

POSSESSION NOTICE

See Rule 8 (1)

Whereas, the undersigned is the Authorized Officer of Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of ARCIL-CPS-III-Trust ("Arcil") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued 5 (Five) demand notices dated July 11, 2023 (collectively referred as "13(2) Notice") calling upon (1) Xrbia Developers Limited, (2) Xrbia Warai Developers Private Limited, (3) Xrbia Ambience Realty LLP (hereinafter referred as the "Borrower"), (4) Eiffel Lifespaces Pvt. Ltd and (5) Xrbia Chakan Developers Private Limited (collectively referred as "Xrbia Group") and Rahul Nahar; the guarantors viz. Mr. Rahul Nahar, Mr. Vishal Nahar, Xrbia Developers Limited, Aarini Homes Private Limited, Eden Builders Private Limited ("Guarantors"); and the mortgagors viz. Xrbia Group, Rahul Nahar, Karjat Golf Club Private Limited, Xrbia Hinjewadi Developers Private Limited, Xrbia North Hinjewadi Developers Private Limited, Aarini Homes Private Limited, Eden Builders Private Limited, Karjat Golf Club Private Limited and Aryaman Developers Private Limited ("Mortgagors"), to repay the amount mentioned in the 13(2) Notice totalling to Rs. 943,17,46,613/- (Rupees Nine hundred forty-three crore seventeen lakhs forty-six thousand six hundred and thirteen only) as on July 10, 2023, as detailed in below table with agreed interest and penal interest @ 2% p.m. thereon, within 60 days from the date of receipt of the said notice. Some of the Xrbia Group entities viz (1) Xrbia Developers Limited, (2) Xrbia Warai Developers Private Limited, (3) Eiffel Lifespaces Private Limited, (4) Xrbia Chakan Developers Private Limited, (5) Xrbia North Hinjewadi Developers Private Limited, (6) Mr. Rahul Nahar & (7) Mr. Vishal Nahar are under corporate insolvency resolution process ("CIRP")/ personal insolvency as per the provisions of The Insolvency and Bankruptcy Code ("IBC") and under moratorium, as per the IBC.

The details of financial facilities/ loan accounts availed by Xrbia Group are as follows:

(Amount in INR)

Sr No	Loan No	Agreement no/LAN No.	Nature of Credit facility/ Acquired Facility	Xrbia Group Entities	Interest Rate (%)	Total Outstanding as on July 10, 2023 as per 13(2) Notice	Total Outstanding as on November 12, 2025
1.	Loan 1	6240046163	Construction Finance	Xrbia Developers Limited	14.75	110,03,08,637	2,194,615,064
2.	Loan 1	6240033006	Construction Finance	Xrbia Developers Limited	14.75	5,06,80,280	101,084,098
3.	Loan 1	6240066521	Construction Finance	Xrbia Developers Limited	14.75	114,15,95,388	2,276,963,343
4.	Loan 1	6240066532	Construction Finance	Xrbia Developers Limited	14	165,18,86,207	2,367,519,039
5.	Loan 1	6240074699	ECLGS	Xrbia Developers Limited	13.15	32,37,57,112	460,086,447
6.	Loan 1	6240076618	ECLGS	Xrbia Developers Limited	13.15	32,23,56,641	453,196,940
7.	Loan 1	6240080217	Construction Finance	Xrbia Developers Limited	16	16,46,83,567	248,517,243
8.	Loan 2	6240056807	Construction Finance	Xrbia Warai Developers	16	137,75,86,073	2,073,483,967



Asset Reconstruction Company (India) Limited

The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. (India)Tel.: +91-22-66581300, Fax: +91-22-66581313 / 14. Website www.arcil.co.in
Grievance Redressal Officer: Yashwantrao William Raju Tel: (+91 22) 6658 1310. Email: complaint@arcil.co.in
Corporate Identification Number: U65999MH2002PLC134884

