

FINANCIAL EXPRESS

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Sr. No.	Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Total Outstanding as on date of Demand Notice plus further interest and other expenses (in Rs.)
85.	Thakor Rahulkumar Vinodkumar, Thakor Manjulaben, Thakor Vinuji,	House-City S.No.2116,Unjha Resale - Rahul,City S.No.2116,Nano Madh ,Nr.Swaminarayan Temple, Nr. Brahman Sheri,Swaminarayan Temple Road,At-Ta-Unjha,Dist-Mehsana-384170, Unjha, Gujarat-384170, Bounded by:East-C.S.No.2115 Acharya Gayatriben Haribhai Adj Property, West-C.S.No.2117 Acharya Bhunubhai Gangashankar Adj Property,North-Road,South-C.S.No.1961	968,259
86.	Uttam Chandra Singh Narvan, Bharatiben Narvan,	Flat-103,Block / Building No.-B,Uttamsinh-Navajivan NPA resale,Navjivan vihar, Crossing Road, Near Geratpur Railway station, Geratpur, Ahmedabad, Gujarat-382435,Bounded by:East-Unit B-107, West-Senior citizen Park, North-Unit B-109, South-18 Mtr road	593,873
87.	Vaghela Nikhilkumar Rajeshkumar, Manjulaben Rajeshbhai Vaghela, Vaghela Kajalben Nikhilbhai,	Row House-B 34,AJOD BAUG (Nikhil Bhai Resale),Unit No. B-34, AJOD BAUG (As Per Site Dev Residency), Nr. Narmada Canal, kadi- Detroj Road, kadi,Mahesana, Gujarat-382728,Bounded by:East-Society Common road, West-Society Common Plot,North-Plot (House) no-B/35, South-Plot (House) no-B/33	1,740,710
88.	Vidyaawati Agrahari, Ranjeet Agrahari,	Flat-103,-,Block/Bldg Name-C1,-,Gopal Residency,Plot no 1 to 18, Block no 177-B, Beside chitrakut Bunglows, near Delad Chowkdi, Olpad-Sayan Road, Pariya, Surat,Gujarat-394107,Bounded by:East-Adj. Madhar Road, West-Adj.Karan Singh Mahida's Field, North-Adj. Canal, South-Adj. Sayan-Olpad Road	780,346
89.	Vijay Kumar Upadhayay, Archana Vijay Upadhayay,	Row House-98,Vidhi Residency Vibhag-2,Block 120/A,Vidhi Residency Vibhag-2, Opp. Aarya residency Near Gangadhara PHC Kareli -Mota road Kareli,Surat,Gujarat-394130,Bounded by:East-Adjoining Plot no 105, West-Adjoining society visit,North-Adjoining Plot No 99, South-Adjoining Plot no 97	996,252
90.	Vaara Bhaveshbhai Heerabhai, Vaara Rakhiben Bhavesh,	105-05,-,Block/Bldg Name-A,-Dev 84,T.P.S.NO 79,F.P.NO.5 DEV 84, OM SHANTI BUNGALOWS, GHODASAR CANAL ROAD, NR SPR SPRING ROAD, NEW VATVA, Ahmedabad, Gujarat-382440, Bounded by:East-Unit A-102,West-Society Main entry road,North-Unit A-106, South-Unit A-104	2,286,698
91.	Vaara Jigneshbhai, Lilaben vora,	Flat-119,-,Block/Bldg Name-08,-,Shiv apartment HL refinance,Survey No. 157,156,161,168,169, Mouje: Flat No. 119, Block No. 08, 1st Floor, Shiv Apartment (Gujrat Housing Board), Krishnanagar Colony, Nr. SRP Ground, Naroda Road, Saijpur-Bogha, Ahmedabad,Ahmedabad, Gujarat-382345,Bounded by:East-Margin,West-Block No. 8, Flat No. 118,North-Margin then after SRP Compound,South-Road & Block No. 11	645,410
92.	Yuvrajsinh Dilubha Rathod, Dolubha Sangramsinh Rathod, Kumudba Dilubha Rathod,	House-SBplot.58-67/10,Ayodhya Residency,Ratanpar, Revenue survey number 197, Plot no. 58 to 67, Sub plot no. 58 to 67/10, Rajkot, Gujarat-360001,Bounded by:East-Sub plot no 58 to 67/9,West-Sub plot no 58 to 67/11, North-7.62 mtr Road, South-Sub plot no 58 to 67/8	1,375,676

