

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) & 9(1) of The 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.** [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 below for each property:

DETAILS OF SECURED ASSET										
Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgagor (s)/ Guarantors	Total Outstanding Dues as on 02nd June 2026	Reserve Price	Earnest Money Deposit (In Rs.)	Bank account details for EMD payment through demand draft/RTGS/NEFT	Auction Date & Time	EMD Date & Time	Description of The Secured Asset:	Barcode Scan to view PDF
1	06400007221 / 06400007222 ACRE 174 TRUST	Ghanshyam Dhirajal Vegad, Dhirajal Nanjibhai Vegad, Sharad Dhirajal Vegad, Savitaben Dhirajal Vegad, Hina G Vegad, Madhuriben Sharadhbhai Vegad	Rs. 1,81,04,756/- Rupees One Crore Eighty One Lakhs Four Thousand Seven Hundred Fifty Six Only & Rs. 85,76,594/- Rupees Eighty Five Lakhs Seventy Six Thousand Five Hundred Ninety Four Only	Rs. 41,13,000/- Rupees Forty One Lakhs Thirteen Thousand Only	Rs. 4,13,000/- Rupees Four Lakhs Thirteen Thousand Only	Account Name: ACRE-174-TRUST Account Number: 090110200042103 Bank: IDBI Bank IFSC Code: IBKL0000901	15 th July 2026 2:30 PM to 3:30 PM	14 th July 2026 till 4:00 PM	All that piece and parcel of the immovable property bearing Plot No. 5, situated in R.S. No. 118/3/P known as "Swaminarayan Krupa", Yogi Park/Gokul Park, near Axis Bank, off Rajkot Road, Taluka Dhrol, District Jamnagar, State of Gujarat, comprising a commercial/residential building consisting of Ground Floor plus Two Floors (GF + 2 Floors) standing thereon, bounded on the North by Plot No. 8, on the South by a 7.50 Meter Wide Road, on the East by a 7.50 Meter Wide Road, and on the West by Plot No. 6	
			Rs. 35,97,000/- Rupees Thirty Five Lakhs Ninety Seven Thousand Only	Rs. 3,59,700/- Rupees Three Lakhs Fifty Nine Thousand Seven Hundred Only	Account Name: ACRE-174-TRUST Account Number: 090110200042103 Bank: IDBI Bank IFSC Code: IBKL0000901	15 th July 2026 2:30 PM to 3:30 PM	14 th July 2026 till 4:00 PM	All that piece and parcel of the immovable property bearing Swaminarayan Guest House, situated at C.S. No. 4142/2, Sheet No. 16, together with the above Shop Nos. 13 to 18, opposite Patel Samaj Vadi, Jamnagar Road, Dhrol, District Jamnagar, State of Gujarat, comprising a Guest House and Commercial Shops consisting of Ground Floor plus One Floor (GF + 1 Floor).		
2	CN000000104122 ACRE 174 TRUST	Jitendra Thakur Rubby Kumari Thakur, Aijt Prajapati	Rs. 908997/- Rupees Nine Lakhs Eight Thousand Nine Hundred Ninety Seven Only	Rs. 3,05,000/- Rupees Three Lakhs Five Thousand Only	Rs. 30,500/- Rupees Thirty Thousand Five Hundred Only	Account Name: ACRE-178-TRUST Account Number: 090110200042617 Bank: IDBI Bank IFSC: IBKL0000901	15 th July 2026 2:30 PM to 3:30 PM	14 th July 2026 till 4:00 PM	All that piece and parcel of Flat No. A/G-04 admeasuring about 595.00 Sq. Fts i.e. 55.29 Sq. Mtrs Super Built up area, situated on the Ground Floor of the A-Building known as "NAAZ RESIDENCY" constructed on the N.A. land bearing Survey No. 297 Paikie admeasuring about 418910.36 Sq. Fts. equivalent to 38932.19 Sq. Mtrs. Paikie Plot No. 65 admeasuring about 5090.83 Sq. Fts. equivalent to 473.00 Sq. Mtrs. bearing Computerized Survey No. 297/Pike 9 and Plot No. 66 admeasuring about 5328.18 Sq. Fts. equivalent to 495.00 Sq. Mtrs. bearing Computerized Survey No. 297/paikie 2/paikie 7 Situated at: Karwad, Tal: Vapi, Dist: Valsad Boundaries area as follows: East : Common Passage, West : Common Passage, North : Staircase, South : Flat No. A/G-03	

