



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@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 Authorized 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.

DETAILS OF SECURED ASSET

Sr. No	Loan Account No. & ACRE TRUST Name	Name of Borrower(s)/Co-Borrower(s)/Mortgagee(s)/Guarantor(s)	Total Outstanding Dues	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
1	HSRT22000021284 ACRE 178 TRUST	Abhishek C Joshi (Borrower), Vibhuten C Joshi (Co-Borrower)	Rs. 12,33,459/- (Rupees Twelve Lakhs Thirty Three Thousand Four Hundred Fifty Nine Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,76,000/- (Rupees Five Lakhs Seventy Six Thousand Only)	Rs. 57,600/- (Rupees Fifty Seven Thousand Six Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM

DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 404, situated on the Fourth Floor of the building known as "Madhav Palace", having a super built-up area of approximately 914 square feet (48.42 square meters), together with proportionate undivided share in the land measuring about 10.27 square meters, constructed on non-agricultural land bearing Revenue Survey No. 214, Block No. 214 measuring 927.00 square meters, forming part of B-Type Plot No. 53 and A-Type Plot No. 54 (K.J.P. Block Nos. 214/53 to 214/56), situated at Village Kamrej, Taluka Kamrej, District Surat, together with all rights to use common areas such as society roads, common open plot (COP) and other internal and external facilities and easements attached thereto, the said building being bounded East by adjoining road, West by B-Type Plot Nos. 34 and 36, A-Type Plot No. 35 and open land, and South by society road.

2	HSRT22000021579 ACRE 178 TRUST	Arunkumar Radheshyam Singh (Borrower), Sadhna A Singh (Co-Borrower)	Rs. 7,70,420/- (Rupees Seven Lakhs Seventy Thousand Four Hundred Twenty Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 2,56,000/- (Rupees Two Lakhs Fifty Six Thousand Only)	Rs. 25,600/- (Rupees Twenty Five Thousand Six Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. B-201, situated on the Second Floor in Building "B" of the project known as "Anupam Palace" within "Shivam Residency", having a super built-up area of approximately 708 square feet (built-up area about 32.89 square meters), together with proportionate undivided share in the land measuring about 6.14 square meters, constructed on non-agricultural land bearing Revenue Survey Nos. 10271 and 10272 corresponding to Block Nos. 104 and 105, forming part of Plot Nos. 27 to 29, situated at Mouje Village Kadodara, Taluka Palsana, District Surat, together with all rights to use common areas such as roads, common open plot (COP) and other internal and external facilities and easements attached thereto, the said building being bounded East by road, West by Anupam Palace Building "A", North by Plot No. 30 and South by Block No. 110 with margin, together with all appurtenances attached thereto.

3	HSRT21000014229 ACRE 178 TRUST	Binda Devi (Borrower), Prakash Saw (Co-Borrower), Pramod Saw (Co-Borrower), Vinod Rajbahar Dhamdev (Co-Borrower)	Rs. 11,51,840/- (Rupees Eleven Lakhs Fifty One Thousand Eight Hundred Forty Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only)	Rs. 45,500/- (Rupees Forty Five Thousand Five Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 309, situated on the Third Floor in Building "A" (also known as Building "A") of the project known as "Harivilla-2" within "Sai Vatika Row House Part-2", having a super built-up area of 740 square feet (68.77 square meters) and built-up area of 444 square feet (41.26 square meters), together with undivided share in land measuring 9.33 square meters in land and common open plot (C.O.P.), constructed on non-agricultural land bearing Revenue Survey Nos. 20111, 210/1, 210/2 and 111 corresponding to Block Nos. 270, 271 and 272/A, forming part of plots measuring in aggregate about 730.67 square meters, situated at Mouje Village Bagumara, Taluka Palsana, District Surat, together with proportionate undivided share in the land and rights to use internal roads, common open plot (C.O.P.) and other common facilities, the said project land being bounded North by Block No. 191/1, South by internal road of the society, East by internal road of the society and West by Plot Nos. B/1 and B/2, together with all easementary rights and appurtenances attached thereto.

4	4X6RHB89500174 ACRE 178 TRUST	Dipikaben Harilal Mistry (Borrower), Harilal Dhayabhai Mistry (Co-Borrower)	Rs. 24,36,654/- (Rupees Twenty Four Lakhs Thirty Six Thousand Six Hundred Fifty Four Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 3,15,000/- (Rupees Three Lakhs Fifteen Thousand Only)	Rs. 31,500/- (Rupees Thirty One Thousand Five Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 02, situated on the Second Floor, admeasuring about 820.00 square feet (approximately 76.20 square meters), comprising three rooms and a kitchen, constructed on land bearing Revenue Survey No. 17/A/1 measuring 13,999.80 square meters of non-agricultural/unutilized land, situated within the limits of Vijalpur Municipality, Sub-District Jalalpore, District Navsari, forming part of a building consisting of ground floor and first floor shops and a residential unit on the second floor, and registered in the municipal records, and bounded East by Flat No. 01, West by Gopalinagar, North by adjoining property and South by way, together with proportionate undivided share in the land and all easementary rights and appurtenances attached thereto.