You are hereby called upon to pay Home First Finance Company India Limited within the period of 60 days from the date of publication of this Notice the aforesaid amount with interest and cost falling which Home First Finance Company India Limited will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the Home First Finance Company India Limited under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by way of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by Home First Finance Company India Limited shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the Home First Finance Company India Limited without prior consent of the Home First Finance Company India Limited.

Place: Gujarat
Date: 04-09-2026

Signed by: AUTHORISED OFFICER,
Home First Finance Company India Limited

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 : Office No. 101, Kalpataru Infinitia, Plot B, Near Grand Vihar, Santacruz (East), Mumbai – 400055 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 the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(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), Mortgagor(s) and Guarantor(s), together 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 2-Jun-26 & 28-Feb-26 along with applicable interest, charges and expenses till the date of payment and realization	Reserve Price (in Rs.)	Earnest Money Deposit (in Rs.)	Bank account details for EMD payment through demand draft/ RTGS/NEFT	Auction Date & Time	EMD Date & Time	Barcode Scan to view PDF
1	AFH001100303659 ACRE 166 TRUST	Ghanshyam Girdharibhai Prajapat Pinki Prajapat	Rs.13,56,745/- Rupees Thirteen Lakh Fifty Six Thousand Seven Hundred Forty-Five Only.	Rs. 8,91,000/- Rupees Eight Lakh Ninety-One Thousand Only	Rs. 89,100/- Rupees Eighty Nine Thousand One Hundred Only	Bank Account Name: ACRE-166-TRUST Account Number: 0901102000042112 Bank Name: IDBI Bank IFSC Code: IBKL0000901	15 th Oct 2026 2:30 PM to 3:30 PM	14 th Oct 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of Immovable Property Bearing Flat No. 508, Situated On The 5th Floor Of Building "c2", In The Scheme Known As "anupam City"admeasures 38.95 Sq. Mtrs. Built-up Area And 35.95 Sq. Mtrs. Carpet Area,constructed On Non-agricultural Land Being Sub Plot No. A Admeasuring 11,844.00 Sq. Mtrs., Forming Part Of Land Bearing Block No. 307 Admeasuring 21,284.00 Sq. Mtrs,the Said Land, After Consolidation Of Jiyav Revenue Village, Is The Land Against Which Final Plot Nos. 307, 326 And 327, Admeasuring In Aggregate 14,899.00 Sq. Mtrs., Have Been Allotted Under Draft Town Planning Scheme No. 67, situated At Moje Jyav, Sub-district Majura, District Surat, State Of Gujarat.									
2	600139211525851 ACRE 178 TRUST	Zankrut Umeshkumar Mehta Devanshi Zankrut Mehta	Rs.13,01,051/- Rupees Thirteen Lakh One Thousand Fifty-One Only	Rs. 9,50,000/- Rupees Nine Lakh Fifty Thousand Only	Rs. 95,000/- Rupees Ninety-Five Thousand Only	Bank Account Name: ACRE-178-TRUST Account Number: 0901102000042617 Bank Name: IDBI Bank IFSC Code: IBKL0000901	15 th Oct 2026 2:30 PM to 3:30 PM	14 th Oct 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Right, Title And Interest Of Immovable Property Being A Flat No. C/706 (Block No. A, Unit No. 715), On 7th Floor, Having Carpet Area Admeasuring 26.33 Sq. Meters, Admeasuring 65 Sq. Mtr. (super Built Up Area) In The Scheme Known As "Shanti Shukra", Constructed On Non Agriculture Land Of Revenue Survey No. 1392/4139/3, Final Plot No. 53/1 Of Tps No. 60, Situate And Lying At Mouje: Narol, Taluka: Maninagar In The Registration District And Sub District Ahmedabad-5 (narol) Bounded East: C701 (Unit No. 716), West: 80 Ft. Road, North Society Road, South: C705 (unit No. 714)									