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				Private Limited			
9.	Loan 2	6240074702	ECLGS	Xrbia Warai Developers Private Limited	13. 15	10,90,74,288	152,951,143
10.	Loan 2	6240076595	ECLGS	Xrbia Warai Developers Private Limited	13. 15	14,52,61,304	203,694,956
11.	Loan 3	6240056818	Construction Finance	Xrbia Ambience Realty Limited	16	94,30,69,873	1,419,534,240
12.	Loan 3	6240074677	ECLGS	Xrbia Ambience Realty Limited	13. 15	10,91,06,290	153,004,449
13.	Loan 3	6240076607	ECLGS	Xrbia Ambience Realty Limited	13. 15	6,70,77,805	94,066,095
14.	Loan 4	6240052698	Term loan	Eiffel Lifespaces Private Limited	16. 15	8,06,99,129	122,120,509
15.	Loan 4	6240074995	ECLGS	Eiffel Lifespaces Private Limited	13. 15	7,84,88,517	110,280,914
16.	Loan 5	6240055666	Construction Finance	Xrbia Chakan Developers Private Limited	16. 65	122,93,91,797	1,877,587,659
17.	Loan 5	6240055677	Construction Finance	Xrbia Chakan Developers Private Limited	16. 15	53,67,23,705	810,491,760
Total						943,17,46,613	1511,91,97,866
Total outstanding in above mentioned 17 loan accounts of Xrbia Group is Rs. 1511,91,97,866/- (Rupees One thousand five hundred and eleven crore ninety-one lakh ninety-seven thousand eight hundred and sixty-six only) as on November 12, 2025							

The above 17 (Seventeen) loans and the securities provided therein (secured assets) are interlinked and by way of Indenture of Mortgage executed by Xrbia Group and Mortgagors in favor of L&T Finance Limited and now Arcil (pursuant to Assignment Agreement between L&T Finance Limited and Arcil dated April 3, 2023)).

The Borrowers/ Guarantors/ Mortgagors having failed to repay the said amount, notice is hereby given to the Borrowers/ Guarantors/ Mortgagors in particular and the public in general that the undersigned has taken possession of the Secured Assets/ Mortgaged Properties described herein below (Schedule- I) in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on this the 18th day of November, 2025.

The Borrowers/ Guarantors/ Mortgagors in particular and the public in general are hereby cautioned not to deal with the Secured Assets and any dealings with the Secured Assets will be subject to the charge of Arcil for a sum of Rs. 943,17,46,613/- as on July 10, 2023 with further interest and penal interest @ 2% p.m. thereon totalling to Rs. 1511,91,97,866/- (Rupees One thousand five hundred



and eleven crore ninety-one lakh ninety-seven thousand eight hundred and sixty-six only) as on November 12, 2025 alongwith agreed interest and penal interest @ 2% p.m. from November 13, 2025 till payment/ realisation together with all incidental costs, charges and expenses incurred.

The Borrowers/ Guarantors/ Mortgagors' 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.

Schedule- I
Description of the Secured Assets

Mortgage Properties:

Part I owned by Karjat Golf Club Private Limited

All that piece and parcel of Non-agriculture, unencumbered, unreserved, freehold land more particularly described in table hereunder, being situate at Village Borivali, Taluka Karjat, District Raigad.

Survey No.	Area in Ares	East	West	North	South
36/1	64	36/2 & 7	36/6 & 37/10	20/4	36/8 & 12
36/3	77	36/4	36/2 & 7	20/19 & 16	36/13 & 9
36/4	20	36/5	36/3	20/16 & 18	36/13 & 5
36/6	17	36/1	37/10	36/1	36/8
36/13	42	36/5	36/9	36/3	36/5, 14 & 15
36/14	28	36/15	36/12	36/9 & 13	36/17 & 18
36/15	90	30/1+2	36/14 & 18	36/5	36/18 & 19
36/2	11	36/3	36/1	20/4, 14 & 19	36/7
36/16	136	36/17	37/11	36/10 & 11	36/24 & 25
36/17	52	36/18	36/16	36/12 & 14	36/25, 26 & 20
36/19	219	36/22 & 23	36/18, 21 & 27	36/15 & 30/1+2	36/27, 30/4, 31/5
36/21	28	36/19 & 22	36/20	36/19	36/27
25/4	111	VILLAGE BOUNDARY	25/7 & 2	25/2 & 3	25/7, 6 & 5
25/5	111	VILLAGE BOUNDARY	25/6 & 7	25/4	25/6
25/6	210	VILLAGE BOUNDARY	25/8B & 7	25/7, 4 & 5	25/8B, 10, 11 & 26/1 & 12
25/8A	80	25/8B & 7	23/2 & 4	23/2 & 25/7	25/9B & 8B
25/8B	109	25/6	25/9B & 8A	25/7	25/6
37/7A+9	205	37/10	37/7B & 49/13 & 8	37/6	37/7C, 10 & 38
30/1	81.7	27/9+10	36/5 & 15	29	36/19, 23 & 30/3
30/2	2				
30/3	49.1	27/9+10	36/23	30/1+2	30/4 & 31/5
30/4	6.8	30/3 & 31/5	36/19	36/23	36/19 & 31/5
31/5	111	27/9+10	36/19 & 30/4	30/3 & 4	31/4
20/15	89	20/16	20/12 & 14	20/9 & 11	20/19
Total 1949.6 Ares – 48.79 Acres					