5	H4X8RLP0268756 / H4X8RLP0281922 ACRE 178 TRUST	Gaurangkumar S Soni (Borrower), Sandipkumar Soni (Co-Borrower)	Rs. 15,19,204/- & Rs. 3,34,815/- (Rupees Fifteen Lakhs Nineteen Thousand Two Hundred Forty Only & Rupees Three Lakhs Thirty Four Thousand Eight Hundred Fifteen Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 11,86,000/- (Rupees Eleven Lakhs Eighty Six Thousand Only)	Rs. 1,18,600/- (Rupees One Lakh Eighteen Thousand Six Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of House No. 1185 bearing City Survey No. 849, situated at District Anand, Sub-District Pellad, admeasuring approximately 46.00 square meters (with dimensions approximately North-South 2.79 meters and East-West 1.54 meters), and bounded North by Dawar Muki Mahal Road, South by Road, East by house of Chandrakant Gordhanbhai and West by house of Girishbhai Narsinghbhai, together with all easementary rights and appurtenances attached thereto.

6	617239211543446 ACRE 178 TRUST	Hareshgar Durgar Gauswami (Borrower), Daxaben Hareshgar Gauswami (Co-Borrower)	Rs. 10,33,213/- (Rupees Ten Lakhs Thirty Three Thousand Two Hundred Thirteen Only) as on 31.10.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 6,53,000/- (Rupees Six Lakhs Fifty Three Thousand Only)	Rs. 65,300/- (Rupees Sixty Five Thousand Three Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of residential house constructed on Plot No. 131 (Paiki) out of Revenue Survey No. 101 (Paiki), comprising eastern side land admeasuring 45,290 square meters and western side land admeasuring 90.58 square meters, situated at Krishnan Nagar, Navagadh Town, within the limits of Jetpur-Navagadh Nagarपालिका, District Rajkot, and bounded North by Common Plot, South by 6.10 meter wide Road, East by remaining part of Plot No. 131 (Paiki) and West by Plot No. 130, together with all constructions thereon and all easementary rights and appurtenances attached thereto.

7	HSRT22000022758 ACRE 178 TRUST	Jitender Singh (Borrower), Deepa Devi (Co-Borrower)	Rs. 10,33,213/- (Rupees Ten Lakhs Thirty Three Thousand Two Hundred Thirteen Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only)	Rs. 26,500/- (Rupees Twenty Six Thousand Five Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 307, situated on the Third Floor of the low-rise building known as "Maruti Palace", having a super built-up area of 518.00 square feet and built-up area of 311.00 square feet (28.90 square meters), together with proportionate undivided share in land admeasuring 7.24 square meters, forming part of the residential scheme known as "Shri Residency" developed on land bearing Old Block Nos. 434, 435, 436 and 430 (now New Block Nos. 484, 486, 488 and 489), situated at Mouje Village Haladhara, Taluka Kamrej, District Surat, together with rights to use all internal and external common areas, roads and facilities attached thereto, and bounded East by Plot No. 20, West by Society Road, North by Plot No. 08 and South by Society Road, together with all easementary rights and appurtenances attached thereto.

8	HJAM23000035572 ACRE 178 TRUST	Kamlesh Rajubhai Solanki (Borrower), Pujaben Kamleshbhai Solanki (Co-Borrower)	Rs. 19,69,004/- (Rupees Nineteen Lakhs Sixty Nine Thousand Four Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 15,40,000/- (Rupees Fifteen Lakhs Forty Thousand Only)	Rs. 1,54,000/- (Rupees One Lakh Fifty Four Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Block No. A constructed on Sub-Plot No. 150/4 of Plot No. 150, admeasuring 456.00 square feet (42.36 square meters) of land, together with R.C.C. construction thereon comprising Ground and First Floor admeasuring about 39.54 square meters (425.00 square feet), situated in Nagarsim area bearing Revenue Survey No. 224, outside the limits of the Jamnagar Municipal Corporation, District and Sub-District Jamnagar, the said land having been converted into non-agricultural/residential use by order of the Collector, together with all rights, easements and appurtenances attached thereto, and bounded East by Sub-Plot No. 150/5, West by Sub-Plot No. 149/4, North by Block 'B' of Sub-Plot No. 150/4 and South by Common Block 'B'.