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 <https://www.bankeauctions.com>

3. Contact Details **1800-209-2989** auction.support@acreindia.in

4. Inspection of the Property on prior appointment basis only

5. For detailed terms and condition of the sale, please visit the website www.acreindia.in / www.bankeauctions.com

Date: 11/06/2026, Place: Jamnagar , Valsad Sd/- Authorized Officer, Assets Care & Reconstruction Enterprise Ltd.

HDB FINANCIAL SERVICES LIMITED

REGISTERED OFFICE: RADHIKA, 2ND FLOOR, LAW GARDEN ROAD, NAVRANGPURA, AHMEDABAD-380009
BRANCH OFFICE: NATH EDIFICE, THIRD FLOOR, DR.YAGNIK ROAD, RAJKOT GUJARAT – 360001.
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES [SEE PROVISO TO RULE 8(6)]
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 25/06/2026 UP TO 04:00 PM

SALE OF IMMOVABLE PROPERTY MORTGAGED TO HDB FINANCIAL SERVICES LIMITED UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002 (NO.54 OF 2002) WHEREAS, THE AUTHORIZED OFFICER OF HDB FINANCIAL SERVICES LIMITED HAD TAKEN PHYSICAL POSSESSION OF THE FOLLOWING PROPERTY/IES PURSUANT TO THE NOTICE ISSUED UNDER SEC 13(2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002 IN THE FOLLOWING LOAN ACCOUNTS WITH OUR BRANCH WITH A RIGHT TO SELL THE SAME ON "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" FOR REALIZATION OF HDB FINANCIAL SERVICES LIMITED DUES. THE SALE WILL BE DONE BY THE UNDERSIGNED THROUGH E-AUCTION PLATFORM PROVIDED AT THE WEBSITE: <https://eauctions.samil.in/>

NAME OF THE BRANCH & ACCOUNT	MORTGAGE PROPERTY DESCRIPTION, WHICH IS UNDER AUCTION SALE AND POSSESSION STATUS	DEMAND NOTICE DATE	FOR PROPERTY INSPECTION AND OTHER QUERIES	EMD SUBMISSION ACCOUNT DETAILS	RESERVE PRICE	DATE OF E-AUCTION
					EMD	TIME OF E-AUCTION
		OUTSTANDING AMOUNT (SECURED DEBT)	AUTHORIZED OFFICER'S DETAILS	BID INCREASE AMOUNT		EMD SUBMISSION DATE
HDB FINANCIAL SERVICES LTD. NATH EDIFICE, THIRD FLOOR, DR.YAGNIK ROAD, RAJKOT GUJARAT – 360001. LOAN ACCOUNT NO. 35610976 1. KALPESH NANUBHAI BUDHELIYA 2. SHITAL KALPESH BUDHELIYA ALL R/O: LPG-459, ANAND NAGAR NEAR SECOND, BUS STATION ANANDNAGAR, BHAVNAGAR, 364005, GUJARAT And Also COMMERCIAL SHOP NO 203, PANMAN HOUSE, LADY PALACE, CITY SURVEY WARD NO 3/A, SHEET NO 109, CITY SURVEY NO 6952 TO 6958, BHAVNAGAR-364005.	ALL THAT PIECE AND PARCEL OF IMMOVABLE COMMERCIAL PROPERTY SITUATED AT ALL THAT PIECE AND PARCEL OF COMMERCIAL SHOP NO 203, PANMAN HOUSE LADY PALACE, CITY SURVEY WARD NO 3/A SHEET NO 109, CITY SURVEY NO 6952 TO 6958, BHAVNAGAR, GUJARAT - 364005 NORTH - SHOP NO 202 SOUTH - ROAD EAST - S.NO-6954 PAIKI WEST - ROAD POSSESSION STATUS- PHYSICAL POSSESSION	17/07/2025 Rs.4169513/- (Rupees Forty One Lakh Sixty Nine Thousand Five Hundred & Thirteen Only) as of 11.07.2025 AND FUTURE CONTRACTUAL INTEREST TILL ACTUAL REALIZATION TOGETHER WITH INCIDENTAL EXPENSES, COST AND CHARGES ETC.	(FOR PROPERTY INSPECTION AND OTHER QUERIES) MR. MAHENDRASINH C PARMAR, CONT NO. 9727001111 EMAIL ID:- ACL.M.RAJKOT@HDBFS.COM MR. PRASHANT SURESHBHAI MAKHECHA, EMAIL ID:- PRASHANT.MAKHECHA@HDBFS.COM CONT NO. 7600800900 AUTHORIZED OFFICER'S DETAILS: MR. DURLABHSINHJI RATHOD CONT NO. 9099091942 EMAIL ID:- LM.RAJKOT@HDBFS.COM MR. SUNIL VISHWAKARMA CONT NO. 8600375505	MODE OF PAYMENT : ONLY DEMAND DRAFT	RESERVE PRICE: Rs.51,66,000/- (RUPEES FIFTY ONE LAKH SIXTY SIX THOUSAND ONLY) EMD PRICE:- Rs.5,16,600/- (RUPEES FIVE LAKH SIXTEEN THOUSAND AND SIX HUNDRED ONLY) BID INCREASE AMOUNT: *50,000.00	E-AUCTION DATE: 25/06/2026 AT 10:30 AM TO 04:00 PM EMD SUBMISSION DATE: 25/06/2026