Part - II owned by Karjat Golf Club Private Limited

All that piece and parcel of non-agriculture, unencumbered, unreserved, freehold land admeasuring 30.71 acres (1243 Ares) and bearing survey no. as mentioned in the table hereinbelow and situate at Village Borivali & Naldhe, Taluka Karjat, District Raigad, Maharashtra.



Sr. No	Survey No.	Hissa No.	Village	Area in Ares	Boundaries
	20	12	Borivali	24	East: Survey no.20/13 West: Survey no.20/4 South: Survey no.20/14

Sr. No	Survey No.	Hissa No.	Village	Area in Ares	Boundaries
					North: survey no.20/13
2.	57	2A	Naldhe	275	East: Survey no.57/4 West: Survey no.57/2B South: Survey no.56/2 North: survey no.57/1
3.	72	3+4	Naldhe	201	East: S.NO72/1 & 5 West: S.NO 54/1 & 55 North: S.NO 72/7 & 9 South: VILLAGE BOUNDARY
4.	72	5	Naldhe	80	East: S.NO53/7 West: S.NO72/2+3+4 North:S.NO72/7 South: S.NO72/2+3+4 & 72/6
5.	73	3	Naldhe	150	East: Survey no.73/5 West: Borivali village boundary South: Survey no.73/5 North: survey no.73/2
6.	73	5	Naldhe	88	East: Survey no.73/4 West: Borivali village boundary South: Survey no.73/6 North: survey no.73/2
7.	73	6 (6+7A+7C)	Naldhe	196	East: Survey no.62/7 West: Borivali village boundary South: Survey no.73/7B North: survey no.73/4+5
8.	37	10	Borivali	229	East: S.NO 36/1,6,8&10 West: S.NO 37/7A&9 North:S.NO 36/5&8 South: S.NO 37/11 & S.NO 38
Total- 1243					

Part – III owned by Karjat Golf Club Private Limited

All that piece and parcel of non-agriculture, unencumbered, unreserved, freehold land admeasuring 100.92 acres approx. (4084 .00 Ares) and bearing survey nos. as mentioned in the table hereinbelow and situate at Village Borivali, Kasele & Naldhe, Taluka Karjat, District Raigad Maharashtra.

Sr. no.	Village	Survey No.	Area in Ares	East	West	North	South
1	Borivali	20/4	107	20/6,20/10	20/4	20/1	20/8,20/9
2	Borivali	20/7	19	20/16	36/2,36/3	20/14	20/15
3	Borivali	20/14	34	20/15	20/4	20/12	20/19
4	Borivali	20/19	22	20/8,20/12, 20/14	37/8	20/1	36/1,36/2
5	Borivali	26/2	66	26/6	27/8,27/7, 27/6C+6B	27/3	VILLAGE Boundary
6	Borivali	26/3	331	VILLAGE Boundary	26/3,26/1	26/1	26/3
7	Borivali	26/6	212	26/3	27/2	26/10	26/8,26/4
8	Borivali	26/7	376	VILLAGE Boundary	26/4,26/8, 26/9	26/10,26/2	26/4,26/7
9	Borivali	26/9	63	26/10	27/3,22/4	25/9A	27/2
10	Borivali	27/1	61	26/9	27/3	27/1	27/3
11	Borivali	27/2	101	26/7	27/6A	26/5,26/4	VILLAGE Boundary
12	Borivali	27/6A	377	VILLAGE Boundary	26/5,26/6	26/3	VILLAGE Boundary