9	HSRT22000026899 ACRE 178 TRUST	Krunalbhai Babubhai Gondaliya (Borrower), Dharmshinhaben Gondaliya (Co-Borrower)	Rs. 9,83,690/- (Rupees Nine Lakhs Eighty Three Thousand Six Hundred Ninety Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 3,01,000/- (Rupees Three Lakhs One Thousand Only)	Rs. 30,100/- (Rupees Thirty Thousand One Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 202, situated on the Second Floor in Building "D" of the project known as "Maruti Residency" within "Shivam Residency", having a built-up area of 642 square feet (29.82 square meters), together with undivided share in land admeasuring 6.18 square meters, constructed on non-agricultural land bearing Revenue Survey Nos. 10271 and 10272 corresponding to Block Nos. 104 and 105, forming part of Plot Nos. 46 to 49, situated at Mouje Village Kadodara, Taluka Palsana, District Surat, together with all rights to use internal and external society roads, common areas and facilities, easements and appurtenances attached thereto, the said building being bounded East by path, West by Plot Nos. 4 to 7, North by Plot No. 50 and South by Plot No. 45.

10	H4X6HLD0174649 / H4X6FHL0339562 ACRE 178 TRUST	Labhuben Baldebhai Rathod (Borrower), Hiren Mokariya (Co-Borrower), Maldebhai Mokariya (Co-Borrower)	Rs. 10,77,506/- & Rs. 6,33,644/- (Rupees Ten Lakhs Seventy Seven Thousand Five Hundred Six Only & Rupees Six Lakhs Thirty Three Thousand Six Hundred Forty Four Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 6,02,000/- (Rupees Six Lakhs Two Thousand Only)	Rs. 60,200/- (Rupees Sixty Thousand Two Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. D/304, situated on the Third Floor in Building "D" of the project known as "Shagun Livino", having a super built-up area of 694 square feet (64.47 square meters) and carpet area of 416.40 square feet (38.68 square meters), together with proportionate undivided share in the land and all internal and external rights, easements and appurtenances attached thereto, constructed on non-agricultural land bearing Revenue Survey No. 474, Block No. 440/B admeasuring 1764 square meters, situated at Mouje Village Kamrej, Taluka Kamrej, District Surat, the said building being bounded East by internal society road/path, West by Building No. C, North by road and South by Plot No. 445, together with all rights from sky above to subsoil below attached to the said property.

11	AFH001100310169 ACRE 166 TRUST	Laljbhai V Panchal (Borrower)	Rs. 30,24,055/- (Rupees Thirty Lakhs Twenty Four Thousand Fifty Five Only) as on 21.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)	Rs. 45,000/- (Rupees Forty Five Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Plot No. 197, admeasuring about 66.98 square meters, together with proportionate undivided share in road and Common Open Plot (C.O.P.) area admeasuring 38.92 square meters, forming part of the residential scheme known as "Royal Residency" developed on non-agricultural land bearing Block No. 526/A/2 admeasuring 18,763 square meters, situated at Mouje Village Qudsad, Sub-District Olpad, District Surat, together with all rights, title, interests, easements and appurtenances attached thereto, and bounded East by society road, West by Plot No. 184, North by Plot No. 198 and South by Plot No. 196.

12	603839211751836 ACRE 178 TRUST	Mukesh Parsotambhai Galchar (Borrower), Poonam Galchar (Co-Borrower)	Rs. 14,93,798/- (Rupees Fourteen Lakhs Ninety Three Thousand Seven Hundred Ninety Eight Only) as on 31.10.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 14,90,000/- (Rupees Fourteen Lakhs Ninety Thousand Only)	Rs. 1,49,000/- (Rupees One Lakh Forty Nine Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Residential House No. 06, constructed on Sub-Plot No. 1 to 3/6, admeasuring 72.00 square meters, forming part of Plot No. 1 to 3 in the scheme known as "Ramdhani-2", situated at Ratnagar, on land bearing Revenue Survey No. 166/1/P, Taluka and District Rajkot, and bounded North by Plot No. 04, South by Sub-Plot No. 1 to 3/5, East by 7.50 meter wide road and West by common plot, together with all constructions thereon and all easementary rights and appurtenances attached thereto.

13	H4Y0HLD0448785 / H4Y0HLD0399187 ACRE 178 TRUST	Niranjanbhai Nathuram Divakar (Borrower), Urmilaben Divakar (Co-Borrower), Kanak Divakar Niranjanlal (Co-Borrower)	Rs. 71,519/- & Rs. 3,03,182/- & Rs. 7,75,489/- (Rupees Seventy One Thousand Five Hundred Nineteen Only & Rupees Three Lakhs Three Thousand One Hundred Eighty Two Only & Rupees Seven Lakhs Seventy Five Thousand Four Hundred Eighty Nine Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 6,37,000/- (Rupees Six Lakhs Thirty Seven Thousand Only)	Rs. 63,700/- (Rupees Sixty Three Thousand Seven Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of immovable property bearing Plot No. 184, admeasuring 117.00 square meters, out of which southern side portion admeasuring 52.00 square meters comprises open land with construction thereon, forming part of the scheme known as "Sai Dham" developed on land bearing Revenue Survey No. 11/1 (Paiki) admeasuring 53,968.00 square meters, situated at Village Deisar, Taluka and District Dahod (389151), and bounded East by Road, West by Plot No. 192, North by remaining portion of the said plot and South by Plot No. 185, together with all easementary rights and appurtenances attached thereto.

