

AU SMALL FINANCE BANK LIMITED (A Scheduled Commercial Bank)
 Regd. Office: 19-A, Dhuleswar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911R1996PLC011381)

APPENDIX IV [SEE RULE 8(I)] POSSESSION NOTICE

Whereas, The undersigned being the Authorized Officer of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)" and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table:-

Name of Borrower/Co-Borrower/ Mortgagee/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001060839084688 & L9001060125044151, Mayurkumar Sampathbhai Patel (Borrower), Smt. Pooja Mayurkumar Patel (Co-Borrower), Sampathbhai Bhagwanji Patel (Co-Borrower) Smt. Dhanuben Sampathbhai Patel (Co-Borrower)	11-Nov-25 Rs. 8,42,487/- Rs. Eight Lakh Forty-Two Thousand Four Hundred Eighty-Seven Only and Rs. 13,34,787/- Rs. Thirteen Lakh Thirty-Four Thousand Seven Hundred Eighty-Seven Only as on 10-Nov-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- House No 306, Vill- Pardi Panera, Tal & Dist- Valsad, Gujarat Admeasuring 153 Sq.Yds. (As Per Valuation) East- Road, West- H/O Ramjan Patel, North- H/O Rashikant, South- H/O Ambubhai	07-Mar-26

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said Act [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e. 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AU Small Finance Bank Limited (A Scheduled Commercial Bank) for the amount and interest thereon mentioned in the above table.

Date : 12/03/2026 Place : Valsad, Gujarat Authorised Officer AU Small Finance Bank Limited

HDFC BANK HDFC Bank Ltd., 1st Floor, Aakansha Building, 10 - Vijay Plot Corner, Gondal Road, Rajkot - 360001 (Gujarat). Mo:- 942727807

POSSESSION NOTICE
Appendix-IV, Rule 8 (1)

Whereas, The undersigned being the Authorized Officer of the HDFC Bank Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise of powers conferred under Section 13(12), read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices to the Borrowers mentioned herein below to repay the amount mentioned in the notice, within 60 days from the date of notice/service of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken **Physical Possession** of the properties described herein below on below mentioned date in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 9 of the said Rule on below mentioned date.

The Borrowers/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the HDFC Bank Limited for amount mentioned below and interest & expenses thereon until the full payment.

Sr	Name of Borrower (s)	Date of Demand Notice & O/S Dues	O/s Amount & as on dt.
1	(1) SOMNATH OIL INDUSTRIES A PARTNERSHIP FIRM THROUGH IT'S PARTNER JITENDRA CHHAGAN VARSADA (2) JITENDRA CHHAGAN VARSADA (3) ASHVINBHAI TULSHIBHAI BHIMANI (4) DILIPKUMAR CHHAGANBHAI VARSADA Cash Credit Facility (Working Capital) No. 5020000725279	07.07.2021 & RS. 1,59,05,305.63/- (Rupees One Crore Fifty Nine Lakh Five Thousand Three Hundred Fifty and Sixty Three Paise Only) as on 30.06.2021	Rs. 1,59,05,305.63/- as on 30.06.2021 Date of Possession - 08.03.2026

DESCRIPTION OF IMMOVABLE PROPERTY - ALL THAT PIECE AND PARCEL OF THE INDUSTRIAL PROPERTY KNOWN AS "SOMNATH OIL INDUSTRIES", YOGI INDUSTRIAL ESTATE, PLOT NO 18, PIPALIYA CHAR RASTA, MALIYA HIGHWAY ROAD, SITUATED ON THE LAND ADMEASURING 1452-27 SQ MTS AT REVENU SURVEY NO 265 PAKKE CHANCHAVADARA VILLAGE, TALUKA MALIYA SUB DIST MORBI, DIST - RAJKOT - 363636. AND BOUNDED AS UNDER EAST - ROAD, WEST - 25FT NA ROAD, NORTH -LAND OF SURVEY NO 266, SOUTH - LAGU PLOT NO 19 & 20

Date : 08/03/2026 Place : CHANCHAVADARA (MORBI) Sd/- Authorised Officer For HDFC Bank Ltd.

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, B-Block, Bandra Kurla Complex, Mumbai - 400051 Tel. 022 68643101. E-mail: acre.acre@acresindia.in Website: www.acresindia.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) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagee(s) and Guarantor(s) that the below-described immovable properties, which were mortgaged/charged to the **Original Lender/Assignor Bank**, and in respect of which **physical possession had already been taken by the Authorised Officer of the Assignor Bank prior to assignment**, have since been assigned to **Assets Care & Reconstruction Enterprise Ltd.** [CIN: U65993DL2002PLC115769] ("Secured Creditor").