Sr. no.	Village	Survey No.	Area in Ares	East	West	North	South
13	Borivali	31/6	22	36/1,36/6, 36/8,36/10	37/9,37/7A	37/5,37/8, 20/4	S.NO 38
14	Borivali	37/10	229	27/9+10	31/4	31/4	31/4
15	Kasele	49/4	60	VILLAGE Boundary	53/1, 53/2	VILLAGE Boundary	54/2
16	Kasele	53/1	287	54/7	54/14	54/13B	3/1
17	Kasele	53/2	178	54/15	53/4	54/2	3/1
18	Kasele	53/4	203	54/2	53/1	53/1	53/4
19	Kasele	54/1	9	54/14	53/3	53/1,53/2	52
20	Kasele	54/2	289	53/2	53/3	VILLAGE Boundary	53/3,53/4,53/2
21	Kasele	54/6	46	54/6,54/13A	53/2, 53/4	54/18VILL AGE Boundary	54/13B,54/14
22	Kasele	54/14	111	54/3,54/7	54/2	54/2	54/13A
23	Kasele	54/15	47	49/3	49/2	49/3	43 & VILLAGE ROAD
24	Naldhe	56/4 (2+4+5B)	294	54/3	VILLAGE Boundary	56/7,56/6	VILLAGE Boundary
25	Naldhe	56/5	323	55,54	56/3	57/4,72/9	56/5,56/6
26	Naldhe	56/8	217	56/4,56/6	VILLAGE Boundary	56,1,56/2	56/7,56/6
Total - 4084 Ares (100.92 Acers)							

Part – IV owned by Karjat Golf Club Private Limited

All that piece and parcel of non-agriculture, unencumbered, unreserved, freehold land totally admeasuring 592.2 (14.63 Acers) more particularly described in table hereunder, being situate at Village Borivali & Naldhe, Taluka Karjat, District Raigad, Maharashtra, India.

Survey No.	Hissa No.	Village	Area in Ares	East	West	North	South
27	8	Borivali	45	27/6A	27/9 + 10	27/7	VILLAGE BOUNDARY
27	9	Borivali	80	27/5 & 7	30/1+2& 3	29 & 27/4	31/5 & 27/7
37	7/B	Borivali	47	37/9	49/13 & 18	37/7A	37/7C
37	7/C	Borivali	23	37/9	49/18	37/7B&9	47 & 38
48	1	Borivali	96.2	49/18& 47	49/3B2	49/3B1& 18	48/2 & 47
49	3B/1	Borivali	35	49/13&1 8	49/3B Pai	49/12	49/3B2
49	12	Borivali	58	49/13	49/3B Pai	49/5	49/3B1
49	13	Borivali	52	37/7A&7 B	49/12&3B 1	49/8&10	49/18
49	18	Borivali	48	37/7B&7 C	49/3B1&4 8	49/13	48&47
56	2	Naldhe	108	56/3	56/1	57/2A	56/5
Total- 592.2							

Date: November 18, 2025
Place: Mumbai

For Asset Reconstruction Company (India)
Limited (Trustee of ARCIL-CPS-III-Trust)

(Authorised Officer)

POSSESSION NOTICE

See Rule 8 (1)

Whereas, the undersigned is the Authorized Officer of Asset Reconstruction Company (India) Limited acting in its capacity as Trustee of ARCIL-CPS-III-Trust ("Arcil") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) ("said Act") and in exercise of powers conferred under Section 13 (12) of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("said Rules") issued 5 (Five) demand notices dated July 11, 2023 (collectively referred as "13(2) Notice") calling upon (1) Xrbia Developers Limited, (2) Xrbia Warai Developers Private Limited, (3) Xrbia Ambience Realty LLP (hereinafter referred as the "Borrower"), (4) Eiffel Lifespaces Pvt. Ltd and (5) Xrbia Chakan Developers Private Limited (collectively referred as "Xrbia Group") and Rahul Nahar; the guarantors viz. Mr. Rahul Nahar, Mr. Vishal Nahar, Xrbia Developers Limited, Aarini Homes Private Limited, Eden Builders Private Limited ("Guarantors"); and the mortgagors viz. Xrbia Group, Rahul Nahar, Karjat Golf Club Private Limited, Xrbia Hinjewadi Developers Private Limited, Xrbia North Hinjewadi Developers Private Limited, Aarini Homes Private Limited, Eden Builders Private Limited, Karjat Golf Club Private Limited and Aryaman Developers Private Limited ("Mortgagors"), to repay the amount mentioned in the 13(2) Notice totalling to Rs. 943,17,46,613/- (Rupees Nine hundred forty-three crore seventeen lakhs forty-six thousand six hundred and thirteen only) as on July 10, 2023, as detailed in below table with agreed interest and penal interest @ 2% p. m. thereon, within 60 days from the date of receipt of the said notice. Some of the Xrbia Group entities viz (1) Xrbia Developers Limited, (2) Xrbia Warai Developers Private Limited, (3) Eiffel Lifespaces Private Limited, (4) Xrbia Chakan Developers Private Limited, (5) Xrbia North Hinjewadi Developers Private Limited, (6) Mr. Rahul Nahar & (7) Mr. Vishal Nahar are under corporate insolvency resolution process ("CIRP")/ personal insolvency as per the provisions of The Insolvency and Bankruptcy Code ("IBC") and under moratorium, as per the IBC.