14	HSRT21000016061 / LSR23000034372 ACRE 178 TRUST	Nitin Suresh Bolade (Borrower), Nikita Nitin Bolade (Co-Borrower)	Rs. 10,49,970/- & Rs. 3,85,863/- (Rupees Ten Lakhs Four Hundred Ninety Seven Only & Rupees Three Lakhs Eighty Five Thousand Eight Hundred Sixty Three Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 3,12,000/- (Rupees Three Lakhs Twelve Thousand Only)	Rs. 31,200/- (Rupees Thirty One Thousand Two Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 208, situated on the Second Floor of the building known as "Rudraksh Avenue of Jolva Residency", having a built-up area of 386.18 square feet (35.89 square meters) and super built-up area of 680.00 square feet (63.20 square meters), together with undivided share in land admeasuring 8.00 square meters, constructed on non-agricultural land bearing Revenue Survey No. 182 (Paiki), Block No. 223, forming part of Plot Nos. 126, 127, 128, 141, 142 and 143 admeasuring in aggregate about 532.22 square meters, situated at Mouje Village Jolva, Taluka Palsana, District Surat, together with all rights to use common areas, easements and appurtenances attached thereto, and bounded East by Society Road, West by Flat No. 207, North by Society Open Plot and South by Apartment Passage.

15	H4X8RFL0342418 / H4X8RFL0342425 ACRE 178 TRUST	Pradipbhai Laljbhai Valand (Borrower), Laljbhai Valand (Co-Borrower)	Rs. 5,16,719/- & Rs. 3,77,616/- (Rupees Five Lakhs Sixteen Thousand Seven Hundred Nineteen Only & Rupees Three Lakhs Seventy Seven Thousand Six Hundred Sixty Six Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,54,000/- (Rupees Five Lakhs Fifty Four Thousand Only)	Rs. 55,400/- (Rupees Fifty Five Thousand Four Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of immovable property bearing City Survey No. 21/24, situated at Khamhat, City, near Peeth Char Rasta, Taluka Khamhat, District Anand, within the jurisdiction of the Sub-Registration District Khamhat, comprising basement in the eastern portion and construction on Ground, First and Second Floors with open terrace above, together with all rights, easements and appurtenances attached thereto, and bounded East by Government land, West by partitioned portion of the same property including staircase area and tenanted portion occupied by Anitushan Ghasuniya Syed (with common wall between portions), North by way and South by property bearing C.S. No. 21/23 owned by Majeedwali, together with all rights attached thereto.

16	H416HLP0817676 ACRE 178 TRUST	Raghura Hemang Resikil (Borrower), Flaguni Hemang Raghura (Co-Borrower)	Rs. 18,92,842/- (Rupees Eighteen Lakhs Ninety Two Thousand Eight Hundred Forty Two Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 12,63,000/- (Rupees Twelve Lakhs Sixty Three Thousand Only)	Rs. 1,26,300/- (Rupees One Lakh Twenty Six Thousand Three Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Office No. 304 situated on the Third Floor of the low-rise building constructed for commercial purposes known as "Shri Vardhman Trade Centre", as mentioned in Schedule 'A' above, having a carpet area of 14.88 sq. meters (160.00 sq. feet), together with all rights, easements and appurtenances thereto, and bounded as follows: on the North by Office No. 305, on the South by Office No. 303, on the East by common passage and entrance to the office, and on the West by property owned by others.

17	HSRT22000024489 ACRE 178 TRUST	Rakesh Ramesh Hire (Borrower), Chitayaben Ramesh Hire (Co-Borrower), Namedev Hire (Co-Borrower)	Rs. 7,79,910/- (Rupees Seven Lakhs Seventy Nine Thousand Nine Hundred Ten Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 1,74,000/- (Rupees One Lakh Seventy Four Thousand Only)	Rs. 17,400/- (Rupees Seventeen Thousand Four Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of the property situated in Surat District, Palsana Sub-District, Moje Village, bearing Revenue Survey No. 70, Block No. 92, admeasuring 10,346 sq. meters, being part of the land known as "Shivada Residency - Vagar-1", wherein Plots No. 1 to 7 admeasuring approximately 472.39 sq. meters are allotted for residential purposes, and within the building known as "Radhekrishna Residency", being Flat No. 406 on the Fourth Floor having a super built-up area of 594.14 sq. ft. and built-up area of 326.78 sq. ft. (i.e., 30.36 sq. meters), together with undivided share of 9.10 sq. meters in the land proportionate to the said flat, along with all rights, easements and appurtenances thereto, the entire property comprising of flats, roads, common open plots (COP) and adjoining land admeasuring about 10,000 sq. meters, and bounded as follows: East by road, West by society road, North by Block No. 91, and South by common open plot (COP).