Accordingly, the Secured Creditor shall now conduct the sale of the said properties on an "as is where is", "as is what is" and "whatever there is" basis for the recovery of the amounts due to the Secured Creditor from the Borrower(s), Co-Borrower(s), Mortgagee(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Sr. No	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues	Reserve Price (in Rs.)	Earnest Money Deposit (InRs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time	
1	H433HLD0116368 / H433HLT0135559 / H433HLT0117460 ACRE 178 TRUST	Susanta Antaryami Sahoo (Borrower) Abantika Sahoo (Co-Borrower)	Rs. 38,35,761.91/- (Rupees Thirty Eight Lakh Thirty Five Thousand Seven Hundred Sixty One and Ninety One Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 9,00,000/- (Rupees Nine Lakh Only)	Rs. 90,000/- (Rupees Ninety Thousand Only)	Account Name : ACRE-178-TRUST Account Number: 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. B-502, Bearing Gram Panchayat House No. 4162, Admeasuring 960.7 Sq. Ft. (built-up Area), Situated On The Fifth Floor Of The Building Known As "sai Park", Together With Proportionate Undivided Share In The Land Underneath The Building, Situated At Village Sachin, Taluka Choryasi, District Surat, -396230, Forming Part Of Land Bearing Revenue Survey Nos. 475, 476, 478 And Block No. 177, Along With All Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Flat No. 501, West By Flat No. 503, And South By Flat No. 502.									
2	H418HLL182316 / H418HLT1194683 ACRE 178 TRUST	Diganta Saikia (Borrower)	Rs. 34,79,785.37/- (Rupees Thirty Four Lakh Seventy Nine Thousand Seven Hundred Eighty Five and Thirty Seven Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 17,00,000/- (Rupees Seventeen Lakh Only)	Rs. 1,70,000/- (Rupees One Lakh Seventy Thousand Only)	Account Name : ACRE-178-TRUST Account Number: 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. A-306, Situated On The Third Floor Of Block 'a' In The Residential Scheme Known As "rashmi Vihar", Having A Built-up Area Of 54.62 Square Meters (approximately 45.697 Square Meters Carpet Area), Together With Proportionate Undivided Share In The Land Underneath The Building And Rights Of Access Through Staircase, Passage And Common Areas, Forming Part Of The Land Bearing Account No. 1938 Comprising Block/survey No. 386 Admeasuring 405 Sq. Mtrs., Block/survey No. 387/2 Admeasuring 8498 Sq. Mtrs., Block/survey No. 1524 Admeasuring 18616 Sq. Mtrs. And Block/survey No. 1525 Admeasuring 95 Sq. Mtrs., Aggregating To 27924 Sq. Mtrs., Situated At Moje Village Vatva, Taluka Vatva, Registration District Ahmedabad, Sub-district Ahmedabad-11 (asali), District Ahmedabad, Which Land Falls Under Draft T.p. Scheme No. 79 (vatva-7) And Has Been Allotted Final Plot Nos. 51+52/2/2 And 52/2/1 Admeasuring 16755 Sq. Mtrs., Out Of Which Final Plot No. (51+52/2/2) 1 Admeasuring 6331 Sq. Mtrs. Has Been Developed As The Residential Scheme "rashmi Vihar" Consisting Of Blocks A, B, C, D, E, F, G And H, And The Said Property Is Bounded On The East By Flat No. A-303, West By T.p. Road, North By Flat No. A-305, And The Boundaries Of The Said Final Plot No. (51+52/2/2) 1 Are East By Final Plot No. (51+52/2/2) 2, West By 18 Meter T.p. Road, North By Final Plot No. 103 And South By Final Plot No. 69.									
3	H418HLT1275831 / ACRE 178 TRUST	Shah Ashwinkumar Ishwarbhai (Borrower) Shah Gemisha Ashwinkumar (Co-Borrower)	Rs. 28,97,720.29/- (Rupees Twenty Eight Lakh Ninety Seven Thousand Seven Hundred Twenty and Twenty Nine Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 16,00,000/- (Rupees Sixteen Lakh Only)	Rs. 1,60,000/- (Rupees One Lakh Sixty Thousand Only)	Account Name : ACRE-178-TRUST Account Number: 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. W-504, Situated On The Fifth Floor Of Block 'w', Admeasuring 69 Square Meters, Together With Proportionate Undivided Share In The Land Underneath The Building, Forming Part Of The Residential Scheme Known As "shreenand City-3", Constructed On Land Bearing Survey Nos. 589/1 And 589/3, Forming Part Of Final Plot No. (55/1+55/3)/1 And (55/1+55/3)/2, Paik Final Plot No. (55/1+55/3)/2 Of T.p. Scheme No. 107, Situated At Moje Village Ramol, Taluka Vatva, Within The Registration District Ahmedabad And Sub-district Ahmedabad-14 (vastrali), Together With All Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Margin Space, West By Common Passage, North By Flat No. W-503, And South By Flat No. W-505.									