TERMS & CONDITIONS:

- TO THE BEST OF KNOWLEDGE AND INFORMATION OF THE AUTHORIZED OFFICER, THERE IS NO ENCUMBRANCE ON ANY PROPERTY. HOWEVER, THE INTENDING BIDDERS SHOULD MAKE THEIR OWN INDEPENDENT INQUIRIES REGARDING THE ENCUMBRANCES, TITLE OF PROPERTY/IES PUT ON AUCTION AND CLAIMS/ RIGHTS/ DUES/ EFFECTING THE PROPERTY, PRIOR TO SUBMITTING THEIR BID. THE E-AUCTION ADVERTISEMENT DOES NOT CONSTITUTE AND WILL NOT BE DEEMED TO CONSTITUTE ANY COMMITMENT OR ANY REPRESENTATION OF THE HDB FINANCIAL SERVICES LIMITED. THE PROPERTY IS BEING SOLD WITH ALL THE EXISTING AND FUTURE ENCUMBRANCES WHETHER KNOWN OR UNKNOWN TO THE HDB FINANCIAL SERVICES LIMITED. THE AUTHORIZED OFFICER/ SECURED CREDITOR SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ANY THIRD PARTY CLAIMS/ RIGHTS/ DUES.
- THE E-AUCTION IS BEING HELD ON "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" AFTER TAKING PHYSICAL POSSESSION OF THE PROPERTIES. SUCCESSFUL BIDDER/S SHALL HAVE TO GET PHYSICAL POSSESSION OF THE PROPERTIES AT HIS/ THEIR COST, RISK & RESPONSIBILITY.
- IT SHALL BE THE RESPONSIBILITY OF THE BIDDERS TO INSPECT AND SATISFY THEMSELVES ABOUT THE ASSET AND SPECIFICATION BEFORE SUBMITTING THE BID. THE INSPECTION OF PROPERTY/IES PUT ON AUCTION WILL BE PERMITTED TO INTERESTED BIDDERS ON 23/06/2026 (DURING OFFICE HOURS).
- THE INTERESTED BIDDERS SHALL SUBMIT THEIR EMD THROUGH WEB PORTAL: <https://eauctions.samil.in/> (THE USER ID & PASSWORD CAN BE OBTAINED FREE OF COST BY REGISTERING NAME WITH auction.augeo@samil.in THROUGH LOGIN ID & PASSWORD. THE EMD SHALL BE PAYABLE THROUGH DEMAND DRAFT. AFTER REGISTRATION (ONE TIME) BY THE BIDDER IN THE WEB PORTAL, THE INTENDING BIDDER/ PURCHASER IS REQUIRED TO GET THE COPIES OF THE FOLLOWING DOCUMENTS UPLOADED IN THE WEB PORTAL BEFORE THE LAST DATE & TIME OF SUBMISSION OF THE BID DOCUMENTS VIZ. I) COPY OF THE DEMAND DRAFT; II) COPY OF PAN CARD; III) PROOF OF IDENTIFICATION/ ADDRESS PROOF (KYC) VIZ. SELF-ATTESTED COPY OF VOTER ID CARD/ DRIVING LICENSE/ PASSPORT ETC.; WITHOUT WHICH THE BID IS LIABLE TO BE REJECTED. UPLOADED SCANNED COPY OF ANNEXURE-II & III (CAN BE DOWNLOADED FROM THE WEB PORTAL: <https://eauctions.samil.in/> AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. THE INTERESTED BIDDERS WHO REQUIRE ASSISTANCE IN CREATING LOGIN ID & PASSWORD, UPLOADING DATA, SUBMITTING BID DOCUMENTS, TRAINING/ DEMONSTRATION ON ONLINE INTER-SE BIDDING ETC., MAY CONTACT - Sriram Automall India Ltd, H-182, 1st Floor, Sector-63, Noida (U.P.)-201301. E-mail ID: auction.augeo@samil.in, Support Helpline Numbers :9999535597/ 8586921415/ 7428993237, Sales Enquiries: Meenakshi lyengar- / 9999535597, meenakshi.lyengar@cartradeexchange.com and for any property related query may contact Authorised Officer: MR. DURLABHSINHJI RATHOD; e-mail ID: lm.rajkot@hdbfs.com, 9099091942-during the working hours from Monday to Saturday. DURING THE WORKING HOURS FROM MONDAY TO SATURDAY.
