	455		259.	E101-2	520B	890
82.	235	235	6037	171.	Regal_455-D	455		260.	E101-1	520A	910
83.	236	236	3066	172.	Regal_456-A	456	1800	261.	E102-2	521B	910
84.	239	239	1800	173.	Regal_456-B	456		262.	E102-1	521A	890
85.	240	240	1600	174.	Regal_456-C	456		263.	E103-2	522B	910
86.	245	245	3000	175.	Regal_456-D	456		264.	E103-1	522A	890
87.	246	246	2400	176.	Regal_457-A	457	265.	E104-2	523B	910	
88.	247	247	2400	177.	Regal_457-B	457	1800	266.	E104-1	523A	890
89.	248	248	2400	178.	Regal_457-C	457		267.	E105-2	524B	910
விற்பனைவிரும் விரிவான விதிமுறைகள் மற்றும் நிபந்தனைகளுக்கு இந்த விற்பனை அறிவிப்பின் ஒருங்கிணைந்த முதுபாக இருக்கும்), பாதுகாக்கப்பட்ட கடன் அளித்தவரின் வலைத்தரத்தின்மீது											
நான் : 27.10.2025											
இடம் : சென்னை											

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE)
Regd. Office, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019
SALE NOTICE

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 **November 12, 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. 72,08,00,000 (Rupees Seventy Two Crore Eight Lakh)** and the Earnest Money Deposit ("**EMD**") for the Immovable Properties shall be **Rs. 7,20,80,000 (Rupees Seven Crore Twenty Lakh Eighty 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

November 12, 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 **November 11, 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 506 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

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.: 022-66643101



DISTRICT (PREVIOUSLY KANCHEEPURAM DISTRICT), WITHIN THE REGISTRATION DISTRICT OF CHENGALPATTU AND SUB REGISTRATION DISTRICT OF CHENGALPATTU JOINT - II:

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

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

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	

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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MAKING ASSETS WORK

56.	199	199	2200
57.	204	204	168
58.	205	205	407
59.	206	206	983
60.	207	207	4797
61.	208	208	5182

117.	335B	335	1742
118.	369B	369	1200
119.	377A	377	1902
120.	390A1	390	976
121.	390B1	390	976
122.	396	396	3616

178.	Regal 457-C	457	1350
179.	Regal 457-D	457	
180.	Regal 458-A	458	
181.	Regal 458-B	458	
182.	Regal 458-D	458	900
183.	Regal 459-A	459	
184.	Regal 459-B	459	

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

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.	568	568	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

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

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E-mail : acre.arc@acreindia.in

Website : www.acreindia.in

CIN : U65993DL2002PLC115769



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

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

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

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.	783A	783A	1261
384.	786B	786B	1073
385.	793A	793A	1457
386.	793B	793B	1457
387.	795A	795A	1477
388.	797	797	1980
389.	801A	801A	1343
390.	802A	802A	1368
391.	802B	802B	1368
392.	803A	803A	1323
393.	803B	803B	1323
394.	808	808	1680
395.	810	810	1848
396.	811	811	1903
397.	812	812	2467
398.	813	813	2460
399.	814	814A	1240
400.	817A	817A	1200
401.	817B	817B	1200
402.	819B	819B	2257
403.	819A	819A	2257
404.	830	830	490
405.	831	831	530
406.	832	832	742
407.	833	833	972
408.	834	834	1021
409.	835	835	1430
410.	836	836	1587
411.	837	837	1092
412.	838	838	3302
413.	842A	842A	1635
414.	842B	842B	1635
415.	843	843	1704
416.	845	845	1800
417.	847	847	1800
418.	848	848	1800
419.	849	849	2355
420.	850B	850B	2094
421.	851A	851A	1122

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
432.	885	885	1800
433.	886	886	1800
434.	887	887	2698
435.	888	888	2581
436.	889	889	2400
437.	890	890	2400
438.	891	891	2400
439.	892	892	3231
440.	893	893	4201
441.	894	894	4162
442.	895	895	2405
443.	896	896	2180
444.	897	897	1956
445.	H1-01	130-131A	1170
446.	H1-02	130-131B	1170
447.	H1-03	130-131C	1260
448.	H3-02	134-135B	1170
449.	H37-02	237+238B	1170
450.	H37-03	237+238C	1260
451.	H37-01	237+238A	1170
452.	H40-01	243+244A	733
453.	H40-02	243+244B	733
454.	H41-01	491+492A	1170
455.	H41-02	491+492B	1170
456.	H41-03	491+492C	1260
457.	H42-01	493+494A	1170
458.	H42-02	493+494B	1170
459.	H42-03	493+494C	1260
460.	H43-01	495+496A	1170
461.	H43-02	495+496B	1170
462.	H43-03	495+496C	1260
463.	578, 579A	578, 579	1059
464.	578, 579B	578, 579B	1059
465.	H25-03	601+602C	2500
466.	H27-01	605-606A	1170
467.	H27-03	605-606C	1260
468.	H21-01	619+620A	1170
469.	H21-02	619+620B	1170
470.	H24-02	625+626B	1170
471.	H24-03	625+626C	1260
472.	H8-03	643+644C	1260
473.	H9-02	645+646B	1170
474.	H7-01	670+671A	1170
475.	H7-02	670+671B	1170
476.	H7-03	670+671C	1260
477.	Children's school	NA	20529
478.	Community Hall	NA	17118
479.	Public Building	NA	6440
480.	Shop No 1	Shop No. 1	4520
481.	Shop No 2	Shop No. 2	2320
482.	Shop No 3	Shop No. 3	21798

