

Detailed Terms and Conditions of Online Public Auction (e-Auction) for Sale of the Scheduled Property(ies):

Procedure for e-Auction:

- 1) All interested Bidder(s) shall be required to register on the e-Auction website, i.e. www.auctionfocus.in, using his/her Name, Address, Mobile Number and E-mail id. Upon verification of the concerned E-mail I'd, the interested bidder(s) can log on to the e-auction platform by using his/her username and password. Subsequent to login, a Tender Document will be visible on the e-Auction portal.
- 2) All interested Bidder(s) need to fill the Tender Document available online on the e-Auction website, i.e. www.auctionfocus.in with all details sought in the Tender Document provided by the Auctioneer.
- 3) The Tender Document shall be accompanied by Earnest Money Deposit (“**EMD**”) equivalent to 10% of the Reserve Price declared by the Auctioneer, which EMD is to be paid by DD/ RTGS/ NEFT/Cheque (subject to approval and clearance) to the credit and in favour of “**ACRE-166-TRUST**”; Account No. **0901102000042112** with **IDBI Bank Limited** (IFSC: **IBKL0000901**), having its branch at **CC-22, HOTEL CONCLAVE EXECUTIVE KALKAJI (OPP. PARAS CINEMA), DELHI-110019**. Thereafter, the interested Bidders shall be required to upload their KYC documents, and/or other relevant documents, along with the proof of EMD, which shall be duly verified by the Auctioneer.
- 4) All interested Bidder(s) shall submit Affidavit that they are eligible under Section 29A of Insolvency and Bankruptcy Code, 2016 (‘**IBC**’/ ‘**Code**’) for participation in E-auction process. Further, the interested Bidder(s) agrees and undertakes to disclose/inform forthwith, to the Auctioneer, if the interested Bidder(s) becomes aware of any change in factual information in relation to it or its connected person (as defined under the Code) which would make it ineligible to submit a bid under Section 29A of IBC at any stage of the auction process, after the submission of this affidavit. Further, the interested Bidder(s) required to furnish disclosure(s) to establish and assess the eligibility of the interested Bidder(s) under Section 29A of the IBC along with supporting documents confirming the same.
- 5) The Scheduled Property(ies) shall not be sold at a price lower than the prescribed Reserve Price. The Bid Price to be submitted shall be above the prescribed Reserve Price, and all Bidder(s) shall enhance their bids in multiples of **Rs. 5,000/- (Rupees Five Thousand Only)**.
- 6) The successful bidder(s) shall pay 25% amount of the sale price (*less* 10% of the Reserve Price paid before submitting the tender) immediately i.e., either on the same day or not later than the next working day. Upon receipt of 25% amount of the sale price, the Auctioneer will issue a Letter of Confirmation in favour of the successful

bidder(s), thereby confirming the sale of the Scheduled Property(ies). The remaining balance of the Sale Price shall be paid within 15 days from the date of confirmation of sale, or such other extended period as may be agreed upon in writing between the parties, however, in any case, not exceeding three months from the date of the confirmation of sale. In an event of default in payment of any of these amounts, or if the sale could not be completed by reason of default on part of the successful Bidder(s), the Auctioneer shall be entitled to forfeit all amounts paid by the successful Bidder(s) along with an absolute discretion to put up the Scheduled Property(ies) for re-auction/ resale, and such defaulting Bidder(s) shall forfeit all claims with respect to the Scheduled Property(ies), or to any part of the sum for which the Scheduled Property(ies) may be subsequently sold.

- 7) That on receipt of the balance amount of the bid tendered, the Auctioneer will issue Sale Certificate under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rules 9(6) of the Security Interest (Enforcement) Rules, 2002.

Caution to Bidder(s):

- 1) The decision of the Auctioneer with respect to the declaration of successful Bidder(s) shall be final and binding on all Bidder(s).
- 2) The Auctioneer shall be at a liberty to cancel the Auction at any time, before declaring the successful Bidder(s), without assigning any reason.
- 3) The EMD of unsuccessful Bidder(s) will be refunded within 15 days of closure of e-Auction, as per the details provided by such Bidder(s) in the “Tender Document”. The Bidder(s) will not be entitled to claim any interests, costs, expenses and/ or any other charges, if any.
- 4) In case of any dispute arising as to the validity of bid, amount of bid, EMD, eligibility of Bidder(s), authorisation of person(s) representing Bidder(s), etc., the interpretation and decision of the Auctioneer shall be final and binding on all Bidder(s). In such an eventuality, the Auctioneer shall in its sole discretion be entitled to call off the instant auction and may again put the property to sale on such date and time, as may be decided by the Auctioneer.
- 5) The Auctioneer has an absolute right and discretion to accept or reject any or all bid(s), or to adjourn/ postpone/ cancel the auction, or to modify the terms and conditions of the auction, without assigning any reason or providing prior notice.
- 6) The auction will be an online e-Auction conducted on the Auction Website i.e. www.auctionfocus.in, on 16th September 2025 as per scheduled time given below

with automated extensions of 5 minutes each. However, the Auctioneer, at its discretion, may decide to extend the time of Auction.