3	HUMB24000064830 ACRE 178 TRUST	Bhama Pratap Yadav Mrs. Reena Yadav	Rs.10,41,393/- Rupees Ten Lakh Forty-One Thousand Three Hundred Ninety-Three Only	Rs. 3,00,000/- Rupees Three Lakh Only	Rs. 30,000/- Rupees Thirty Thousand Only	Bank Account Name: ACRE-178-TRUST Account Number: 0901102000042617 Bank Name: IDBI Bank IFSC Code: IBKL0000901	23 rd Sept 2026 2:30 PM to 3:30 PM	22 nd Sept 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Property Bearing Flat No. 412, Admeasuring Bout 650.00 Sq. Fts., Equivalent To 60.38 Sq. Mtrs., Super Built Up Area, Lying And Located On The Fourth Floor Of The Building Known As "radhekrishna Apartment", Constructed N.A. Land Bearing Revenue Survey No. 255, Admeasuring About 14164.00 Sq. Mtrs., Paikes Plot No. 20, Admeasuring About 150.56 Square Meters Bearing Computerized Survey No. 255/paikes 8, Plot No. 21, Admeasuring About 150.56 Sq. Mtrs., Bearing Computerized Survey No. 255/paikes 9, Plot No. 22, Admeasuring About 155.19 Square Meters Bearing Computerized Survey No. 255/paikes 10, Plot No. 23, Admeasuring About 155.19 Sq. Mtrs., Bearing Computerized Survey No. 255/paikes 11, Plot No. 24, Admeasuring About 150.56 Sq. Mtrs., Bearing Computerized Survey No. 255/paikes 12 And Plot No. 25, Admeasuring About 150.56 Sq. Mtrs. Bearing Computerized Survey No. 255/paikes 13, Totally Admeasuring About 912.62 sq.mtrs., Situated At Village Chhin, Tal: Vapi, Dist: Valsad Which Is Bounded As Under- East: By Flat No. 401., West: By Flat No. 411., North: By Passage., South: By Open Space.,									
4	H428HLT1213578 / H428HLD1167814 / H428HLT1172199 ACRE 178 TRUST	Shihora Vishwas Rameshbhai Shihora Jay Rameshbhai	Rs.32,38,279/- Rupees Thirty-Two Lakh Thirty-Eight Thousand Two Hundred Seventy-Nine Only	Rs. 6,40,000/- Rupees Six Lakh Forty Thousand Only	Rs. 64,000/- Rupees Sixty-Four Thousand Only	Bank Account Name: ACRE-178-TRUST Account Number: 0901102000042617 Bank Name: IDBI Bank IFSC Code: IBKL0000901	15 th Oct 2026 2:30 PM to 3:30 PM	14 th Oct 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Right, Title And Interest Of Immovable Property Being Plot No. 191, Forming Part Of The Open Plots Allotted In The Scheme Known As "jinal Residency", Constructed And Organized On The Land Bearing Block No. 63/a (new Block No. 80 As Per Re-survey), Situated At Moje Ghatali, Taluka Kamrej, District Surat, Admeasuring 72.03 Sq. Mtrs., Together With Proportionate Undivided Share In Common Open Plot (opp) And Internal Roads Admeasuring 33.39 Sq. Mtrs., Aggregating To A Total Area Of 93.82 Sq. Mtrs., Standing On And Forming Part Of The Larger Parcel Of Land Admeasuring 47,210.00 Sq. Mtrs., And Bounded As Under: North : Applicable Society Road., South : Property Bearing Plot No. 202, East : Property Bearing Plot No. 190, West : Property Bearing Plot No. 192.									
5	32134894 ACRE 158 TRUST	Amreshkumar Shrinemchandraprasad Karan Karan Hemchandraprasad Rajeshkumar	Rs.14,10,062/- Rupees Fourteen Lakh Ten Thousand Sixty-Two Only	Rs. 4,50,000/- Rupees Four Lakh Fifty Only	Rs. 45,000/- Rupees Forty-Five Thousand Only	Bank Account Name: ACRE-158-TRUST Account Number: 0901102000041876 Bank Name: IDBI Bank IFSC Code: IBKL0000901	15 th Oct 2026 2:30 PM to 3:30 PM	14 th Oct 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of Immovable Property, Premises Of As Per Approved Plan Plot No. 155/a, Admeasuring 44.61 Sq. Mtrs., Alongwith Proportionate Undivided Share In Ground Land & Road "shivam Residency Vibhag-1" Developed Upon Land Bearing Khata No. 146, Block No. 128, Revenue Survey No. 128/129/133, Situated At Moje/Village: Kareli, Sub District & Taluka: Patana, District: Surat, State: Gujarat-394315, And Bounded As: East: Society Road, West: Plot No. 146, North: Plot No. 156, South: Plot No. 154									
