

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:

			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		eserve Price of Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand Only) and 0% Earnest Money Deposit , 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 2) SAI RESIDENCY KADODARA BARDOLI ROAD PALSANA SURAT GUJAR					LOOR) BUI NO A (AS	PER PLANA-
2.	JASHBHAI PARMAR Fifty-S AND KAVITA PARMAR Se AFHI		957/- (Rupees Twenty-Five Lakh Thousand Nine Hundred Fifty-n Only) in Loan Account No. 0900261808 as on 20.08.2025 i.e., Rs.2,20,000/- (Rupees Twenty-Two Lakh Only) and 10% Earnest Money Deposit i.e., Rs.2,20,000/- (Rupees Two 12:30 P.M. (With 5 Minutes Unlimited Auto Extensions)				12-09-2025 between 11:00 AM to
	AND PART OF ROAD LAN	ND, DIVIS 9106.00	PLOT NO 30, 66.32 SQUARE M SION-3, BLOCK NO 66 (OLD SU I SQUARE METERS BHATHUJI MA AT-391410	RVEY I	NO 76/1/B AND 76/2) OF \	ILLAGE MOJE BEE	L OF "SATYAM
3.	VELJIBHAI DESAI AND KAILASHBEN RABARI	Thirt	9,36,691/- (Rupees Twenty-Nine L ry-Six Thousand Six Hundred Nin One Only) in Loan Account No. H000900285949 as on 20.08.2025 her interest thereon + other charg	ety- + i.	s.16,00,000/- (Rupees Sixter Lakh Only) and 10% Earnest Money Deposi e., Rs.1,60,000/- (Rupees Or Lakh Sixty Thousand Only)	Between 12:30 P to 1:30 P.M. (With	15 11:00 AM to
	SUPER BUILT UP ADMEAS LAND BEARING REVENU	SURING A E SURVE JRVEY N	ALL THE PIECE AND PARCEL OF 81.28 SQ.FT. SITUATED NON-AGRI EY NO-675/1 ADMEASURING 1821 O-675/3 ADMEASURING 809 SQ.	SQ. M	JR <mark>E PLOT OF L</mark> AND IN MAUJI TRS. & REVENUE SURVEY I	UDERA VADODAR IO-675/2 ADMEASU	ALYING BEING RING 1518 SQ.
4.	4. KAMLESH ASHOK WADER, Rs NITABEN KAMLESHBHAI WADHER AND SAVALIYA		Rs.21,36,099/- (Rupees Twenty-One Lakh Thirty-Six Thousand Ninety-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 e., Rs.90,000/- (Rupees Nine Thousand Only)	23-09-2025 Between 12:30 P to 1:30 P.M. (With Minutes Unlimite Auto Extension:	11:00 AM to
	ADMEASURING 52.89 SC KNOWN AS OM TOWNSH	AMTR, U	ALL THE PIECE AND PARCEL OF TH INDIVIDED PROPORTIONATE LAI AG-3 SITUATED AT REVENUE SU 006. EAST: BUILDING, WEST: FLA'	ND RO	AD C.O.P. AREA ADMEASU NO.176, BLOCK NO.177, IN	RING 36.65 SQ. ME THE SIM OF VILLAG	TER, SCHEME SE PASODARA
5.	MILANBHAI DOBARIYA AND RINABEN MILANBHAI DOBARIYA TO A		s.20,97,425/- (Rupees Twenty Laki ety-Seven Thousand Four Hundr enty-Five Only) in Loan Account N H001100319212 as on 20.08.2025 her interest thereon + other charg	ousand Four Hundred ly) in Loan Account No. 12 as on 20.08.2025 + Lakh Fifty Thousand Only) and 10% Earnest Money Deposit i.e., Rs.75,000/- (Rupees		d Between 12:30 P to 1:30 P.M. (With Minutes Unlimited	11:00 AM to
	Description of the Secur SURAT, GUJRAT – 393009		: PLOT NO 163, GREEN CITY, JIT	'ALI DA	ADHAL, ROAD, VILLAGE JIT.	ALÍ, TA ANKLESHWA	AR, BHARUCH
6.	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		Between 12:30 P to 1:30 P.M. (With	15 11:00 AM to	
Description of the Secured Asset: RESIDENTIAL FLAT NO. A/2/103 ADMEASURING 66.01 SQ MTRS. FIRST FLOOF BUILDING KNOWN AS "SHILALEKH APPARTMENT" MOUJE VADODARA KASBA REGISTRATION DISTRICT-VADO VADODARA							
7.	CHAUHAN AND ARCHANADEVI ARVIND CHAVAN AFHO Eigh ir	nousand lees Seve lundred I 00980025 ty-Two T n Loan A	- (Rupees Twenty-Four Lakh Sixty Seventy-Six Only) [i.e., Rs.17,85,8 Inteen Lakh Eighty-Five Thousan Forty-Five Only) in Loan Account I 4778 and Rs.6,82,231/- (Rupees S housand Two Hundred Thirty-One count No. AFH009800274373] as further interest thereon + other cl	845/- d Eight No. ix Lakh e Only) on	Lakh Only) and 10% Earnest Money Deposit i.e., Rs.90,000/- (Rupees Ninety Thousand Only)	e 23-09-2025 Between 12:30 P to 1:30 P.M. (With Minutes Unlimite Auto Extensions	15 11:00 AM to
	AMBEDKAR BHAVAN KOT	HARIYAI	GOVARDHAN APARTMENT FLAT ROAD RAJKOT GUJARAT-360002		11 2ND FLOOR REV SUR NO		