Sr. No.	Name of Borrower(s)/Co-Borrower(s)/Mortgagor(s)/Guarantors	Date & Time of the Auction	Date & Time of the Inspection
1	HITESHKUMAR NANJIBHAI DOBARIYA and MITAL HITESHBHAI DOBARIYA	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
2	AMIT KALUBHAI KANANI and ALPABEN AMITKUMAR KANANI	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
3	BIPIN KANJIBHAI DONGA and LATABEN BIPINBHAI DONGA	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
4	RAJUBHAI ARVINDBHAI VAGHELA and ARVINDBHAI BACHUBHAI VAGHELA	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
5	KARAN ASHOKBHAI KAPURIYA and ASHOKBHAI KAPURIYA	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
6	KYADA RAJESHBHAI RAMNIKLAL and DAKSHABEN RAMNIKBHAI KYADA	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
7	RATHOD RAJESHBHAI MATHURBHAI and BHANUBEN MATHURBHAI RATHOD	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
8	BHARGAVKUMAR JAYSUKHBHAI UNDHAD and VIJAYABEN JAYSUKHBHAI UNDHAD	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
9	KIRANSINH BALCHANDRA ILAVIYA and VIREDRASINH BALCHANDRA ILAVIYA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
10	PRATAP NAJABHAI BAMBHANIYA and NAJABHAI R BAMBHANIYA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
11	NARENDRABHAI DHIRAJLAL PATOLIYA and RENISHBHAI PATOLIA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM

12	JATINBHAI B SONI and PRIYA JATIN LANGALIYA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
13	MEHUL ROHITBHAI RANA and SONAL MEHULBHAI RANA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
14	ARJANBHAI VIRABHAI BHATIYA, UJIBEN ARJANBHAI BHATIYA and MOTIBEN VIRABHAI BHATIYA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
15	SATYAY MAKETING THROUGH ITS PROPRIETOR MR. BHARATBHAI POPATBHAI MANGROLIYA, BHARATBHAI POPATBHAI MANGROLIYA and USHABEN BHARATBHAI MANGROLIYA	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM

- 7) The Scheduled Property(ies) is strictly offered for sale on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” basis. The Auctioneer, thus, does not undertake any liability to procure any permission/ license, NOC, etc., in respect of the Scheduled Property(ies) offered for sale. The Secured Creditor/Auctioneer is also not liable for outstanding dues of water bills, service charges, transfer fees, electricity dues, maintenance dues, property tax levied by local/statutory Authority, dues of Municipal Corporation/ local authority/ CHS and/ or other dues, taxes, if any, with respect to the Scheduled Property(ies).
- 8) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
- 9) Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
- 10) The successful Bidder(s) will be required to bear all necessary expenses like stamp duties, registration expenses, etc., for transfer of the Scheduled Property(ies) in the name of such successful Bidder(s). Furthermore, the actual physical possession of the Schedule Property, along with the original documents pertaining thereto, shall be

delivered to the Successful Bidder upon or after the registration of the Sale Certificate.

- 11) The Auctioneer reserves its right to accept or reject any or all bids, without giving any notice or assigning any reason thereof.
- 12) Please note that the Sale Certificate shall only be issued in the name of the successful Bidder(s), in whose name the bid is submitted.
- 13) Words and expressions used herein shall have the same meaning, respectively, as assigned in the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and the Security Interest (Enforcement) Rules, 2002.