4	AFH001100249679 ACRE 166 TRUST	Hitesh Kumar Nanjibhai Dobariya (Borrower) Mital Hiteshbhai Dobariya (Co-Borrower)	Rs. 26,57,748.82/- (Rupees Twenty Six Lakh Fifty Seven Thousand Seven Hundred Forty Eight and Eighty Two Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Residential Plot No. 9, Admeasuring 42.38 Square Meters, Together With Proportionate Share In Common Plot And Road Area Admeasuring 4.24 Square Meters, Aggregating To A Total Area Of 46.62 Square Meters, Forming Part Of The Scheme Known As "green City", Constructed On Land Bearing Block/survey No. 113, Situated Within The Limits Of Village Jitali, Taluka Ankleshwar, District Bharuch, State Of Gujarat, Together With All Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Internal Society Road, West By Plot No. 20, North By Plot No. 8, And South By Plot No. 10.									
5	AFH001100270402 ACRE 166 TRUST	Rajubhai Arvindbhai Vaghela (Borrower) Arvindbhai Bachubhai Vaghela (Co-Borrower)	Rs. 25,51,475.31/- (Rupees Twenty Five Lakh Fifty One Thousand Four Hundred Seventy Five and Thirty One Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,50,000/- (Rupees Five Lakh Fifty Thousand Only)	Rs. 55,000/- (Rupees Fifty Five Thousand Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Plot No. 8 In The Scheme Known As "green City", Situated B/H Ankleshwar Gidc, Jitali Gam Road, At Moje Village Jitali, Taluka Ankleshwar, District Bharuch, Forming Part Of The Land Bearing Account No. 866, Block No./revenue Survey No. 113, Admeasuring 2 Hectares 61 Ares 02 Square Meters Of Uncultivated Agricultural Land, Together With All Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Property Bearing Survey No. 114, West By Property Bearing Survey No. 112, North By Road, And South By Property Bearing Survey No. 114.									
6	AFH001100275928 ACRE 166 TRUST	Karan Ashokbhai Kapuriya (Borrower) Kapuriya Ashokbhai (Co-Borrower) Bhaveshbhai Kurjibhai Kapuriya (Co-Borrower)	Rs. 23,29,088.75/- (Rupees Twenty Three Lakh Twenty Nine Thousand Eighty Eight and Seventy Five Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,25,000/- (Rupees Five Lakh Twenty Five Thousand Only)	Rs. 52,500/- (Rupees Fifty Two Thousand Five Hundred Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Plot No. 259, Admeasuring 42.49 Square Meters, Together With 4.24 Square Meters Undivided Share In The Land Of Road And C.o.p. (common Open Plot), Aggregating To A Total Area Of 46.62 Square Meters, Forming Part Of The Scheme Known As "green City", Situated On Land Bearing Block/revenue Survey No. 113, At Moje Village Jitali, Taluka Ankleshwar, District Bharuch, State Of Gujarat, Together With All Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Society Internal Road, West By Plot No. 272, North By Plot No. 258, And South By Plot No. 260.									
7	AFH001100319212 ACRE 166 TRUST	Milambhai Dobaria (Borrower) Rinaben Milambhai Dobaria (Co-Borrower)	Rs. 21,59,989.53/- (Rupees Twenty One Lakh Fifty Nine Thousand Nine Hundred Eighty Nine and Fifty Three Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,25,000/- (Rupees Five Lakh Twenty Five Thousand Only)	Rs. 52,500/- (Rupees Fifty Two Thousand Five Hundred Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Plot No. 163, Admeasuring 42.38 Square Meters, Together With 4.24 Square Meters Proportionate Share In The Adjoining Common Plot And Road, Aggregating To A Total Area Of 46.62 Square Meters, Forming Part Of The Residential Scheme Known As "green City", Developed On Block/survey No. 113, Situated At Moje Village Jitali, Taluka Ankleshwar, District Bharuch, State Of Gujarat, Along With All Internal And External Rights, Easements And Appurtenances Attached Thereto, And Bounded On The North By Plot No. 162, South By Plot No. 164, East By Internal Road Of The Society, And West By Plot No. 186.									
8	AFH001100341145 ACRE 166 TRUST	Narendrabhai Dhirajlal Patoliya (Borrower) Renishabhai Patoliya (Co-Borrower) Bhikubhai Parsottambhai Dholariya (Co-Borrower)	Rs. 21,66,317.78/- (Rupees Twenty One Lakh Sixty Six Thousand Three Hundred Seventeen and Seventy Eight Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,25,000/- (Rupees Five Lakh Twenty Five Thousand Only)	Rs. 52,500/- (Rupees Fifty Two Thousand Five Hundred Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Plot No. 165, Admeasuring 42.38 Square Meters, Together With 4.24 Square Meters Proportionate Share In The Common Plot And Road, Aggregating To A Total Area Of 46.62 Square Meters, Forming Part Of The Residential Scheme Known As "green City", Developed On Block/survey No. 113, Situated At Moje Village Jitali, Taluka Ankleshwar, District Bharuch, State Of Gujarat, Along With All Internal And External Rights, Easements And Appurtenances Attached Thereto, And Bounded On The North By Plot No. 166, South By Plot No. 164, East By Plot No. 184, And West By Internal Road Of The Society.									

