

APPENDIX IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to Assets Care & Reconstruction Enterprise Ltd., acting as Trustee of ACRE-166-Trust [CIN: U65993DL2002PLC115769] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned in appended table:

Sr. No.	Name of Borrower(s)/Co-Borrower(s)/Mortgagor(s)/Guarantors	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection
1	AJEEJULLAH H and TAKDURIAN NISHA	Rs.19,99,973/- (Rupees Nineteen Lakh Ninety-Nine Thousand Nine Hundred Seventy-Three Only) pending towards Loan Account No. AFH000100165324 as on 20.08.2025 +further interest thereon + other charges	Rs.10,00,000/- (Rupees Ten Lakh Only) and 10% Earnest Money Deposit i.e., Rs.1,00,000/- (Rupees One Lakh Only)	23-09-2025 Between 12:30 P.M. to 01:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
DESCRIPTION OF THE SECURED ASSET: FLAT NO. 002 ADMEASURING AREA 313.24 SQ. FT. CARPET ON THE GROUND FLOOR OF THE BUILDING NO.35 IN THE BUILDING KNOWN AS "PODDAR NAVJEEVAN" CONSTRUCTED ON LAND BEARING NEW SURVEY NO.172/5 SITUATED AT VILLAGE-ATGAONNEAR TANSA ROAD TALUKA SHAHPUR DISTRICT THANE-421301.					
2	MAHESH RAMESH MANE AND SUSHMA MAHESH MANE	Rs.36,78,650/- (Rupees Thirty-Six Lakh Seventy-Eight Thousand Six Hundred Fifty Only) pending towards Loan Account No. AFH000100460417 as on 21.08.2025 +further interest thereon + other charges	Rs.20,00,000/- (Rupees Twenty Lakh Only) and 10% Earnest Money Deposit i.e., Rs.2,00,000/- (Rupees Two Lakh Only)	23-09-2025 Between 12:30 P.M. to 01:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM

DESCRIPTION OF THE SECURED ASSET: FLAT NO 204 BUILDING NO C-10 ORCHID SQUARE PHASE -2 SURVEY NO 128/6 JAMBHUL - VASAT ROAD CHIKHLOLI OPP.SARVODAY NAGAR DATTAPADA AMBERNATH DIST. THANE – 42150

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 ('JCF ARC') Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Accounts have been further assigned by JCF ARC to and in favour of Secured Creditor, acting as a Trustee of ACRE-166-Trust, vide Assignment Agreement dated 11-04-2025.

Note:- 1) The auction sale will be conducted online through the website www.auctionfocus.in and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction". 2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: Beneficiary Name: ACRE-166-Trust, Bank Name: IDBI BANK LTD, Bank Account No. 0901102000042112, IFSC code: IBKL0000901. 3) Last date for submission of BID form along with EMD is 22-09-2025. 4) For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.auctionfocus.in or Please contact Mr. Hari Nair, Ph. +91-98460-98098, Mr. Rohan Sawant, Ph. +91-98331-43013 E-mail: rohan.sawant@acreindia.in; Help Line e-mail id: support@acreindia.in

Date: 23.08.2025

Place: Mumbai

Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.
(Trustee of ACRE-166-Trust)

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered Office : 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43115600 Fax : 91-11-43115618
Corporate Office : Unit No. : 502, C Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U65993DL2002PLC115769

APPENDIX IV-A SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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

Notice is hereby given to public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) that the below described Immovable Properties mortgaged/charged to **Assets Care & Reconstruction Enterprise Ltd.**, acting as **Trustee of ACRE-166-Trust** [CIN: **U65993DL2002PLC115769**] ("**Secured Creditor**"), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "**as is where is**", "**as is what is**" and "**whatever there is**" basis for the recovery of amount due to Secured Creditor from the following Borrower(s), Co-Borrower(s), Mortgagor(s) and Guarantor(s) along with the Reserve Price and Earnest Money Deposit mentioned in appended table:

Sr. No.	Name of Borrower(s)/Co-Borrower(s)/Mortgagor(s)/Guarantors	Amount of Recovery	Reserve Price and EMD	Date & Time of the Auction	Date & Time of the Inspection
1	AJEEJULLAH H and TAKDURIAN NISHA	Rs.19,99,973/- (Rupees Nineteen Lakh Ninety-Nine Thousand Nine Hundred Seventy-Three Only) pending towards Loan Account No. AFH000100165324 as on 20.08.2025 +further interest thereon + other charges	Rs.10,00,000/- (Rupees Ten Lakh Only) and 10% Earnest Money Deposit i.e., Rs.1,00,000/- (Rupees One Lakh Only)	23-09-2025 Between 12:30 P.M. to 01:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
DESCRIPTION OF THE SECURED ASSET: FLAT NO. 002 ADMEASURING AREA 313.24 SQ. FT. CARPET ON THE GROUND FLOOR OF THE BUILDING NO.35 IN THE BUILDING KNOWN AS "PODDAR NAVJEEVAN" CONSTRUCTED ON LAND BEARING NEW SURVEY NO.172/5 SITUATED AT VILLAGE-ATGAONNEAR TANSARoad TALUKA SHAHPUR DISTRICT THANE-421301.					
2	MAHESH RAMESH MANE AND SUSHMA MAHESH MANE	Rs.36,78,650/- (Rupees Thirty-Six Lakh Seventy-Eight Thousand Six Hundred Fifty Only) pending towards Loan Account No. AFH000100460417 as on 21.08.2025 +further interest thereon + other charges	Rs.20,00,000/- (Rupees Twenty Lakh Only) and 10% Earnest Money Deposit i.e., Rs.2,00,000/- (Rupees Two Lakh Only)	23-09-2025 Between 12:30 P.M. to 01:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM



DESCRIPTION OF THE SECURED ASSET: FLAT NO 204 BUILDING NO C-10 ORCHID SQUARE PHASE -2 SURVEY NO 128/6
JAMBHUL - VASAT ROAD CHIKHLOLI OPP.SARVODAY NAGAR DATTAPADA AMBERNATH DIST. THANE – 421501

The above Loan Account(s) along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Properties, had been assigned by Yes Bank Limited to J.C. Flowers Asset Reconstruction Private Limited, acting as Trustee of JCF YES Trust 2022-23/1 ('JCF ARC') Trust vide assignment agreement dated 16-12-2022 read with rectification deed dated 04-07-2024. The said Loan Accounts have been further assigned by JCF ARC to and in favour of Secured Creditor, acting as a Trustee of ACRE-166-Trust, vide Assignment Agreement dated 11-04-2025.

Note:- **1)** The auction sale will be conducted online through the website www.auctionfocus.in and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this “**online e-Auction**”. **2)** The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT / RTGS/NEFT to: **Beneficiary Name: ACRE-166-Trust, Bank Name: IDBI BANK LTD, Bank Account No. 0901102000042112, IFSC code: IBKL0000901.** **3)** Last date for submission of BID form along with EMD is **22-09-2025.** **4)** For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.auctionfocus.in or Please contact **Mr. Hari Nair, Ph. +91-98460-98098, Mr. Rohan Sawant, Ph. +91-98331-43013 E-mail: rohan.sawant@acreindia.in; Help Line e-mail ID: support@auctionfocus.in**

Date: 23.08.2025
Place: Mumbai

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.
(Trustee of ACRE-166-Trust)