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	H I T E S H K U M A R NANJIBHAI DOBARIYA and MITAL HITESHBHAI DOBARIYA	Rs.25,74,875/- (Rupees Twenty-Five Lakh Seventy-Four Thousand Eight Hundred Seventy-Five Only) in Loan Account No. AFH001100249679 as on 07.08.2025 +further interest thereon + other charges	Reserve Price of Rs. 9,00,000/- (Rupees Nine Lakh Only) and 10% Earnest Money Deposit i.e., Rs. 90,000/- (Rupees Ninety Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: ALL THE PIECE AND PARCEL OF THE RESIDENCIAL PLOT NO.9, LAND AREA ADMEASURING 42.38 SQ.MTR. COMMON PLOT. ROAD AREA ADMEASURING 4.24. SQ. MTRS, OF WHICH TOTAL AREA ADMEASURING 46.62 SQ. MTRS. SCHEME KNOWN AS GREENCITY SITUATED AT BLOCK/SURVEY NO.113, IN THE SIM OF VILLAGE JITALI, TAL. ANKLESHWAR, DIST.BHARUCH AND BOUNDED AS UNDER: EAST : INTERNAL SOCIETY ROAD, WEST : PLOT NO.20 NORTH : PLOT NO.8 SOUTH: PLOT NO.10					
2	AMIT KALUBHAI KANANI and ALPABEN AMITKUMAR KANANI	Rs.20,07,103/- (Rupees Twenty Lakh Seven Thousand One Hundred Three Only) in Loan Account No. AFH001100259978 as on 07.08.2025 +further interest thereon + other charges	Rs.8,00,000/- (Rupees Eight Lakh Only) and 10% Earnest Money Deposit i.e., Rs. 80,000/- (Rupees Eighty Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: ALL THAT PIECE AND PARCEL OF THE FLAT NO.103 BUILDING NO L FIRST FLOOR SUPER BUILT UP AREA ADMEASURING 92.38 SQ.MTR. BUILT UP AREA ADMEASURING 59.67 SQ.MTR ROAD UNDIVIDED PROPORTIONATE LAND AREA ADMEASURING 38.13 SQ. MTR. SCHEME KNOWN AS "BHAKTIDHARA RESIDENCY-2" SITUATED AT SURVEY NO.54, PAIKI BLOCK NO.128, IN THE SIM OF VILLAGE SAYAN SUB DIST.OLPAD, DIST.SURAT-394540 GUJARAT					
3	BIPIN KANJIBHAI DONGA and LATABEN BIPINBHAI DONGA	Rs.34,58,196/- (Rupees Thirty-Four Lakh Fifty-Eight Thousand One Hundred Ninety-Six Only) in Loan Account No. AFH001100261374 as on 07.08.2025 +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)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO 91, ENJOY RESIDENCY, NR RIVA RESIDENCY, B/H CHIKUWADI, OPP K P PARK, TARSADI, ROAD, MOJE KOSAMBA, TA MANGROL, DIST SURAT-394120, GUJRAT					
4	RAJUBHAI ARVINDBHAI VAGHELA and A R V I N D B H A I BACHUBHAI VAGHELA	Rs.24,52,325/- (Rupees Twenty-Four Lakh Fifty-Two Thousand Three Hundred Twenty-Five Only) in Loan Account No. AFH001100270402 as on 07.08.2025 +further interest thereon + other charges	Rs.8,00,000/- (Rupees Eight Lakh Only) 10% Earnest Money Deposit i.e., Rs. 80,000/- (Rupees Eighty Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO 8, GREEN CITY, B/H ANKLESHWAR GIDC, JITALI GAM ROAD, ANKLESHWAR, BHARUCH, GUJRAT-392018					
5	KARAN ASHOKBHAI KAPURIYA and ASHOKBHAI KAPURIYA	Rs.22,42,289/- (Rupees Twenty-Two Lakh Twenty Thousand Two Hundred Eighty-Nine Only) in Loan Account No. AFH001100275928 as on 07.08.2025 +further interest thereon + other charges	Rs.8,00,000/- (Rupees Eight Lakh Only) 10% Earnest Money Deposit i.e., Rs. 80,000/- (Rupees Eighty Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO 259, GREEN CITY, B/H ANKLESHWAR, GIDC, JITALI GAM ROAD, ANKLESHWAR, BHARUCH-393001, GUJRAT					
