



Assets Care and Reconstruction Enterprise Limited

Regd. Office: 14th floor, Eros Corporate Tower, Nehru Place, New Delhi-110019
Corporate Office: Unit No 502, 5th Floor, C Wing, One BKC, Plot No C 66,
G Block, Bandra Kurla Complex, Mumbai - 400 051

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.53,11,121/- (Rupees Fifty-Three Lakh Eleven Thousand One Hundred Twenty-One Only)** [i.e., **Rs.44,09,346/- (Rupees Forty-Four Lakh Nine Thousand Three Hundred Forty-Six Only)** pending towards Loan Account No. **AFH000600493944** and **Rs.9,01,775/- (Rupees Nine Lakh One Thousand Seven Hundred Seventy-Five Only)** pending towards Loan Account No. **AFH000600506815**], 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 **DONURU RAMYA AND DONURU THIRUMAL REDDY**.

The above Loan Account bearing No. **AFH000600493944** and **AFH000600506815**, 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.45,00,000/- (Rupees Forty-Five Lakh Only)** and the Earnest Money Deposit ("EMD") will be **Rs.4,50,000/- (Rupees Four Lakh Fifty Thousand Only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that the semi-finished Flat No. 504 in fifth floor, of the said complex known as Tirumala Towers, with a plinth area 1040 sq. feet including common area and one car parking area along with undivided share of land admeasuring 45 sq. yards, or equivalent to 37.62 sq. mtrs, constructed on open land in Survey No. 66/P old, and 9 new, situated at Ward No. 3, Block No. 12, Rock Hills Colony, previously as Vishalandra Colony, Mansoorabad Village, Saroomnagar Revenue Mandal, L.B. Nagar Municipality, (under Greater Hyderabad Municipality Corporation, L.B. Nagar Circle), Ranga Reddy District, and bounded by North: Neighbours land South: 40 feet wide road East: Durga Enclave Apartments West: Land belongs to Kamma Seva Sangham

Boundaries for Flat no. 504 in Fifth floor North: Open to sky South: Corridor East: Open to sky West: Open to sky

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 s/d

AUTHORISED OFFICER

Date: 23.08.2025

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Place: TELANGANA

TRUSTEE OF ACRE-166-TRUST