S. No.	Unit No.	Plot Number	Plot Area (in sq.ft)
494.	142	142	1800
495.	143	143	1800
496.	144	144	1800
497.	145	145	1800
498.	148	148	1800
499.	149	149	1800
500.	150	150	1800
501.	151	151	1800
502.	152	152	1724
503.	153	153	1550
504.	154	154	1377
505.	155	155	1203
506.	156	156	1029
Total Plot Area (sq.ft.)			8,46,656

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422	857	857	1800
423	858	858	1800
424	860	860	1800
425	861	861	1800
426	862B	862	1299
427	880	880	2635
428	881	881	1800
429	882	882	1800
430	883	883	1800
431	884	884	1800

483	Shop No.4	Shop No.4	5171
484	Shop No.5	Shop No.5	5860
485	Shop No.6	Shop No.6	4038
486	Shop No.7	Shop No.7	5514
487	Shop No.8	Shop No.8	2876
488	Future Use	Future Use	1679
489	137	137	1800
490	138	138	1800
491	139	139	1800
492	140	140	1800
493	141	141	1800

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 www.auctiontiger.in.

Dated; 27.10.2025

Place: Chennai




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

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD (ACRE)
Regd. Office, 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi, 110019
SALE NOTICE

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 **November 12, 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. 2,92,00,000 (Two Crore Ninety Two Lakh)** and the Earnest Money Deposit ("**EMD**") for the Immovable Properties shall be **Rs. 29,20,000 (Twenty Nine Lakh Twenty 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

November 12, 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 **November 11, 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

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.: 022-66633101



UNDER AND IN RESPECT OF THE FOLLOWING 25 UNITS IN LAYOUT NAMEDLY 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

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 go on to www.auctiontiger.in.

Dated: 27.10.2025
Place: Chennai

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

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

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 506 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																																																																												
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
		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	
		170.	Regal_455-C	455	
		171.	Regal_455-D	455	
		172.	Regal_456-A	456	
		173.	Regal_456-B	456	
		174.	Regal_456-C	456	1800
		175.	Regal_456-D	456	
		176.	Regal_457-A	457	
		177.	Regal_457-B	457	
		178.	Regal_457-C	457	1800
		179.	Regal_457-D	457	
		180.	Regal_458-A	458	
		181.	Regal_458-B	458	1350
		182.	Regal_458-D	458	
		183.	Regal_459-A	459	
		184.	Regal_459-B	459	900
		185.	460	460	3270
		186.	461	461	434
		187.	462	462	255
		188.	Regal_463-A	463	
		189.	Regal_463-B	463	
		190.	Regal_463-C	463	1800
		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	
		197.	Regal_467-B	467	900
		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.	E93-2	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.	568	568	1800
		283.	567	567	1800
		284.	573	573	1800
		285.	574	574	1800
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		287.	577	577	1800
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		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
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		298.	611	611	1530
		299.	612	612	1652
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		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
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		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



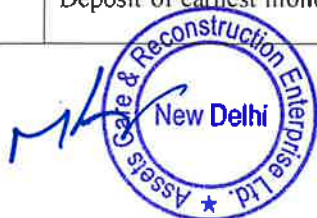
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		370.	737B	737B	1473.666667
		371.	737C	737C	1474
		372.	738	738	2047
		373.	739	739	1928
		374.	746	746	1500
		375.	747	747	2000
		376.	748	748	1000
		377.	749	749	1306
		378.	750	750	697
		379.	758	758	792
		380.	759	759	2000
		381.	760	760	2000
		382.	761	761	1500
		383.	783A	783A	1261
		384.	786B	786B	1072.5
		385.	793A	793A	1457
		386.	793B	793B	1457
		387.	795A	795A	1476.5
		388.	797	797	1980
		389.	801A	801A	1342.5
		390.	802A	802A	1368
		391.	802B	802B	1368
		392.	803A	803A	1323
		393.	803B	803B	1323
		394.	808	808	1680
		395.	810	810	1848
		396.	811	811	1903
		397.	812	812	2467
		398.	813	813	2460
		399.	814	814A	1240
		400.	817A	817A	1200
		401.	817B	817B	1200
		402.	819B	819B	2257
		403.	819A	819A	2257
		404.	830	830	490
		405.	831	831	530
		406.	832	832	742
		407.	833	833	972
		408.	834	834	1021
		409.	835	835	1430
		410.	836	836	1587
		411.	837	837	1092
		412.	838	838	3302
		413.	842A	842A	1635
		414.	842B	842B	1635
		415.	843	843	1704
		416.	845	845	1800
		417.	847	847	1800
		418.	848	848	1800



