


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-86, 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.	AMITKUMAR MADHUBHAI KALSARIYA AND NILESH M KALSARIYA	Rs. 16,51,547/- (Rupees Sixteen Lakh Fifty-One Thousand Five Hundred Forty-Seven Only) in Loan Account No. AFH001100602727 as on 20.08.2025 + further interest thereon + other charges	Reserve Price of Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only) and 10% Earnest Money Deposit i.e., Rs.55,000/- (Rupees Fifty-Five Thousand Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PROPERTY BEARING FLAT NO. A-204 2ND FLOOR (AS PER PLAN 1ST FLOOR) BUI NO A (AS PER PLAN A-2) SAI RESIDENCY KADODARA BARDOLI ROAD PALSANA SURAT GUJARAT-394327					
2.	BHUPENDRABHAI JASHBHAI PARMAR AND KAVITA PARMAR	Rs.25,56,957/- (Rupees Twenty-Five Lakh Fifty-Six Thousand Nine Hundred Fifty-Seven Only) in Loan Account No. AFH000900261808 as on 20.08.2025 + further interest thereon + other charges	Rs.22,00,000/- (Rupees Twenty-Two Lakh Only) and 10% Earnest Money Deposit i.e., Rs.2,20,000/- (Rupees Two Lakh Twenty Thousand Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO. - 30, 66.32 SQUARE METERS OF UNCULTIVATED OPEN LAND, ADJOINING COMMON PLOT AND PART OF ROAD LAND, DIVISION-3, BLOCK NO. - 66 (OLD SURVEY NO. - 76/1/B AND 76/2) OF VILLAGE MOJE BEEL OF "SATYAM TENEMENT" MEASURING 9106.00 SQUARE METERS BHATHUJI MAHARAJ MANDIR/B/H BILL DISTRICT VADODARA AND REGISTRATION SUB-DISTRICT VADODARA GUJARAT-391410					
3.	VELJIBHAI DESAI AND KAILASHBEN RABARI	Rs.29,36,691/- (Rupees Twenty-Nine Lakh Thirty-Six Thousand Six Hundred Ninety-One Only) in Loan Account No. AFH000900285949 as on 20.08.2025 + further interest thereon + other charges	Rs.16,00,000/- (Rupees Sixteen Lakh Only) and 10% Earnest Money Deposit i.e., Rs.1,60,000/- (Rupees One Lakh Sixty Thousand Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: ALL THE PIECE AND PARCEL OF RESIDENTIAL FLAT NO. 102, "BARSANA RESIDENCY" PAKI TOWER D, SUPER BUILT UP ADMEASURING 81.28 SQ. FT. SITUATED NON-AGRICULTURE PLOT OF LAND IN MAUJE UDARA VADODARA LYING BEING LAND BEARING REVENUE SURVEY NO-675/1 ADMEASURING 1821 SQ. MTRS. & REVENUE SURVEY NO-675/2 ADMEASURING 1518 SQ. MTRS AND REVENUE SURVEY NO-675/3 ADMEASURING 809 SQ. MTRS TOTAL ADMEASURING 2327 SQ. MTRS. REGISTRATION SUB DISTRICT & DISTRICT VADODARA					
4.	KAMLESH ASHOK WADER, NITESH KAMLESHBHAI WADHER AND SAVALIYA VIJAYBHAI J	Rs.21,36,099/- (Rupees Twenty-One Lakh Thirty-Six Thousand Nine Hundred Nine Only) in Loan Account No. AFH001100307704 as on 20.08.2025 + further interest thereon + other charges	Rs.9,00,000/- (Rupees Nine Lakh Only) and 10% Earnest Money Deposit i.e., Rs.90,000/- (Rupees Ninety Thousand Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: ALL THE PIECE AND PARCEL OF THE FLAT NO.203, BUILDING NO. A-26 SECOND FLOOR BUILT UP AREA ADMEASURING 52.89 SQ.MTR, UNDIVIDED PROPORTIONATE LAND ROAD C.O.P. AREA ADMEASURING 36.65 SQ. METER, SCHEME KNOWN AS OM TOWNSHIP VIBHAG-3 SITUATED AT REVENUE SURVEY NO.176, BLOCK NO.177, IN THE SIM OF VILLAGE PASODARA TALUKA KAMREJ DIST SURAT-395006. EAST: BUILDING, WEST: FLAT NO.204, NORTH: PASSAGE/STAIRCASE, SOUTH: SOCIETY ROOM					