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)



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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:

	oney Deposit mentioned in appended tabl				
Sr.	Name of Borrower(s)/Co-	Amount of Recovery	Reserve Price	Date &	Date &
No.	Borrower(s)/Mortgagor(s)/Guarantors		and EMD	Time of	Time of
				the	the
				Auction	Inspection
1	AMITKUMAR MADHUBHAI	Rs. 16,51,547/- (Rupees	Reserve Price of	23-09-	12-09-
	KALSARIYA AND NILESH M	Sixteen Lakh Fifty-One	Rs.5,50,000/-	2025	2025
		Thousand Five Hundred	(Rupees Five	Between	between
	KALSARIYA	Forty-Seven Only) in Loan	Lakh Fifty	12:30 P.M.	11:00 AM to 5:00 PM
		Account No.	Thousand Only)	to 1:30	to 3.00 FM
		AFH001100602727 as on	and	P.M. (With	
		20.08.2025 +further		5 Minutes	
		interest thereon + other	10% Earnest	Unlimited	
		charges	Money Deposit	Auto	
			i.e.,	Extensions)	
			_		
			Rs.55,000/-		
			(Rupees Fifty-		
			Five Thousand		
			Only)		
	D : 4: C41 C 1A 4 PPO	DEDOWN DEADING DIAM NO. A O	04 0ND DI 00D (40 I	DED DI ANI 100	EL CODI DI II
	Description of the Secured Asset: PRO	PERTY BEARING FLAT NO. A-2	04 2ND FLOOR (AS F	PER PLAN IST	FLOOR) BUI
	NO A (AS PER PLAN A-2) SAI RESIDENC	Y KADODARA BARDOLI ROAD	PALSANA SURAT GU	JJARAT-39432	27
2	BHUPENDRABHAI JASHBHAI	Rs.25,56,957/- (Rupees	Rs.22,00,000/-	23-09-	12-09-
	PARMAR AND KAVITA PARMAR	Twenty-Five Lakh Fifty-Six	(Rupees Twenty-	2025	2025
	THOMAS MAD IMPITED THOMAS	Thousand Nine Hundred	Two Lakh Only)	Between	between
		Fifty-Seven Only) in Loan	and	12:30 P.M.	11:00 AM
		Account No.		to 1:30	to 5:00 PM
		AFH000900261808 as on	10% Earnest	P.M. (With	
		20.08.2025 +further	Money Deposit	5 Minutes	
		interest thereon + other	i.e.,	Unlimited	
		charges		Auto	
			Rs.2,20,000/-	Extensions)	
			(Rupees Two		



	WAKING ASSETS WORK			
		Lakh	Twenty	
		Thousan	ıd Only)	

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 MANDIRB/H BILL DISTRICT VADODARA AND REGISTRATION SUB-DISTRICT VADODARA GUJARAT-391410

3	VELJIBHAI DESAI AND KAILASHBEN	Rs.29,36,691/- (Rupees	Rs.16,00,000/-	23-09-	12-09-
	RABARI	Twenty-Nine Lakh Thirty-	(Rupees Sixteen	2025	2025
		Six Thousand Six Hundred	Lakh Only) and	Between	between
		Ninety-One Only) in Loan		12:30 P.M.	11:00 AM
		Account No.	10% Earnest	to 1:30	to 5:00 PM
		AFH000900285949 as on	Money Deposit	P.M. (With	
		20.08.2025 + further	i.e.,	5 Minutes	
		interest thereon + other		Unlimited	
		charges	Rs.1,60,000/-	Auto	
			(Rupees One	Extensions)	
			Lakh Sixty	,	
			Thousand Only)		