18	H416HLP0817676 ACRE 178 TRUST	Rambahadur (Borrower), Pushpa Devi (Co-Borrower)	Rs. 7,57,636/- (Rupees Seven Lakhs Fifty Seven Thousand Six Hundred Thirty Six Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 2,40,000/- (Rupees Two Lakhs Forty Thousand Only)	Rs. 24,000/- (Rupees Twenty Four Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 4:00 PM to 4:00 PM
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DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of the property bearing Flat No. 201 on the 2nd Floor, admeasuring 624.74 sq. feet super built-up area and 34.82 sq. meters built-up area, together with 4.89 sq. meters undivided share in the land of "Ambar Palace" situated at Revenue Survey No. 8, Block No. 18 (Paiki), Plot No. 1 & 2 admeasuring 166.54 sq. meters, along with further undivided share of 54.00 sq. meters in the land, located at Mouje Village Talithaiya, Taluka Palsana, District Surat, together with all rights, easements and appurtenances thereto, and bounded as follows: on the East by Plot No. 3, on the West by Common Open Plot (C.O.P.), on the North by Road, and on the South by Plot No. 21 and 22.

19	
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Biometric SIM checks to bank debit holds: Govt's plan to tackle digital arrests

The report, prepared after consultations with stakeholders, seeks court directions to various authorities to ensure coordinated action against the growing cyber fraud threat. With this, the Centre is pushing for tighter accountability across telecom, banking and digital platforms to curb the surge in digital arrest scams.

New Delhi.(Agency)

The government has submitted a detailed report before the Supreme Court outlining a coordinated, multi-agency strategy to tackle the growing menace of digital arrest scams, proposing measures ranging from biometric SIM verification to temporary debit holds on suspicious bank accounts.

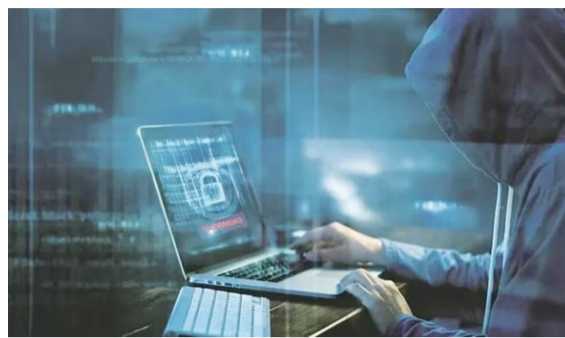
The report, prepared after consultations with multiple stakeholders, urges the court to issue directions to key authorities, including the Department of Telecommunications (DoT), Ministry of Electronics and Information Technology (MeitY), and the Reserve Bank of India (RBI), to ensure uniform and time-bound implementation of safeguards.

TELECOM REFORMS AND SIM TRACEABILITY

A major focus of the recommendations,

submitted by the Attorney General of India on behalf of the Centre, is tightening telecom controls to curb misuse of SIM cards in cyber fraud. The Centre has called for expedited implementation of the Telecommunications (User Identification) Rules and the Biometric Identity Verification System to ensure national-level visibility of SIM issuance. Telecom service providers have been asked to strictly comply with these frameworks and cooperate in their rollout.

The report also stresses stronger verification and accountability mechanisms for Point of Sale (PoS) vendors involved in SIM activation, in line with the DoT's August 31, 2023 circular. It proposes swift blocking of suspicious or fraudulent SIM



cards used in cybercrime cases, including digital arrest scams.

Additionally, telecom operators and their PoS agents have been asked to extend full cooperation to law enforcement agencies by enabling real-time sharing of subscriber activation details and PoS data during investigations.

W H A T S A P P , P L A T F O R M

SAFEGUARDS AND DEVICE TRACKING

On digital platforms, the report directs MeitY to ensure compliance by WhatsApp with safeguards discussed with the Inter-Departmental Committee. These include implementation of SIM-binding mechanisms in line with the DoT's November 28, 2025 circular, along with enhanced tools to detect and mitigate prolonged scam calls -- one of the defining features of digital arrest frauds. The report also suggests examining additional protective features similar to those deployed on platforms like Skype, and calls for mechanisms to identify and block device IDs used in scams, preventing repeat offenders from creating new accounts with different numbers.

Continue page...