		419.	849	849	2355
		420.	850B	850B	2094
		421.	851A	851A	1121.5
		422.	857	857	1800
		423.	858	858	1800
		424.	860	860	1800
		425.	861	861	1800
		426.	862B	862	1299
		427.	880	880	2635
		428.	881	881	1800
		429.	882	882	1800
		430.	883	883	1800
		431.	884	884	1800
		432.	885	885	1800
		433.	886	886	1800
		434.	887	887	2698
		435.	888	888	2581
		436.	889	889	2400
		437.	890	890	2400
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		441.	894	894	4162
		442.	895	895	2405
		443.	896	896	2180
		444.	897	897	1956
		445.	H1-01	130-131A	1170
		446.	H1-02	130-131B	1170
		447.	H1-03	130-131C	1260
		448.	H3-02	134-135B	1170
		449.	H37-02	237+238B	1170
		450.	H37-03	237+238C	1260
		451.	H37-01	237+238A	1170
		452.	H40-01	243+244A	733.3333333
		453.	H40-02	243+244B	733.3333333
		454.	H41-01	491+492A	1170
		455.	H41-02	491+492B	1170
		456.	H41-03	491+492C	1260
		457.	H42-01	493+494A	1170
		458.	H42-02	493+494B	1170
		459.	H42-03	493+494C	1260
		460.	H43-01	495+496A	1170
		461.	H43-02	495+496B	1170
		462.	H43-03	495+496C	1260
		463.	578, 579A	578, 579	1058.5
		464.	578, 579B	578, 579B	1058.5
		465.	H25-03	601+602C	2500
		466.	H27-01	605-606A	1170
		467.	H27-03	605-606C	1260
		468.	H21-01	619+620A	1170



		469.	H21-02	619+620B	1170
		470.	H24-02	625+626B	1170
		471.	H24-03	625+626C	1260
		472.	H8-03	643+644C	1260
		473.	H9-02	645+646B	1170
		474.	H7-01	670+671A	1170
		475.	H7-02	670+671B	1170
		476.	H7-03	670+671C	1260
		477.	Children's school	NA	20529
		478.	Community Hall	NA	17118
		479.	Public Building	NA	6440
		480.	Shop No.1	Shop No.1	4520
		481.	Shop No.2	Shop No.2	2320
		482.	Shop No.3	Shop No.3	21798
		483.	Shop No.4	Shop No.4	5171
		484.	Shop No.5	Shop No.5	5860
		485.	Shop No.6	Shop No.6	4038
		486.	Shop No.7	Shop No.7	5514
		487.	Shop No.8	Shop No.8	2876
		488.	Future Use	Future Use	1679
		489.	137	137	1800
		490.	138	138	1800
		491.	139	139	1800
		492.	140	140	1800
		493.	141	141	1800
		494.	142	142	1800
		495.	143	143	1800
		496.	144	144	1800
		497.	145	145	1800
		498.	148	148	1800
		499.	149	149	1800
		500.	150	150	1800
		501.	151	151	1800
		502.	152	152	1724
		503.	153	153	1550
		504.	154	154	1377
		505.	155	155	1203
		506.	156	156	1029
		Total			846,656
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. 7,20,80,000 (Rupees Seven Crore Twenty Lakh Eighty 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. 72,08,00,000 (Rupees Seventy Two Crore Eight 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 November 11, 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	November 12, 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	

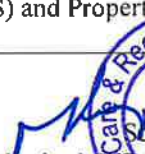


- a. Bidders shall have a valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by **M/s E-Procurement Technologies Ltd** may be conveyed through e-mail). Bidders can Contact Mr. Ramprasad Sharma on No. +91-79-3502 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 (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 **November 11, 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: **October 27, 2025**
Place: **Chennai**


 Authorised Officer
 Assets Care and Reconstruction
 Enterprise Limited



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

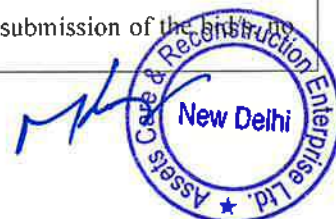
1.	Name and Address of the Borrower and Mortgagor	Sare Realty Projects Private Limited, 6, 383C Bank Street Munirka, New Delhi, Delhi, India - 110067.																																																																																																				
2.	Name and Address of the secured creditor	Assets 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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		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+644 B	1170
		Total				34,409
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. 29,20,000 (Twenty Nine Lakh Twenty 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. 2,92,00,000 (Two Crore Ninety Two 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 November 11, 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	November 12, 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 (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 November 11, 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, 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.

Dated: October 27, 2025
Place: Chennai

Authorised Officer
Assets Care and Reconstruction
Enterprise Limited