6	AFH000900406873 ACRE 166 TRUST	Pratik Girishbhai Vagela Prashant Girishbhai Vaghela	Rs.55,93,616/- Rupees Fifty-Five Lakh Ninety-Three Thousand Six Hundred Sixteen Only	Rs. 24,00,000/- Rupees Twenty Four Lakh Only	Rs. 2,40,000/- Rupees Two Lakh Forty Thousand Only	Bank Account Name: ACRE-166-TRUST Account Number: 0901102000042112 Bank Name: IDBI Bank IFSC Code: IBKL0000901	23 rd Sept 2026 2:30 PM to 3:30 PM	22 nd Sept 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All The Piece And Parcel Of Residential Flat No. A/2103 Admeasuring 66.01 Sq Mtrs. First Floor In Tower A/2, In The Building Known As "shilalekh Apartment", Constructed On Land Bearing Rs No.592/2 Paik And 593, Cs No.3039/a/6, Mouje Vadodara Kasba, Registration District-vadodara Sub District-vadodara (part-1/vijay) And Bounded As Under: East: adj. Open To Sky Space, West: Adj. Staircase And Passage, North: Adj. Open To Sky Space, South: Flat No. a/2102									
7	AFH053300156800 ACRE 166 TRUST	Surendrasinh Chandubha Solanki Kajalba Surendrasinh Solanki	Rs.29,58,315/- Rupees Twenty-Nine Lakh Fifty-Eight Thousand Three Hundred Fifteen Only	Rs. 10,00,000/- Rupees Ten Lakh Only	Rs. 1,00,000/- Rupees One Lakh Only	Bank Account Name: ACRE-166-TRUST Account Number: 0901102000042112 Bank Name: IDBI Bank IFSC Code: IBKL0000901	23 rd Sept 2026 2:30 PM to 3:30 PM	22 nd Sept 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Immovable Property Being Open Residential Plot No. 38, Admeasuring 131.57 Sq. Mtrs. (1416.30 Sq. Ft.), Situated In The Scheme Known As "krupal Park-2", Formed And Developed On The Land Bearing Revenue Survey No. 1107/paiki-2, Admeasuring Area 3-00 Gunthas Equivalent To Heclare-are sq. Mtrs. 1-21-41 (12,141.00 Sq. Mtrs.), Situated At Jamnagar City, On Paphouse Road, Within The Limits Of Jamnagar Nagarpalika, District Jamnagar, State Of Gujarat. The Said Plot No. 38/1 Is Bounded As Under: East: Sub Plot No.38/2 & 38/3, West: Plot No. 37, North: Plot No. 39, South: 9.00 Meter Wide Limits									
8	5F9RHBEK882871 / H474VPL0489552 / 5F9RHTEM412308 ACRE 178 TRUST	Basidbhai Basirbhai Patel Sama Basidbhai Patel	Rs.24,52,563/- Rupees Twenty-Four Lakh Fifty-Two Thousand Five Hundred Sixty-Three Only	Rs. 7,00,000/- Rupees Seven Lakh Only	Rs. 70,000/- Rupees Seventy Thousand Only	Bank Account Name: ACRE-178-TRUST Account Number: 0901102000042617 Bank Name: IDBI Bank IFSC Code: IBKL0000901	15 th Oct 2026 2:30 PM to 3:30 PM	14 th Oct 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: All That Piece And Parcel Of The Of Flat No. 103 Built Up Area Sq. Mtrs. 51-00 On The 1 st Floor Of "nadim Palaza" Constructed On Land Of Sheet No. 61, City Survey No. 5390 Situated At K.k. Chhel Street, Bhadar Road, Upleta Within Limits Of Upleta Municipality. East: C.s. No. 5390/p Basir Aha Patel's Property West: Flat No. 102, Common Passage, Ots North: Stair, Common Passage South: C.s. No. 5389									
9	208003464000295 ACRE 196 TRUST	Abhishek H Joshi	Rs.36,93,525/- Rupees Thirty-Six Lakh Ninety-Three Thousand Five Hundred Twenty-Five Only	Rs. 15,00,000/- Rupees Fifteen Lakh Only	Rs. 15,00,000/- Rupees One Lakh Fifty Thousand Only	Bank Account Name: ACRE-196-TRUST Account Number: 0901102000042551 Bank Name: Indian Overseas Bank IFSC Code: IOBA0000543	23 rd Sept 2026 2:30 PM to 3:30 PM	22 nd Sept 2026 till 4:00 PM	
DESCRIPTION OF THE SECURED ASSET: Residential Flat Located On 2nd Floor, Flat No 204, Tower-B, "Shram Megh" Super Built Up Area Adm.950 Sq. Ft Bearing Revenue Survey No 179 (c.s No. 2522), Revenue Survey No 181,182,183 (c.s No 2521) And Revenue Survey No 184 (c.s No 2520), Vedant Vilas Paiki Sub Plot No A/19 Adm. 917.53 Sq. Mtr. Of Mouje And Village Gotri Of Registration District And Sub District Vadodara. Property Is Bounded As Under: North By: Tower - A, South By: Tower -A, South By: Flat No 203, East By: Flat No 201, West By: Local Building									
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 1800-209-2989 / auction.support@acreindia.in / rohan.sawant@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.bankauctions.com								