Sr. No.	Loan Account No. & ACRE TRUST Name	Name of Borrower(s) Co-Borrower(s)/ Mortgagee(s)/ Guarantors	Total Outstanding Dues	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
24	H428HLD1364521 / H428HLD1357169 ACRE 178 TRUST	Suthar Jayeshbhai Khemabhai (Borrower), Arunaben Jayeshbhai Suthar (Co-Borrower)	Rs. 9,35,891/- & Rs. 13,80,284/- (Rupees Nine Lakhs Thirty Five Thousand Eight Hundred Ninety One Only & Rupees Thirteen Lakhs Eighty Thousand Two Hundred Eighty Four Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 13,08,000/- (Rupees Thirteen Lakhs Eight Thousand Only)	Rs. 1,30,800/- (Rupees One Lakh Thirty Thousand Eight Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Plot No. C/69, admeasuring 83.17 square meters, together with proportionate undivided share in adjoining road and Common Open Plot (C.O.P.) area admeasuring 40.25 square meters (total combined area 123.42 square meters), forming part of the residential scheme known as "Kumkum Bungalows", developed on non-agricultural lands bearing Block No. 45 (consolidated from Revenue Survey Nos. 4/1, 4/2, 4/3 and 9 corresponding to Block Nos. 45, 46 and 47 packages), situated at Mouje Village Sanghicher, Sub-District Olpad, District Surat, together with all internal and external rights, easements and appurtenances attached thereto, and bounded North by Plot No. C/70, South by Plot No. C/68, East by Block No. 83 and West by internal road of the society.								
25	HSRT22000020780 ACRE 178 TRUST	Vakil Kumar Prajapati (Borrower), Maya Vakil Prajapati (Co-Borrower), Akshaykumar Bhikabhai Domadia (Co-Borrower)	Rs. 9,85,755/- (Rupees Nine Lakhs Eighty Five Thousand Seven Hundred Fifty Five Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 1,81,000/- (Rupees One Lakh Eighty One Thousand Only)	Rs. 18,100/- (Rupees Eighteen Thousand One Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. G-02, situated on the Ground Floor of the building known as "Bansi Palace", having a built-up area of approximately 304.46 square feet (28.29 square meters), constructed on non-agricultural land bearing Revenue Survey Nos. 442 and 443 corresponding to Old Block Nos. 569/01, 569/02 and 569/03 (now New Block Nos. 423, 788 and 799), forming part of Sub-Plot No. 01 admeasuring about 524.75 square meters (as per site), situated at Mouje Village Kamrej, Taluka Kamrej, District Surat, together with proportionate undivided share in the land and all rights, title, interests, easements and appurtenances attached thereto, and bounded East by Flat No. G-03, West by Flat No. G-01, North by open space and South by staircase.								
26	H4X7FLP0373366 / H4X7ECN0363965 ACRE 178 TRUST	Vinodray Makadiya (Borrower), Sanjay Vinodbhai Makadiya (Co-Borrower)	Rs. 37,23,114/- & Rs. 5,14,861/- (Rupees Thirty Seven Lakhs Twenty Three Thousand One Hundred Fourteen Only & Rupees Five Lakhs Fourteen Thousand Eight Hundred Sixty One Only) as on 26.04.2026 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 8,00,000/- (Rupees Eight Lakhs Only)	Rs. 80,000/- (Rupees Eighty Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 506, situated on the Fifth Floor of the building known as "Shree Surbhi Tower", having a carpet area admeasuring 53.16 square meters, together with undivided share in land admeasuring 15.073 square meters, constructed on non-agricultural property bearing City Survey No. 1843 admeasuring 3018.10 square meters, situated at Vyara, Taluka Vyara, District Tapi, together with all rights, title and interest in the said property and all easementary rights, common areas and appurtenances attached thereto.								
27	HSRT21000013658 ACRE 178 TRUST	Vishal Rasikbhai Kakadiya (Borrower), Kiranben Vishalbhai Kakadia (Co-Borrower)	Rs. 7,06,316/- (Rupees Seven Lakhs Six Thousand Three Hundred Sixteen Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 2,09,000/- (Rupees Two Lakhs Nine Thousand Only)	Rs. 20,900/- (Rupees Twenty Thousand Nine Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 208, situated on the Second Floor of the building known as "Shri Siddhi Vinayak Residency" in Harihat Park Society V-2, having a built-up area of 306 square feet (28.43 square meters) and super built-up area of 510 square feet (47.39 square meters), together with undivided share in land admeasuring 12.00 square meters, constructed on non-agricultural land bearing Revenue Survey No. 133, Block No. 137A, Portion No. 3, forming part of Plot Nos. 120 to 123, situated at Mouje Village Kadodara, Taluka Palsana, District Surat, together with all internal and external rights, easements and appurtenances attached thereto, and bounded East by Plot No. 133, West by Plot No. 119, North by Plot Nos. 124 to 123 and South by Road.								