The details of financial facilities/ loan accounts availed by Xrbia Group are as follows:

(Amount in INR)

Sr No	Loan No	Agreement no/LAN No.	Nature of Credit facility/ Acquired Facility	Xrbia Group Entities	Interest Rate (%)	Total Outstanding as on July 10, 2023 as per 13(2) Notice	Total Outstanding as on November 12, 2025
1.	Loan 1	6240046163	Construction Finance	Xrbia Developers Limited	14.75	110,03,08,637	2,194,615,064
2.	Loan 1	6240033006	Construction Finance	Xrbia Developers Limited	14.75	5,06,80,280	101,084,098
3.	Loan 1	6240066521	Construction Finance	Xrbia Developers Limited	14.75	114,15,95,388	2,276,963,343
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Corporate Identification Number: U65999MH2002PLC134884

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9.	Loan 2	6240074702	ECLGS	Xrbia Warai Developers Private Limited	13. 15	10,90,74,288	152,951,143
10.	Loan 2	6240076595	ECLGS	Xrbia Warai Developers Private Limited	13. 15	14,52,61,304	203,694,956
11.	Loan 3	6240056818	Construction Finance	Xrbia Ambience Realty Limited	16	94,30,69,873	1,419,534,240
12.	Loan 3	6240074677	ECLGS	Xrbia Ambience Realty Limited	13. 15	10,91,06,290	153,004,449
13.	Loan 3	6240076607	ECLGS	Xrbia Ambience Realty Limited	13. 15	6,70,77,805	94,066,095
14.	Loan 4	6240052698	Term loan	Eiffel Lifespaces Private Limited	16. 15	8,06,99,129	122,120,509
15.	Loan 4	6240074995	ECLGS	Eiffel Lifespaces Private Limited	13. 15	7,84,88,517	110,280,914
16.	Loan 5	6240055666	Construction Finance	Xrbia Chakan Developers Private Limited	16. 65	122,93,91,797	1,877,587,659
17.	Loan 5	6240055677	Construction Finance	Xrbia Chakan Developers Private Limited	16. 15	53,67,23,705	810,491,760
Total						943,17,46,613	1511,91,97,866
Total outstanding in above mentioned 17 loan accounts of Xrbia Group is Rs. 1511,91,97,866/- (Rupees One thousand five hundred and eleven crore ninety-one lakh ninety-seven thousand eight hundred and sixty-six only) as on November 12, 2025							

The above 17 (Seventeen) loans and the securities provided therein (secured assets) are interlinked and by way of Indenture of Mortgage executed by Xrbia Group and Mortgagors in favor of L&T Finance Limited and now Arcil (pursuant to Assignment Agreement between L&T Finance Limited and Arcil dated April 3, 2023)).

The Borrowers/ Guarantors/ Mortgagors having failed to repay the said amount, notice is hereby given to the Borrowers/ Guarantors/ Mortgagors in particular and the public in general that the undersigned has taken possession of the Secured Assets/ Mortgaged Properties described herein below (Schedule- I) in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the said Act read with Rule 8 of the said Rules on this the 18th day of November, 2025.