Sr. No	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/Co-Borrower(s)/Mortgagor (s)/ Guarantors	Total Outstanding Dues	Reserve Price (in Rs.)	Earnest Money Deposit (InRs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time	
9	AFH001100466101 ACRE 166 TRUST	Jatinbhai B Soni (Borrower) Priya Jatin Langaliya (Co-Borrower) Bharat Bhupatrai Langaliya (Co-Borrower)	Rs. 35,51,637.68/- (Rupees Thirty Five Lakh Fifty One Thousand Six Hundred Thirty Seven and Sixty Eight Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 21,00,000/- (Rupees Twenty One Lakh Only)	Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. 1103, Situated On The Eleventh Floor Of B-type Building No. F, In The Residential And Commercial Scheme Developed On Non-agricultural Land Bearing Revenue Survey Nos. 86/1 And 86/3, Block No. 100, Admeasuring In Aggregate 35,208 Square Meters, Situated At Moje Village Wankala, Taluka Choryasi, District Surat, State Of Gujarat, Out Of Which Sub-division No. 1 Admeasuring About 27,375 Square Meters Has Been Carved Out And 3,801.58 Square Meters Reserved For A Proposed 30 Meters Wide Road, And The Remaining Land On The Eastern Side Bearing Block No. 100/b Admeasuring About 23,573.42 Square Meters Has Been Developed For Residential And Commercial Purposes; The Said Flat Having A Super Built-up Area Of 1055 Square Feet And Built-up Area Of 717.35 Square Feet (i.e., About 66.67 Sq. Meters), Together With Proportionate Undivided Share Of 20.86 Square Meters In The Land Underneath The Building, And All Internal And External Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Open Space, West By Flat No. 1102, North By Flat No. 1104, And South By Building No. E.									
10	AFH001100341796 / AFH001100364383 ACRE 166 TRUST	Kishorbhai Gelani (Borrower) Artibhen Kishorbhai Gelani (Co-Borrower)	Rs. 14,94,879.92/- (Rupees Fourteen Lakh Ninety Four Thousand Eight Hundred Seventy Nine and Ninety Two Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 3,00,000/- (Rupees Three Lakh Only)	Rs. 30,000/- (Rupees Thirty Thousand Only)	Account Name : ACRE-166-TRUST Account Number: 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. 301, Situated On The Third Floor Of Building "a", In The Scheme Known As "hankrishna Residency", Constructed For Residential And Commercial Purposes On Non-agricultural Land Bearing Block No. 338/b, Admeasuring 19,233 Square Meters, Situated At Moje Village Umra, Taluka Olpad, District Surat, State Of Gujarat, The Said Flat Having A Super Built-up Area Of Approximately 583 Sq. Ft. (i.e., 54.18 Sq. Mtrs.) And Built-up Area Of Approximately 387 Sq. Ft. (i.e., 35.97 Sq. Mtrs.), Together With Proportionate Undivided Share In The Land Underneath The Building And Common Areas Including Roads, Parking And Other Facilities As Per The Approved Plan, Aggregating To 24.66 Sq. Mtrs., Along With All Internal And External Rights, Easements And Appurtenances Attached Thereto, And The Boundaries Of The Said Hankrishna Residency Block No. 338/b Are As Follows: North By Block No. 337, South By Lagu Road, East By Block No. 339, And West By Block No. 338/a.									