Date : 04.09.2026
Place : Surat , Ahmedabad, Valsad

Sd/-
Authorized Officer
Assets Care & Reconstruction Enterprise Ltd.

SBFC
Santacruz Finance Company Limited
Registered Office: Unit No. 101, Kalpataru Infinitia, Plot B, Near Grand Vihar, Santacruz (East), Mumbai - 400055
Branch Office: 101, Kalpataru Infinitia, Plot B, Near Grand Vihar, Santacruz (East), Mumbai - 400055

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower(s), Mortgagor(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), Mortgagor(s) and Guarantor(s), together with the Reserve Price and Earnest Money Deposit mentioned below for each property:

Address of Borrowers/ Co-Borrowers	Loan Account No. & ACRE TRUST Name	Description of the Immovable Property	Reserve Price (INR)	Earnest Money Deposit (INR)	Auction Date & Time
1. The First Part of the said Asset, 2. The First Part of the said Asset, 3. The First Part of the said Asset, 4. The First Part of the said Asset, 5. The First Part of the said Asset, 6. The First Part of the said Asset, 7. The First Part of the said Asset, 8. The First Part of the said Asset, 9. The First Part of the said Asset, 10. The First Part of the said Asset, 11. The First Part of the said Asset, 12. The First Part of the said Asset, 13. The First Part of the said Asset, 14. The First Part of the said Asset, 15. The First Part of the said Asset, 16. The First Part of the said Asset, 17. The First Part of the said Asset, 18. The First Part of the said Asset, 19. The First Part of the said Asset, 20. The First Part of the said Asset, 21. The First Part of the said Asset, 22. The First Part of the said Asset, 23. The First Part of the said Asset, 24. The First Part of the said Asset, 25. The First Part of the said Asset, 26. The First Part of the said Asset, 27. 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