5.	MILANBHAI DOBARIYA AND RINABEN MILANBHAI DOBARIYA	Rs.20,97,425/- (Rupees Twenty Lakh Ninety-Seven Thousand Four Hundred Twenty-Five Only) in Loan Account No. AFH001100319212 as on 20.08.2025 + further interest thereon + other charges	Rs.7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) and 10% Earnest Money Deposit i.e., Rs.75,000/- (Rupees Seventy-Five Thousand Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: PLOT NO 163, GREEN CITY, JITALI DADHAL, ROAD, VILLAGE JITALI, TA ANKLESHWAR, BHARUCH, SURAT, GUJARAT - 393009					
6.	PRATIK GIRISHBHAI VAGHELA AND PRASHANT GIRISHBHAI VAGHELA	Rs.51,89,804/- (Rupees Fifty-One Lakh Eighty-Nine Thousand Eight Hundred Four Only) in Loan Account No. AFH000900406673 as on 20.08.2025 + further interest thereon + other charges	Rs.30,00,000/- (Rupees Thirty Lakh Only) and 10% Earnest Money Deposit i.e., Rs.3,00,000/- (Rupees Three Lakh Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: RESIDENTIAL FLAT NO. A/2/103 ADMEASURING 66.01 SQ MTRS. FIRST FLOOR IN TOWER A/2 IN THE BUILDING KNOWN AS "SHILALEKH APPARTMENT" MOUJE VADODARA KASBA REGISTRATION DISTRICT-VADODARA SUB DISTRICT - VADODARA					
7.	ARBIND SOHAN CHAUHAN AND ARCHANA DEVI ARVIND CHAVAN	Rs.24,68,076/- (Rupees Twenty-Four Lakh Sixty-Eight Thousand Seventy-Six Only) i.e., Rs.17,85,845/- (Rupees Seventeen Lakh Eighty-Five Thousand Eight Hundred Forty-Five Only) in Loan Account No. AFH009800254778 and Rs.6,82,231/- (Rupees Six Lakh Eighty-Two Thousand Two Hundred Thirty-One Only) in Loan Account No. AFH009800274373 as on 21.08.2025 + further interest thereon + other charges	Rs.9,00,000/- (Rupees Nine Lakh Only) and 10% Earnest Money Deposit i.e., Rs.90,000/- (Rupees Ninety Thousand Only)	23-09-2025 Between 12:30 P.M. to 1:30 P.M. (With 5 Minutes Unlimited Auto Extensions)	12-09-2025 between 11:00 AM to 5:00 PM
Description of the Secured Asset: GOVARDHAN APARTMENT FLAT NO 201 2ND FLOOR REV SUR NO 259/P BH SHAKTI HOTEL OPP BR AMBEDKAR BHAVAN KOTHARIYAROAD RAJKOT GUJARAT-360002					

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, 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.

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. 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

Date: 23.08.2025
Place: Gujarat

Sd/- Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.
(Trustee of ACRE-166-Trust)

12 cm x 25 cm

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

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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
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		20.08.2025 + further interest thereon + other charges	10% Earnest Money Deposit i.e., Rs.75,000/- (Rupees Seventy-Five Thousand Only)	5 Minutes Unlimited Auto Extensions)	
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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, 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.



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. 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

Date: 23.08.2025
Place: Gujarat

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.
(Trustee of ACRE-166-Trust)