

APPENDIX IV-A Sale Notice for sale of Immovable Property

E-Auction Sale Notice 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.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable Property mortgaged 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 on **23RD SEPTEMBER 2025 from 12:30 P.M. to 1:30 P.M.**, for recovery of **Rs.88,13,009/- (Rupees Eighty-Eight Lakh Thirteen Thousand Nine Only) pending towards Loan Account No. AFH000500585073**, by way of outstanding principal, arrears (including accrued late charges) and interest till **21.08.2025** with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **22.08.2025** along with legal expenses and other charges due to the Secured Creditor from **ASIF KHAN AND SABEENA P.**

The above Loan Account bearing No. **AFH000500585073**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and/ or guarantee(s), including the Immovable Property, 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 13-12-2024.

The Reserve Price of the Immovable Property will be **Rs. 80,00,000/- (Rupees Eighty Lakh Only)** and the Earnest Money Deposit ("**EMD**") will be **Rs.8,00,000/- (Rupees Eight Lakh Only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SCHEDULE - A

Land admeasuring of 10.64 Acres comprised in S. Nos. 5/2, 6/1A, 6/1B, 6/2, 6/3A, 6/3B, 6/5, 6/5A, 6/5B, 6/6A, 6/6B, 7/1, 8, 9/1, 9/2, 10, 11/1A, 11 / 1B1, 11 / 1B2, 11/2, 12/1, 12/3, 12/4, 13, 15, 18/1A, 18/1B, 19, 20/3, 20/4, 20/5, 20/6, 20/7, 20/9A, 20/9B, 20/9C, 21/1, 21/2, 21/3 (New S.No. 21/3A), 21/4 (New S.No. 21/4A), 23 (New S. No. 23/1), 24/1 (New S. No 24/1A), 24/2 (New. S.No 24/2A), 28/1, 30/1, 30/2, 30/3, 31/2, 31/3, 33, 34, 35/2 and 38/1, Navalur Village (No.33), Chengalpattu Taluk, Kancheepuram District and bounded on the;

North by East by Backwaters Bay of Bengal South by : Survey No 28 (Part), 29 (Part) & 36 (Part) West by : OMR Road (Rajiv Gandhi Salai)

SCHEDULE - B

(undivided share of land hereby conveyed and apartment details inclusive of car parking space) 417.47 Sq.ft of Undivided Share, title, interest and ownership in the land described in Schedule 'A' supra. Apartment having a super built-up area of 1386 sq.ft. Squit inclusive of proportionate share in the common areas, on the 19th floor, bearing Flat No.19D of Tower "N" in "RUBY" Olympia opaline sequel, OMR, Navalur, Chennai and ONE car parking spaces in "OPEN".

Situated within the Sub-Registration District of Thiruporur and Registration District of Chengalpattu.

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. Vikram Shetty, Ph. +91-98804-05324, Mr. Rohan Sawant, Ph. +91-98331-43013** E-mail: **rohan.sawant@acreindia.in; Help Line e-mail ID: support@auctionfocus.in**

Sd/-

AUTHORISED OFFICER

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

TRUSTEE OF ACRE-166-TRUST

Date: 23.08.2025

Place: TAMILNADU