28	HSRT22000021468 ACRE 178 TRUST	Praphul Narsinha Gouda (Borrower), BABI GOUDA (Co-Borrower)	Rs. 11,60,223/- (Rupees Eleven Lakhs Sixty Thousand Two Hundred Twenty Three Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 5,83,440/- (Rupees Five Lakhs Eighty Three Thousand Four Hundred Forty Only)	Rs. 58,344/- (Rupees Fifty Eight Thousand Three Hundred Forty Four Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Residential Plot No. 53, admeasuring approximately 40.15 square meters of open land (including proportionate share of about 29.23 square meters in internal roads and common areas), forming part of the project known as "Shree Govardhan Dream Residency" developed on non-agricultural land bearing Revenue Survey No. 293, Old Block No. 353/A (now Block No. 376), situated at Mouje Village Haladru, Taluka Kamrej, District Surat, together with all internal and external rights, easements and appurtenances attached thereto, and bounded East by Plot No. 46, West by Society Road, North by Plot No. 52 and South by Plot No. 54.								
29	HSRT22000027460 ACRE 178 TRUST	Rahul Vijay Shankar Mishra (Borrower), NEHA RAHUL MISHRA (Co-Borrower), RAJU BRIJESHKUMAR PANDEY (Co-Borrower)	Rs. 12,57,444/- (Rupees Twelve Lakhs Fifty Seven Thousand Four Hundred Forty Four Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 3,56,107/- (Rupees Three Lakhs Fifty Six Thousand One Hundred Seven Only)	Rs. 35,611/- (Rupees Thirty Five Thousand Six Hundred Eight Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 312, situated on the Third Floor in the building known as "Platinum Plaza", having a super built-up area of approximately 734 square feet (68.21 square meters) and built-up area of approximately 441 square feet (40.98 square meters), constructed on non-agricultural land bearing Revenue Survey No. 73, Block No. 91 forming part of plots bearing Nos. 29 to 32 admeasuring in aggregate about 405.50 square meters, situated at Village Bagumara, Taluka Palsana, District Surat, State of Gujarat, within the project known as "Bansi Park", together with proportionate undivided share in the land and all internal and external rights, easements, common areas and appurtenances attached thereto, and bounded East by O.T.S. and adjacent building, West by passage and Flat No. 311, North by road and South by Flat No. 313.								
30	HSRT22000028291 ACRE 178 TRUST	Rajkumar Soni (Borrower), RITU SONI (Co-Borrower), AKASH KUMAR (Co-Borrower)	Rs. 11,38,384/- (Rupees Eleven Lakhs Thirty Eight Thousand Three Hundred Eighty Four Only) as on 30.11.2025 along with applicable interest, charges and expenses till the date of payment and realization	Rs. 3,91,680/- (Rupees Three Lakhs Ninety One Thousand Six Hundred Eighty Only)	Rs. 39,168/- (Rupees Thirty Nine Thousand Sixty Eight Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901	30th May 2026 2:30 PM to 3:30 PM	29th May 2026 till 4:00 PM till 4:00 PM
DESCRIPTION OF THE SECURED ASSET: All that piece and parcel of Flat No. 101, situated on the First Floor in Building No. C-1 (also known as Building "A") of the project known as "Harivilla-2" within "Sai Vatika Row-House Division-2", having a super built-up area of approximately 640 square feet (59.48 square meters) and built-up area of approximately 384 square feet (35.67 square meters), constructed on non-agricultural land bearing Revenue Survey Nos. 201/1, 210/1, 210/2 and 111 corresponding to Block Nos. 270, 271 and 272, situated at Village Bagumara, Taluka Palsana, District Surat, together with proportionate undivided share in the land and rights to use common areas such as roads, common open plot (COP) and other facilities of the society, along with all internal and external rights, easements and appurtenances attached thereto								
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 , Kapil Khobragade - 8849967386							
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 : 28.04.2026 Place : Gujarat								
Sd/- Authorized Officer Assets Care & Reconstruction Enterprise Ltd.								