The Borrowers/ Guarantors/ Mortgagors in particular and the public in general are hereby cautioned not to deal with the Secured Assets and any dealings with the Secured Assets will be subject to the charge of Arcil for a sum of Rs. 943,17,46,613/- as on July 10, 2023, with further interest and penal interest @ 2% p. m. thereon totalling to Rs. 1511,91,97,866/- (Rupees One thousand five hundred and eleven crore ninety-one lakh ninety-seven thousand eight hundred and sixty-six only) as on November 12, 2025, alongwith agreed interest and penal interest @ 2% p. m. from November 13, 2025, till payment/ realisation together with all incidental costs, charges and expenses incurred.

The Borrowers/ Guarantors/ Mortgagors' 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.



Schedule- I

Description of the Secured Assets

Mortgage Properties owned by Aarini Homes Pvt. Ltd. and Eden Builders Pvt. Ltd.:

All that piece and parcel of unencumbered, unreserved, freehold land as described in the below mentioned table and bearing survey nos. as mentioned in the table hereinbelow and situate at Village Avsare and Warai (Waredi), Taluka Karjat, District Raigad, Maharashtra.

Village	Purchaser	S. /Gat No.	Total Area (Ares)	Pur. Area (Ares)	East	West	North	South
AVSARE	Aarini Homes Pvt. Ltd.	7/3	252. 00	11. 00	7/3 Part	4/26	s. no- 5,7/1	7/13
AVSARE	Eden Builders Pvt. Ltd.	7/6B	141. 00	141. 00	8/10,7/5	7/8,7/(7+15)	7/6A	7/14
AVSARE	Eden Builders Pvt. Ltd.	8/6A/1	38. 00	38. 00	8/1/B/2	7/5	8/6A/1P.	8/6B
AVSARE	Aarini Homes Pvt. Ltd.	7/1	262. 00	80. 00	7/1P.	7/2,S. NO-5	Village Boundry of Warai	7/3
AVSARE	Eden Builders Pvt. Ltd.	7/5	87. 00	87. 00	8/6a/1,8/6 b	7/6B	7/6A	7/6B
AVSARE	Aarini Homes Pvt. Ltd.	9/4b	22. 50	22. 50	9/1	8/5,9/6	Village Boundry of Warai	9/4A
AVSARE	Aarini Homes Pvt. Ltd.	9/6	97. 00	97. 00	9/4A,9/4B	8/5	9/4B	9/7A,9/5
AVSARE	Aarini Homes Pvt. Ltd.	12/1c	108. 00	108. 00	12/1D	12/1B	9/3D	Village BO. of Birdole
AVSARE	Aarini Homes Pvt. Ltd.	12/1H	151. 00	151. 00	11/3,11/4	12/1F	11/6	Village BO. of Birdole
AVSARE	Aarini Homes Pvt. Ltd.	8/6b	153. 00	153. 00	8/8A1	7/5	8/1/B/2, 8/6a/1	8/6C
AVSARE	Aarini Homes Pvt. Ltd.	8/5	42. 00	42. 00	9/6	8/4	Village Boundry of Warai	8/9
AVSARE	Aarini Homes Pvt. Ltd.	8/6c	118. 00	118. 00	8/8B	8/10	8/6B	8/10,8/11
AVSARE	Aarini Homes Pvt. Ltd.	8/4	117. 00	117. 00	8/5	8/15,8/3B/3	Village Boundry of Warai	8/8A1,8/8A 2
AVSARE	Aarini Homes Pvt. Ltd.	9/3/a1	134. 00	134. 00	9/5,9/2A, 9/2B	8/9	9/7A	9/3A/2,9/3B
AVSARE	Aarini Homes Pvt. Ltd.	9/3a2	45. 00	45. 00	9/3A/1	8/12	9/3A/1	9/3B
AVSARE	Aarini Homes Pvt. Ltd.	9/3c	91. 00	91. 00	9/2A	8/12	9/3B	9/3D
AVSARE	Aarini Homes Pvt. Ltd.	9/4a	22. 50	22. 50	9/1	9/6	9/4B	9/5
AVSARE	Eden Builders Pvt. Ltd.	7/8	94. 00	94. 00	7/6A,7/6B	7/10,7/9B	7/3	7/7+15
AVSARE	Eden Builders Pvt. Ltd.	7/4	9. 00	9. 00	7/3	7/3	7/3	7/6A
AVSARE	Eden Builders Pvt. Ltd.	7/10	65. 00	65. 00	7/8	7/12B,7/11	7/3	7/9B
AVSARE	Eden Builders Pvt. Ltd.	7/13	34. 00	34. 00	7/11	4/26	7/3	7/12B
AVSARE	Eden Builders Pvt. Ltd.	7/6/A2	85. 00	85. 00	7/5	7/8	7/4,7/3	7/6B
AVSARE	Eden Builders Pvt. Ltd.	7/12b	31. 00	31. 00	7/10	4/5	7/13,7/1 1	7/17