11	18450592 / 34588923 ACRE 158 TRUST	Gulamfarid Hajibaisir (Borrower) Nabila Gulamfarid Hajibaisir (Co-Borrower)	Rs. 25,42,092.64/- (Rupees Twenty Five Lakh Forty Two Thousand Ninety Two and Sixty Four Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 7,00,000/- (Rupees Seven Lakh Only)	Rs. 70,000/- (Rupees Seventy Thousand Only)	Account Name : ACRE-158-TRUST, Account Number: 0901102000041876, Bank : IDBI Bank, IFSC Code: IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Office No. 301, Situated On The Third Floor Of The Building Known As "sai Maya", Having A Carpet Area Of Approximately 229 Sq. Ft. (i.e., About 21.28 Sq. Mtrs.), Together With Proportionate Undivided Share In The Land Underneath The Building And The Ground Floor And All Internal And External Rights, Easements And Appurtenances Attached Thereto, Forming Part Of The Land Bearing City Survey No. 692-a Admeasuring 201.97.19 Sq. Mtrs. And City Survey No. 694 Admeasuring 49.33.16 Sq. Mtrs., Situated At Udhna Crossroads, Ward No. 2, Surat City, District Surat, State Of Gujarat, And The Said Building Is Bounded On The North By Road And Property Bearing No. 695-a, South By Road, East By Road, And West By Property Bearing No. 692-b.									
12	21066363 / 34240601 ACRE 158 TRUST	Anilbhai Raghavbhai Ghoniya (Borrower) Harshaben Ankbhai Ghoniya (Co-Borrower) Shree Jagdamba Sales & Hardware (Co-Borrower)	Rs. 13,10,006.75/- (Rupees Thirteen Lakh Ten Thousand Six and Seventy Five Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand Only)	Rs. 85,000/- (Rupees Eighty Five Thousand Only)	Account Name : ACRE-158-TRUST, Account Number: 0901102000041876, Bank : IDBI Bank, IFSC Code: IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. 303, Situated On The Second Floor Of The Building Known As "tirharaj Complex", Having A Super Built-up Area Of Approximately 630 Sq. Ft. And Built-up Area Of Approximately 441 Sq. Ft. (i.e., About 40.96 Sq. Mtrs.), Together With Proportionate Undivided Share In The Land Admeasuring 12.821 Sq. Mtrs. And Constructed Area Of 12.821 Sq. Mtrs., Along With All Internal And External Common Use Rights And Appurtenances Attached Thereto, Forming Part Of The Land Bearing City Survey Tika No. 22 Running Nos. 68, 69, 70, 71 And Tika No. 23 Running No. 70, Originally Of Old Village Panchayat No. 86, And Further Forming Part Of City Survey Tika Nos. 22 And 23 Running No. 67/1, Situated At Moje Village Singanpur, Taluka Choryasi, Surat City, Within The Limits Of Surat Municipal Corporation, The Total Land Admeasuring Approximately 205.14 Sq. Mtrs. (152.90 Sq. Mtrs. + 52.24 Sq. Mtrs.), And Bounded On The North By Flat No. 304, South By Flat No. 302, East By Road, And West By Common Staircase.									
13	PHHLSUR13000066 ACRE 174 TRUST	Konda Sydulu (Borrower) Konda Suvarna (Co-Borrower)	Rs. 15,72,198.90/- (Rupees Fifteen Lakh Seventy Two Thousand One Hundred Ninety Eight and Ninety Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 6,00,000/- (Rupees Six Lakh Only)	Rs. 60,000/- (Rupees Sixty Thousand Only)	Account Name : ACRE-174-TRUST Account Number: 0901102000042103 Bank : IDBI Bank IFSC Code: IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Plot No. 215, Admeasuring 40.26 Square Meters Of Open Land, Together With Proportionate Undivided Share Of 22.93 Square Meters In Road And C.o.p. (common Open Plot), Aggregating To A Total Area Of 63.19 Square Meters, Forming Part Of The Residential Scheme Known As "swastik Residency", Developed On Non-agricultural Land Bearing Block Nos. 16, 17, 23, 24, 25, 26, 27 And 31, Admeasuring Respectively 2035 Sq. Mtrs., 951 Sq. Mtrs., 1784 Sq. Mtrs., 951 Sq. Mtrs., 6541 Sq. Mtrs., 2616 Sq. Mtrs., 1308 Sq. Mtrs. And 832 Sq. Mtrs., Aggregating To 17,718 Sq. Mtrs., Situated At Moje Village Kareli, Taluka Palsana, District Surat, State Of Gujarat, Together With All Internal And External Rights, Easements And Appurtenances Attached Thereto, And Bounded On The East By Plot No. 216, West By Plot No. 214, North By Way, And South By Block No. 50.									