Description of the Secured Asset: ALL THE PIECE AND PARCEL OF RESIDENTIAL FLAT NO.102, "BARSANA RESIDENCY" PAIKI TOWER D, SUPER BUILT UP ADMEASURING 81.28 SQ.FT. SITUATED NON-AGRICULTURE PLOT OF LAND IN MAUJE UDERA 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, NIT	CABEN	Rs.21,36,099/- (Rupees	Rs.9,00,000/-	23-09-	12-09-
	KAMLESHBHAI WADHER	AND	Twenty-One Lakh Thirty-	(Rupees Nine	2025	2025
			Six Thousand Ninety-Nine	Lakh Only) and	Between	between
	SAVALIYA VIJAYBHAI J		Only) in Loan Account No.		12:30 P.M.	11:00 AM
			AFH001100307704 as on	10% Earnest	to 1:30	to 5:00 PM
			20.08.2025 + further	Money Deposit	P.M. (With	
			interest thereon + other	i.e.,	5 Minutes	
			charges		Unlimited	
				Rs.90,000/-	Auto	
				(Rupees Ninety	Extensions)	
				Thousand Only)	,	

Description of the Secured Asset: ALL THE PIECE AND PARCEL OF THE FLAT NO.203, BUILDING NO. A-26 SECOEND 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	Rs.20,97,425/-	(Rupees	Rs.7,50,00	00/-	23-09-	12-09-
	RINABEN MILA	NBHAI DOBARI	VA.	Twenty Lakh Nin	ety-Seven	(Rupees	Seven	2025	2025
		mbini bobini		Thousand Four	Hundred	Lakh	Fifty	Between	between
				Twenty-Five Onl	y) in Loan	Thousand	Only)	12:30 P.M.	11:00 AM
				Account	No.	and		to 1:30	to 5:00 PM
				AFH00110031921	2 as on			P.M. (With	



	III/IIII/O/OOLIO/II/III	20.08.2025 + further	10% Earnest	5 Minutes	
		interest thereon + other	Money Deposit	Unlimited	
				Auto	
		charges	i.e.,		
			Pa 75 000/	Extensions)	
			Rs.75,000/-		
			(Rupees Seventy-		
			Five Thousand		
			Only)		
					
	cription of the Secured Asset: PLOT NO 1 RUCH, SURAT, GUJRAT – 393009	63, GREEN CITY, JITALI DADH	IAL, ROAD, VILLAGE	JITALI, TA AN	KLESHWAR,
6	PRATIK GIRISHBHAI VAGHELA AND	Rs.51,89,804/- (Rupees	Rs.30,00,000/-	23-09-	12-09-
	DD 4 CH 4 N/M CHDICHIDH 4 I MA CHIDLA	Fifty-One Lakh Eighty-Nine	(Rupees Thirty	2025	2025
l	PRASHANT GIRISHBHAI VAGHELA	Thousand Eight Hundred	Lakh Only) and	Between	between
l		Four Only) in Loan Account	Dakii Omy, and	12:30 P.M.	11:00 AM
l		• •	10% Earnest		to 5:00 PM
		No. AFH000900406673 as	Money Deposit	to 1:30	
		on 20.08.2025 + further		P.M. (With	
		interest thereon + other	i.e.,	5 Minutes	
		charges	Rs.3,00,000/-	Unlimited	
				Auto	
			(Rupees Three	Extensions)	
			Lakh Only)		
TOW	eription of the Secured Asset: RESIDEN VER A/2 IN THE BUILDING KNOWN AS TRICT-VADODARA SUB DISTRICT -VADOI	S "SHILALEKH APPARTMENT"			
7	ARBIND SOHAN CHAUHAN AND	Rs.24,68,076/- (Rupees	Rs.9,00,000/-	23-09-	12-09-
	ARCHANADEVI ARVIND CHAVAN	Twenty-Four Lakh Sixty-	(Rupees Nine	2025	2025
	ARCHANADEVI ARVIND CHAVAN	Eight Thousand Seventy-	Lakh Only) and	Between	between
		Six Only) [i.e.,		12:30 P.M.	11:00 AM
		Rs.17,85,845/- (Rupees	10% Earnest	to 1:30	to 5:00 PM
		, ,	Money Deposit	P.M. (With	
		Seventeen Lakh Eighty-Five	i.e.,	,	
		Thousand Eight Hundred	1.0.,	5 Minutes	
		Forty-Five Only) in Loan	Rs.90,000/-	Unlimited	
		Account No.		Auto	
		AFH009800254778 and	` -	Extensions)	
		Rs.6,82,231/- (Rupees Six	Thousand Only)		
		Lakh Eighty-Two Thousand			
		Two Hundred Thirty-One			
		Only) in Loan Account No.			
		AFH009800274373] as on			
		21.08.2025 + further			
		interest thereon + other			
		charges			
		Ondiges			
Door	rintian of the Secured Asset: COVARD	HAN ADARTMENT ELAT NO 201	I OND ELOOD DEG C	HID NO 250/P	ВП СПУКЛІ
Desc	cription of the Secured Asset: GOVARD	HAN APARTMENT FLAT NO 201		SUR NO 259/P	RH SHAKIJ

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.

HOTEL OPP BR AMBEDKAR BHAVAN KOTHARIYA ROAD RAJKOT GUJARAT-360002



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