6	KYADA RAJESHBHAI RAMNIKLAL and D A K S H A B E N RAMNIKBHAI KYADA	Rs.40,82,669/- (Rupees Forty Lakh Eighty-Two Thousand Six Hundred Sixty-Nine Only) in Loan Account No. AFH001100289216 as on 07.08.2025 +further interest thereon + other charges	Reserve Price of Rs. 9,00,000/- (Rupees Nine Lakh Only) and 10% Earnest Money Deposit i.e., Rs. 90,000/- (Rupees Ninety Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: ALL THE PIECE AND PARCEL OF CONSTRUCTED PLOT NO. 199 OF SUB PLOT NO.1, (AS PER KGP. ON REVENUE RECORD BLOCK NO. 289/B/119/199 OF WHICH AREA ADMEASURY 67.22 SQ. MTR.) LAND AREA ADMEASURING 80.40 SQ.MTR., UNDIVIDED PROPORTIONATE LAND AREA ADMEASURING 35.89 SQ.MTR. SCHEME KNOWN AS "PRATISHTA PARK" VIBHAG-1, SITUATED AT BLOCK NO.291, REVENUE SURVEY NO. 195/1/2 PAIKI, 196-200, BLOCK NO.289, REVENUE SURVEY NO.201, 195/1+2 PAIKI, 207/2+193,194 AND 214/2, IN THE SIM VILLAGE MULUD, TAL-OLPAD, DIST-SURAT – 394540.					
7	RATHOD RAJESHBHAI M A T H U R B H A I and MATHURBHAI RATHOD	Rs.19,45,664/- (Rupees Nineteen Lakh Forty-Five Thousand Six Hundred Sixty-Four Only) in Loan Account No. AFH001100296571 as on 07.08.2025 +further interest thereon + other charges	Reserve Price of Rs. 9,00,000/- (Rupees Nine Lakh Only) and 10% Earnest Money Deposit i.e., Rs. 90,000/- (Rupees Ninety Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: ALL THAT PIECE AND PARCEL OF THE FLAT NO.203, BUILDING NO.A-43, 2ND FLOOR, BUILT UP AREA ADMEASURING 52.89 SQ.MTRS, UNDIVIDED PROPORTIONATE LAND AREA ADMEASURING 36.65 SQ.MTRS SCHEME KNOWN AS OM TOWNSHIP VIBHAG-3" SITUATED AT REVENUE SURVEY NO.176, BLOCK NO.177, IN THE SIM OF VILLAGE PASODARA, TAL.KAMREJ, DIST.SURAT-395006					
8	B H A R G A V K U M A R JAYSUKHBHAI UNDHAD and VIJAYABEN JAYSUKHBHAI UNDHAD	Rs.19,22,271/- (Rupees Nineteen Lakh Twenty-Two Thousand Two Hundred Seventy-One Only) in Loan Account No. AFH001100296963 as on 07.08.2025 +further interest thereon + other charges	Rs.7,00,000/- (Rupees Seven Lakh Only) 10% Earnest Money Deposit i.e., Rs.70,000/- (Rupees Seventy Thousand Only)	16-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	02-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: RESIDENTIAL FLAT NO. 301 ADMEASURING 52.76 SQ MTR. THIRD FLOOR BUILDING NO-G-2 KNOWN AS "SHRI HARI PALACE" CONSTRUCTED ON LAND BEARING SURVEY NO. 121 BLOCK NO-187 ADMEASURING 9713 SQ. MTRS. MOUJE UMARA TALUKA OLPAD DIST: SURAT - 394540, GUJARAT					
9	K I R A N S I N H BALCHANDRA ILAVIYA and VIREDRASINH BALCHANDRA ILAVIYA	Rs.23,35,929/- (Rupees Twenty-Three Lakh Thirty-Five Thousand Nine Hundred Twenty-Nine Only) in Loan Account No. AFH001100297451 as on 08.08.2025 +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)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO 90, EJOY RESIDENCY, NR RIVA RESIDENCY, B/H. CHIKKUWADI, OPP K.P. PARK, TARSADI ROAD, MANGROL, SURAT - 394120, GUJRAT					
10	PRATAP NAJABHAI B A M B H A N I Y A and NAJABHAI BAMBHANIYA	Rs.18,88,484/- (Rupees Eighteen Lakh Eighty-Eight Thousand Four Hundred Eighty-Four Only) in Loan Account No. AFH001100321527 as on 08.08.2025 +further interest thereon + other charges	Rs.8,00,000/- (Rupees Eight Lakh Only) 10% Earnest Money Deposit i.e., Rs. 80,000/- (Rupees Eighty Thousand Only)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO. 266, VRAJ NANDINI RESIENCY, VIBHAG-2, NR. RADHIKA RESIDENCY, NANSAD ROAD, NANSAD, KAMREJ, SURAT, GUJRAT-394185					
11	N A R E N D R A B H A I DHIRAJLAL PATOLIYA and RENISHBHAI PATOLIA	Rs.20,99,360/- (Rupees Twenty-Lakh Ninety-Nine Thousand Three Hundred Sixty Only) in Loan Account No. AFH001100341145 as on 08.08.2025 +further interest thereon + other charges	Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) 10% Earnest Money Deposit i.e., Rs.75,000/- (Rupees Seventy-Five Thousand Only)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO-165, GREEN CITY, JITALI DADHAL ROAD, JITALI, ANKLESHWAR, BHARUCH, SURAT-393002					