- THE INTERESTED BIDDER HAS TO SUBMIT THEIR BID DOCUMENTS (EMD (NOT BELOW THE RESERVE PRICE) AND REQUIRED DOCUMENTS (MENTIONED IN POINT NO.4) ON/ BEFORE 25/06/2026 UP TO 4:00 PM AND AFTER GOING THROUGH THE REGISTERING PROCESS (ONE TIME) AND GENERATING USER ID & PASSWORD OF THEIR OWN, SHALL BE ELIGIBLE FOR PARTICIPATING THE E-AUCTION PROCESS, SUBJECT TO DUE VERIFICATION (OF THE DOCUMENTS) AND/ OR APPROVAL OF THE AUTHORIZED OFFICER.
- DURING THE ONLINE INTER-SE BIDDING, BIDDER CAN IMPROVE THEIR BID AMOUNT AS PER THE 'BID INCREASE AMOUNT' (MENTIONED ABOVE) OR ITS MULTIPLE AND IN CASE BID IS PLACED DURING THE LAST 5 MINUTES OF THE CLOSING TIME OF THE E-AUCTION, THE CLOSING TIME WILL AUTOMATICALLY GET EXTENDED FOR 5 MINUTES (EACH TIME TILL Sriram Automall India Ltd OF E-AUCTION PROCESS), OTHERWISE, IT'LL AUTOMATICALLY GET CLOSED. THE BIDDER WHO SUBMITS THE HIGHEST BID AMOUNT (NOT BELOW THE RESERVE PRICE) ON THE CLOSURE OF THE E-AUCTION PROCESS SHALL BE DECLARED AS A SUCCESSFUL BIDDER BY THE AUTHORIZED OFFICER/ SECURED CREDITOR, AFTER REQUIRED VERIFICATION.
- THE EARNEST MONEY DEPOSIT (EMD) OF THE SUCCESSFUL BIDDER SHALL BE RETAINED TOWARDS PART SALE CONSIDERATION AND THE EMD OF UNSUCCESSFUL BIDDERS SHALL BE REFUNDED. THE EARNEST MONEY DEPOSIT SHALL NOT BEAR ANY INTEREST. THE SUCCESSFUL BIDDER SHALL HAVE TO DEPOSIT 25% OF THE SALE PRICE, ADJUSTING THE EMD ALREADY PAID, WITHIN 24 HOURS OF THE ACCEPTANCE OF BID PRICE BY THE AUTHORIZED OFFICER AND THE BALANCE 75% OF THE SALE PRICE ON OR BEFORE 30TH DAY OF SALE OR WITHIN SUCH EXTENDED PERIOD AS AGREED UPON IN WRITING BY AND SOLELY AT THE DISCRETION OF THE AUTHORIZED OFFICER. IN CASE OF DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER, THE AMOUNT ALREADY DEPOSITED BY THE OFFER SHALL BE LIABLE TO BE FORFEITED AND PROPERTY SHALL BE PUT TO RE-AUCTION AND THE DEFAULTING BORROWER SHALL HAVE NO CLAIM/ RIGHT IN RESPECT OF PROPERTY/ AMOUNT.
- THE PROSPECTIVE QUALIFIED BIDDERS MAY AVAIL ONLINE TRAINING ON E-AUCTION FROM Sriram Automall India Ltd PRIOR TO THE DATE OF E-AUCTION. NEITHER THE AUTHORIZED OFFICER/ HDB FINANCIAL SERVICES LIMITED NOR Sriram Automall India Ltd SHALL BE LIABLE FOR ANY INTERNET NETWORK PROBLEM AND THE INTERESTED BIDDERS TO ENSURE THAT THEY ARE TECHNICALLY WELL EQUIPPED FOR PARTICIPATING IN THE E-AUCTION EVENT.
- THE PURCHASER SHALL BEAR THE APPLICABLE STAMP DUTIES/ ADDITIONAL STAMP DUTY/ TRANSFER CHARGES, FEE ETC. AND ALSO ALL THE STATUTORY/ NON-STATUTORY DUES, TAXES, RATES, ASSESSMENT CHARGES, FEES ETC. OWING TO ANYBODY.
- THE AUTHORIZED OFFICER IS NOT BOUND TO ACCEPT THE HIGHEST OFFER AND THE AUTHORIZED OFFICER HAS THE ABSOLUTE RIGHT TO ACCEPT OR REJECT ANY OR ALL OFFER(S) OR ADJOURN/ POSTPONE/ CANCEL THE E-AUCTION WITHOUT ASSIGNING ANY REASON THEREOF.
- THE BIDDERS ARE ADVISED TO GO THROUGH THE DETAILED TERMS & CONDITIONS OF E-AUCTION AVAILABLE ON THE WEB PORTAL OF Sriram Automall India Ltd, <https://eauctions.samil.in/> BEFORE SUBMITTING THEIR BIDS AND TAKING PART IN THE E-AUCTION
- THE PUBLICATION IS SUBJECT TO THE FORCE MAJOR CLAUSE.