Storm rips through mass wedding, 36 couples flee mid-ritual

New Delhi.(Agency)

At the onset of summer, a quick spell of thunder and showers can lift everyone's mood -- especially in the dry, arid regions of Rajasthan. But that was not the case in Tonk, where people ran for their lives, abandoning a mass wedding of 36 couples, as a towering dust storm swept through the ceremony.

So strong was the storm that it left the entire venue in ruins within minutes. Tents were uprooted, and all kinds of materials were blown far into nearby fields. Items brought for the bride and groom were also scattered over long distances. While trying to escape,

several children and women were injured after being struck by metal pipes from the tent structures. The whirlwind was followed by heavy rain, disrupting the



celebrations and dampening the mood of those attending the mass wedding. The venue had been buzzing with activity since morning -- tents up, festivities underway, and

joy in the air -- as members of the Dhakad community gathered in an open ground, awaiting the arrival of Rajasthan Energy Minister Heeralal Nagar. The minister later arrived at the event and blessed the couples after the storm had subsided.

At around 3:30 pm, however, the weather suddenly changed, and strong winds quickly turned into a powerful whirlwind.

Rajasthan has been witnessing unusual weather patterns in recent days due to western disturbances and is likely to experience more thunderstorms and dust storms in the coming days. Just a few days ago, heavy hailstorms in several districts created visuals resembling colder regions.

Oil, LPG tankers reaching Mumbai despite US blockade of Hormuz. Here's how

Oil and LPG tankers and vessels have reached Mumbai from the Gulf despite the US blockade in the Strait of Hormuz. Experts say routes through Iranian waters and naval coordination limit the blockade's reach. We analyse whether the speculated routes are actually feasible.

New Delhi.(Agency)

The US vowed to choke the Strait of Hormuz after Iran refused to bend, but the results so far have exposed the limits of naval power in one of the world's busiest maritime corridors.

The US Navy, deployed east of the Strait in the Gulf of Oman to monitor and restrict traffic entering or leaving the passage, has not been able to make the blockade airtight. Dozens of tankers have reportedly continued to slip through.

There is also a route many observers have pointed to that could allow ships to sail directly from Iran's Kharg Island to Mumbai. The latest example of an Indian ship crossing the strait is the vessel Desh Garima. Two Indian vessels —

Jag Arnav and Sammar Herald — came under Iranian fire along the tense route, but Desh Garima crossed the strait on the same day, and docked in Mumbai last Wednesday.

The tanker carried 97,000 metric tonnes of crude oil from Ras Laffan in Qatar. Not just Desh Garima, over 30 other tankers have reportedly passed through the Strait of Hormuz since the US's blockade began on April 13. There is chatter about multiple non-Indian ships that have headed from Iran to India, though there has been no confirmation or denial either from Tehran or New Delhi.

"At least 34 tankers with links to Iran have bypassed the US blockade since it began," reported The Financial Times recently in an article in which it tracked dozens of ships coming out and going into the Persian Gulf.



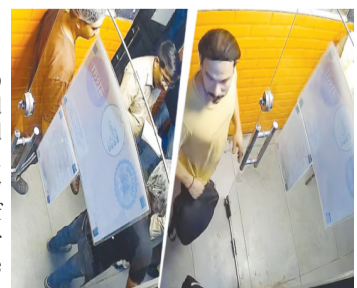
Will break your legs: Delhi cloud kitchen owner vs cops over bribe claims

New Delhi.(Agency)

A Vasant Kunj cloud kitchen has accused Delhi Police personnel of issuing threats and demanding bribes over late-night operations. The Delhi Police have denied any wrongdoing, saying action was taken due to traffic congestion, residents' complaints, and missing licences for late-night operations.

A 24/7 cloud kitchen in Delhi's Vasant Kunj has alleged that police officers threatened to break workers' legs if the outlet remained open after 10 pm and later demanded "settling" to allow operations to continue. However, the Delhi Police denied any misconduct or wrongful intent on the part of its officers. Glisco Kitchens owner Gagandeep Singh Sapra said that despite repeated attempts to seek clarity from the Delhi Police following an alleged shutdown warning during the intervening night of Sunday and Monday, he eventually managed to establish contact.

However, he claimed the officers sent to assist were the same personnel who had earlier issued the threat. "Called 112. They say -- 'we will send someone to help you,' but the people they send are the same people who told us, 'Taange tod doonga teri,'" Sapra wrote in a series of posts detailing



the alleged harassment. He further alleged that officers told him the kitchen's complaint would not be registered and that the only way to continue operations was through informal payments. "The beat officers who came in the PCR gave a simple answer: 'Aap apni setting kar lo, hum kuch nahin kar sakte, hum chithi bhi nahin lenge aur complaint bhi nahin lenge. Aap apni setting karo, jo dena hota hai mahine ka do,'" Sapra wrote in the thread. In the initial complaint sent by Harpreet Kaur Sapra on April 27, which was allegedly not registered, she said that a few individuals wearing Delhi Police uniforms entered their kitchen during service hours at around 2:30 am and asked them.

no misconduct or wrongful intent on the part of police personnel has been found."

The Delhi Police added that Gagandeep may file a detailed complaint along with supporting evidence so that the Vigilance Department can investigate the matter.

In his post, Gagandeep had alleged that the officers who visited him said the cloud kitchen's complaint would not be accepted and that the only way to resolve the matter was by paying bribes. "The beat officers who came in the PCR gave a simple answer: 'Aap apni setting kar lo, hum kuch nahin kar sakte, hum chithi bhi nahin lenge aur complaint bhi nahin lenge. Aap apni setting karo, jo dena hota hai mahine ka do,'" Sapra wrote in the thread. In the initial complaint sent by Harpreet Kaur Sapra on April 27, which was allegedly not registered, she said that a few individuals wearing Delhi Police uniforms entered their kitchen during service hours at around 2:30 am and asked them.