12	JATINBHAI B SONI and PRIYA JATIN LANGALIYA	Rs.34,33,163/- (Rupees Thirty-Four Lakh Thirty-Three Thousand One Hundred Sixty-Three Only) in Loan Account No. AFH001100466101 as on 08.08.2025 +further interest thereon + other charges	Rs.30,00,000/- (Rupees Thirty Lakh Only) 10% Earnest Money Deposit i.e., Rs.3,00,000/- (Rupees Three Lakh Only)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: FLAT NO 1103, 11TH FLR, B TYPE, BLDG NO F, VAISHNDEVJI SKY, JAHANGIRABAD DANDI ROAD, VANAKLA SURAT, GUJRAT-395005					
13	MEHUL ROHITBHAI RANA and SONAL MEHULBHAI RANA	Rs.16,90,895/- (Rupees Sixteen Lakh Ninety Thousand Eight Hundred Ninety-Five Only) in Loan Account No. AFH000900584289 as on 08.08.2025 +further interest thereon + other charges	Rs.7,00,000/- (Rupees Seven Lakh Fifty Thousand Only) 10% Earnest Money Deposit i.e., Rs.70,000/- (Rupees Seventy Thousand Only)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: FLAT NO. B/26, 2 ND FLOOR, SHIVDHARA FLATS, OPP ARSIA POLICE CHOWKI, NEAR HARI KRUPA SOCIETY WARASIYA, VADODARA, GUJRAT-390006					
14	ARJANBHAI VIRABHAI BHATIYA, UJIBEN ARJANBHAI BHATIYA and MOTIBEN VIRABHAI BHATIYA	Rs.29,91,274/- (Rupees Twenty-Nine Lakh Ninety-One Thousand Two Hundred Seventy-Four Only) in Loan Account No. AFH009800588576 as on 08.08.2025 +further interest thereon + other charges	Rs.14,00,000/- (Rupees Fourteen Lakh Only) 10% Earnest Money Deposit i.e., Rs.1,40,000/- (Rupees One Lakh Forty Thousand Only)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO 67, OM TIRUMALA PARK-1, NR BALAJI COMPLEX OPP PREMDWAR, FARM NR AJIDEM CHOWKDI RS NO 201/P1, RAJKOT, GUJRAT-360003					
15	SATYAS MAKETING THROUGH PROPRIETOR MR. B H A R A T B H A I P O P A T B H A I M A N G R O L I Y A B H A R A T B H A I P O P A T B H A I M A N G R O L I Y A and USHABEN BHARATBHAI MANGROLIYA	Rs.44,40,557/- (Rupees Forty-Four Lakh Forty Thousand Five Hundred Fifty-Seven Only) i.e., [Rs.37,80,902/- (Rupees Thirty-Seven Lakh Eighty Thousand Nine Hundred Two Only) pending towards Loan Account No. 3998460000084] and [Rs.6,59,655/- (Rupees Six Lakh Fifty-Nine Thousand Six Hundred Fifty-Five Only) pending towards Loan Account No. 3991A40201970001] as on 08.08.2025 +further interest thereon + other charges	Rs.30,00,000/- (Rupees Thirty Lakh Only) 10% Earnest Money Deposit i.e., Rs.3,00,000/- (Rupees Three Lakh Only)	16-09-2025 Between 02:30 P.M. to 03:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	03-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PROPERTY BEARING PLOT NO.98, OF AMARDEEP CO.OP. HOUSING SOCIETY ADMEASURING 37.90 SQ. MTRS. AREA OF SAID PLOT ALONG WITH UNDIVIDED PROPORTIONATE SHARE IN THE LAND WITH ALL RIGHT CONSTRUCTED ON LAND BEARING REVENUE SURVEY NO.72/4, BLOCK NO.121, T.P. SCHEME NO.20, FINAL PLOT NO.17 AND SITUATED AT MOJE VILLAGE, NANA VARACHHA SUB DIST: CHOURYASI, DIST: SURAT – 395006					

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, have 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.

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 this "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 15-09-2025. 4) For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.auctionfocus.in or Please contact **Mr. Devang B Gosai, Ph. +91-94282-66235, Mr. Rohan Sawant, Ph. +91-98331-43013** E-mail: rohan.sawant@acreindia.in; Help Line e-mail ID: support@auctionfocus.in