Village	Purchaser	S. /Gat No.	Total Area (Ares)	Pur. Area (Ares)	East	West	North	South
AVSARE	Eden Builders Pvt. Ltd.	7/9b	31.00	31.00	7/8	7/17	7/10,7/8	7/17
AVSARE	Eden Builders Pvt. Ltd.	8/1B/2	77.00	77.00	8/7	8/6A/1	8/1B+3A	8/6B
AVSARE	Eden Builders Pvt. Ltd.	8/7	40.00	40.00	8/15	8/1B/2, 8/1B+3A	8/15	8/6B,8/8A1
AVSARE	Eden Builders Pvt. Ltd.	8/8A/1	40.00	40.00	8/8A2	8/6B	8/7,8/15	8/8B
AVSARE	Eden Builders Pvt. Ltd.	8/8A/2	39.00	39.00	8/9	8/8A1	8/15,8/4	8/8B
AVSARE	Eden Builders Pvt. Ltd.	8/15	106.00	106.00	8/4	8/7, 8/3B/3	8/3B/3,8/4	8/8A1, 8/8A2
AVSARE	Eden Builders Pvt. Ltd.	11/6	247.00	247.00	11/1,11/2, 11/2B	11/7,9/2B	11/5/1A/2, 11/5/1A/3	12/1E,12/1F, 12/1H
AVSARE	Aarini Homes Pvt. Ltd.	9/2A	72.00	72.00	11/6,11/7	9/3A/1	9/2B	9/3B,9/3C,9/3D
AVSARE	Aarini Homes Pvt. Ltd.	11/5/1A/2	73.00	73.00	11/5/1A/3	9/2B,9/1	11/5/1A/1	11/6
AVSARE	Aarini Homes Pvt. Ltd.	9/1	150.00	150.00	11/5/1A/1, 11/5/1A/2	9/5,9/4	Village Boundry of Warai	9/5,9/2B
AVSARE	Aarini Homes Pvt. Ltd.	11/5/1A/1	81.00	81.00	11/5/1A/3	9/1	Village Boundry of Warai	11/5/1A/2
Warai (Waredi)	Aarini Homes Pvt. Ltd.	28/1	94.60	17.00	25/15	Neral to Kallamb Road	28/1	29
Warai (Waredi)	Aarini Homes Pvt. Ltd.	28/1	94.60	8.00	25/15	Neral to Kallamb Road	28/1	29
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/13A/1	19.00	19.00	26/2	25/13/A/3	25/14	25/13B
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/13A/3	51.00	51.00	25/13/A/1, 25/13B	25/15,25/16	25/15,25/14	Village BO. of Awasare
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/15	64.00	14.00	25/13/A/3	28/1	25/15	25/16
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/1	349.00	100.00	25/1	26/1,25/13B,25/13A/1	25/6,25/7	Village BO. of Awasare
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/7	13.00	13.00	25/1	25/1	25/8	25/1
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/8	11.00	11.00	25/1	25/1	25/7	25/9,25/6
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/9	15.00	15.00	25/6	25/12A	25/10	25/8
Warai (Waredi)	Aarini Homes Pvt. Ltd.	25/14	12.00	12.00	26/2	25/15	26/3	25/13/A/1, 25/13/A/3
Warai (Waredi)	Aarini Homes Pvt. Ltd.	26/2	27.60	27.60	26/1	26/3	25/11,26/4	25/13/A/1
Warai (Waredi)	Aarini Homes Pvt. Ltd.	26/3	15.00	15.00	26/2	26/4	26/4	25/14

Date: November 18, 2025
Place: Mumbai

For Asset Reconstruction Company (India)
Limited (Trustee of ARCIL-CPS-III-Trust)


(Authorised Officer)