14	H428HLP0329194 ACRE 178 TRUST	Shiv Ply Laminata & Hardware Tre (Borrower) Milan Vekariya (Co-Borrower) Rutvik Vekariya (Co-Borrower)	Rs. 26,30,985.91/- (Rupees Twenty Six Lakh Thirty Thousand Nine Hundred Eighty Five and Ninety One Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only)	Rs. 1,35,000/- (Rupees One Lakh Thirty Five Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Shop No. 6, Situated On The First Floor Of The Building Known As "shri Hari Heights", Having A Carpet Area Of Approximately 20.32 Square Meters And Built-up Area Of Approximately 23.36 Square Meters, Together With Proportionate Undivided Share In The Land Underneath The Building And The Ground Floor Along With All Internal And External Rights, Interests And Appurtenances Attached Thereto, Forming Part Of The Land Bearing Survey No. 45, Block No. 105-a, Situated At Moje Village Chhaprabhadha, Taluka Surat City (adajan), District Surat, State Of Gujarat, Which Land Is Included In Draft T.p. Scheme No. 70 (chhaprabhadha-amrolli-kosad-uran) And Allotted Original Plot No. 59 And Final Plot No. 59 Admeasuring 2081.00 Square Meters, And The Said Building Is Bounded On The East By Land Of Final Plot No. 58, West By Final Plot No. 86/b, North By Adjoining Land, And South By Public Road.									
15	H428HLL1266174 / H428HLT1268189 ACRE 178 TRUST	Talaviya Nitinbhai Kalubhai (Borrower) Talaviya Muktaben Kalubhai (Co-Borrower)	Rs. 19,48,254.47/- (Rupees Nineteen Lakh Forty Eight Thousand Two Hundred Fifty Four and Forty Seven Paise Only) as on 10-03-2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 8,00,000/- (Rupees Eight Lakh Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th March 2026 2:30 PM to 3:30 PM	28th March 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Being Flat No. 304, Situated In Building No. A/1, In The Residential Scheme Known As "rameswar Residency", Having A Super Built-up Area Of 1020 Sq. Ft. (i.e., 94.796 Sq. Mtrs.), Which Includes Built-up Area Of 56.877 Sq. Mtrs. And 37.918 Sq. Mtrs. Proportionate Share In Common Areas Such As Staircase, Terrace, Common Passage Etc., Together With Undivided Share In The Land Admeasuring 30.34 Sq. Mtrs., Forming Part Of The Land Bearing Re-survey No. 37, Block No. 54/a, Admeasuring Approximately 4,964 Sq. Mtrs., Situated At Moje Village Vav, Taluka Kamrej, District Surat, State Of Gujarat, Falling Under Draft Town Planning Scheme No. 41 (vav), Final Plot No. 43 Admeasuring 2,994 Sq. Mtrs., Where Multi-storey Buildings A/1, A/2 And A/3 Have Been Constructed For Residential Purposes, Together With All Internal And External Rights, Easements And Appurtenances Attached Thereto, And The Said Property Is Bounded On The East By Building A/c, West By Landscaped Garden, North By Other Land Ownership, And South By Public Road.									

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, mentioned hereinabove had been assigned to Assets Care & Reconstruction Enterprise Ltd., acting as a trustee of various trust mentioned clearly in column provided above.

IMPORTANT INFORMATION REGARDING AUCTION PROCESS

1	EMD payment through demand draft/RTGS/NEFT shall be drawn/paid in favor of the bank accounts mentioned above
2	Web Site for Auction www.bankauctions.com
3	Contact Details Rohan Sawant - 9833143013, Akshay Hassija - 808023