SPECIAL INSTRUCTIONS

BIDDING IN THE LAST MOMENT SHOULD BE AVOIDED IN THE BIDDERS OWN INTEREST AS NEITHER THE HDB FINANCIAL SERVICES LIMITED NOR SERVICE PROVIDER WILL BE RESPONSIBLE FOR ANY LAPSE/FAILURE (INTERNET FAILURE/POWER FAILURE ETC.). IN ORDER TO WARD-OFF SUCH CONTINGENT SITUATIONS BIDDERS ARE REQUESTED TO MAKE ALL NECESSARY ARRANGEMENTS / ALTERNATIVES SUCH AS POWER SUPPLY BACK-UP ETC, SO THAT THEY ARE ABLE TO CIRCUMVENT SUCH SITUATION AND ARE ABLE TO PARTICIPATE IN THE AUCTION SUCCESSFULLY.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

THE BORROWER/ GUARANTORS ARE HEREBY NOTIFIED TO PAY THE SUM AS MENTIONED ABOVE ALONG WITH UPTO DATE INTEREST AND ANCILLARY EXPENSES BEFORE THE DATE OF E-AUCTION, FAILING WHICH THE PROPERTY WILL BE AUCTIONED/ SOLD AND BALANCE DUES, IF ANY, WILL BE RECOVERED WITH INTEREST AND COST.

DATE: 11/06/2026
PLACE: Bhavnagar AUTHORISED OFFICER
HDB FINANCIAL SERVICES LIMITED

The Indian Express.
For the Indian Intelligent.

I arrive at a conclusion not an assumption.

Inform your opinion detailed analysis.

indianexpress.com

Ahmedabad

epaper.financialexpress.com