


For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e.,
<https://www.federalbank.co.in/web/guest/tender-notices>

For, The Federal Bank Limited
Sd/-
Rajeshkumar P
Assistant Vice President
(Authorised Officer under SARFAESI Act)

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 68431041 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 and 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), Mortgageor(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), Mortgageor(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)/ Mortgageor(s)/ Guarantors	Total Outstanding Dues as on 09.01.2026 (In Rs.)	Reserve Price (In Rs.)	Earnest Money Deposit (In Rs.)	Bank Account Details for EMD payment					
1	428SH96428222 / 428TSH96456108 ACRE 178 TRUST	Bharatbhai Bagthariya	₹1602673.04/-Rupees Sixteen Lakhs Two Thousand Six Hundred Seventy Three and Four Paise only & ₹37506.78/- Rupees Thirty Seven Thousand Five Hundred Six and Seventy Eight Paise only	₹625000/- Rupees Six Lakhs Twenty Five Thousand only	₹62500/- Rupees Sixty Two Thousand Five Hundred only	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901					
Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. 202, situated on the Second Floor of Building No. 'A' in the residential scheme known as "Bhakdikhara Residency-2", constructed on non-agricultural land bearing Survey No. 54, forming part of Block No. 128, situated at Mouje Village Sayan Sim, Taluka Olpad, District Surat, admeasuring 0 Hectare 99 Acre 15 Sq. metres, having a super built-up area of 994 sq. ft. (92.38 sq. metres) and a built-up area of 642 sq. ft. (59.67 sq. metres), together with an undivided share of 38.13 sq. metres in the total land of the entire building including roads and pathways as per the approved plan, along with all internal and external rights and interests attached thereto, and bounded on the East by Flat No. A-201, on the West by adjacent open space, on the North by Flat No. A-203 and on the South by adjacent open space.											
2	4432HLDO479757 / H432HLT0498727 / H432HLT0498726 ACRE 178 TRUST	Darji Jigneshkumar Kirtikumbar / Ranjitben Jashbhai Raval	₹2061331.57/- & ₹188991.36/- & ₹148815.12/- (Rupees Twenty Lakhs Sixty One Thousand Three Hundred Thirty One and Fifty Seven Paise Only) , (Rupees One Lakhs Eighty Nine Thousand Eight Hundred Ninety One and Thirty Six Paise Only) & (Rupees One Lakhs Forty Eight Thousand Eight Hundred Fifteen and Twelve Paise Only)	₹1300000/- (Rupees Thirteen Lakhs Only)	₹130000/- (Rupees One Lakhs Thirty Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901					
Description Of The Secured Asset: All that piece and parcel of property bearing Flat No. 305, situated on the Third Floor of "Om Park Complex", constructed on land bearing Revenue Survey No. 2848, forming part of Town Planning Scheme No. 1, Final Plot No. 262, having City Survey Vibhag Ward No. 4, City Survey No. 2068 and Municipal Ward No. 2/A, Property No. 3784/40, wherein the said flat has a constructed area admeasuring 91.00 sq. metres, consisting of construction from the floor of the third floor up to the slab of the third floor with height, together with all proportionate rights in the land, common areas and amenities of the complex, and bounded on the East by the complex staircase, on the West by adjacent construction after leaving the common margin, on the North by Flat No. 306 and on the South by the road after leaving the complex construction.											
3	H413HLT1170073 / H413HML1114451 ACRE 178 TRUST	Devendra Brijmohan Chawla / Nishaben Brijmohan Chawla	₹3064661.02/- & ₹3625853/- (Rupees Six Lakhs Four Thousand Six Hundred Sixty One and Two Paise Only) & (Rupees Thirty Six Lakhs Twenty Five Thousand Eight Hundred Fifty Three Only)	₹1900000/- (Rupees Nineteen Lakhs Only)	₹190000/- (Rupees One Lakhs Ninety Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901					
Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. B-501, situated on the Fifth Floor of Tower 'B' in the residential scheme known as "Eshanti Heights", constructed on non-agricultural land bearing Revenue Survey No. 573 (part), forming part of Town Planning Scheme No. 2 (Sayajipura), New Final Plot No. 23 (Old Final Plot No. 814/3) (part), situated at Mouje Village Sayajipura, Registration District Vadodra, Sub-District Vadodra, having a built-up area admeasuring 53.33 sq. metres together with an undivided share of 22.03 sq. metres in the land as per current site condition, along with all internal and external rights, easements and appurtenances attached thereto, and bounded on the East by adjoining open sky space, on the West by adjoining common passage-staircase and open sky space, on the North by adjoining open sky space and on the South by Flat No. B-502.											
4	AFH009800531298 ACRE 166 TRUST	Dineshbhai Sidabhai Makavana / Shobhnaben Dineshbhai Makavana / Devrajbhai Sidabhai Makvana	₹2662088.87/- (Rupees Twenty Six Lakhs Sixty Two Thousand Eighty Eight and Eighty Seven Paise Only)	₹1350000/- (Rupees Thirteen Lakhs Fifty Thousand Only)	₹135000/- (Rupees One Lakhs Thirty Five Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901					
Description Of The Secured Asset: All that piece and parcel of non-agricultural residential property being Block No. 86, situated in the sub-plots bearing Nos. 80 to 92/6 of the non-agricultural residential plotting scheme known as "Raghnandan Park", developed on land bearing Revenue Survey No. 197 (Part-1) of Mouje Village Mahika, Registration District Rajkot, State of Gujarat, which land has been granted permission for non-agricultural residential use and construction of buildings, the said Block No. 86 admeasuring approximately 56.11 sq. metres (approximately 67.11 sq. yards), together with all rights, easements and appurtenances attached thereto.											
5	H4X8HLD0125441 / H4X8HMLT1032926 ACRE 178 TRUST	Jayeshbhai R Gohel / Pujanben Jayeshbhai Gohel	₹1322316.77/- & ₹541862.77/- (Rupees Thirteen Lakhs Twenty Two Thousand Three Hundred Sixteen and Seventy Seven Paise Only) & (Rupees Five Lakhs Forty One Thousand Eight Hundred Sixty Two and Seventy Seven Paise Only)	₹950000/- (Rupees Nine Lakhs Fifty Thousand Only)	₹95000/- (Rupees Ninety Five Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901					
Description Of The Secured Asset: All that part and parcel of the non agriculture property comprised in and bearing Tower D, Flat No. 408, Nirav Avenue, 4th Floor, Behind Pratibha Hostel, Near Panchvati Primary School, Off Anand Sojlra Road, Karamsad, Ta Anand, Dist Anand, East : Flat No. 409, West : Flat No. 407, North : Common Passage, South : Land											
6	H432FRL0335657 / H432ECN0391056 ACRE 178 TRUST	Jaysukhbhai Madhubhai Gabani / Ranjanben Jaysukhbhai Gabani	₹3204932.34/- & ₹361423.25/- (Rupees Thirty Two Lakhs Four Thousand Nine Hundred Thirty Two and Thirty Four Paise Only) & (Rupees Three Lakhs Sixty One Thousand Four Hundred Twenty Three and Twenty Five Paise Only)	₹1025000/- (Rupees Ten Lakhs Twenty Five Thousand Only)	₹102500/- (Rupees One Lakhs Two Thousand Five Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901					
Description Of The Secured Asset: All that piece and parcel of non-agricultural property being Flat No. C/1, situated at Mouje Nadiad (Killedadi Party), District Kheda, bearing Revenue Survey No. 2560/B, V.V. No. 1,											

Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. 102, situated on the First Floor (Higher Ground Floor as per approved plan) of Building No. E-2 (also known as Building No. AD-B) in the residential scheme known as "Amrut Kunj", constructed on non-agricultural land bearing Revenue Survey No. 134, registered under Block No. 333 (New Block No. 3039 after re-survey), situated at Village Kholwad, Taluka Kamrej, District Surat, forming part of Town Planning Scheme No. 47 (Kholwad-Bhada), Original Plot No. 90/A, corresponding to Final Plot No. 90, having a built-up area measuring approximately 40.70 sq. metres, together with its undivided share in the land of the entire building and all internal and external rights attached thereto, and the entire building is bounded on the East by the property adjoining Building No. F-1, on the West by the property adjoining Building No. E-1, on the North by the society road and on the South by the property adjoining Block No. 331/A.						
12	H413HLT1047427 / H413HLT1039493 ACRE 178 TRUST	Nikumar Rameshbhai Rana / Sarojben Rameshbhai Rana	₹32661.55/- (Rupees Eight Lakhs Thirty Two Thousand Six Hundred Sixty One and Fifteen Paise Only) / (Rupees Fifteen Lakhs Seventy Six Thousand Five Hundred Ninety Six and Forty Five Paise Only)	₹1750000/- (Rupees Seventeen Lakhs Fifty Thousand Only)	₹175000/- (Rupees One Lakhs Seventy Five Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. E-601, situated on the Sixth Floor of Tower No. E in the residential scheme known as "Kishan Khol", developed on non-agricultural land bearing Block / Survey No. 303, situated at Village Maneja, Registration District Vadodara, Sub-District Vadodara, forming part of Final Plot No. 89 of Town Planning Scheme No. 33, having a carpet area measuring 50.08 sq. metres along with balcony, veranda and wash area measuring 4.94 sq. metres, together with proportionate undivided share in the land, road, common plot, common amenities and all internal and external rights attached thereto, and bounded on the East by open margin space, on the West by Flat No. E-604 after leaving OTS, lift and passage, on the North by Flat No. D-602 and on the South by Flat No. E-602.						
13	H418HLD123379 / H418HLD1235274 ACRE 178 TRUST	Pradipkumar Navinbhai Vyasa / Ashaben Pradipkumar Vyasa	₹1080341.21/- (Rupees Ten Lakhs Eighty Thousand Three Hundred Forty One and Twenty One Paise Only) / (Rupees Seventeen Lakhs Sixteen Thousand Three Hundred Sixty Two and Eighty One Paise Only)	₹1250000/- (Rupees Twelve Lakhs Fifty Thousand Only)	₹125000/- (Rupees One Lakhs Twenty Five Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. 801, situated on the Sixth Floor of Block 'H' in the scheme known as "Devnandan Sankalp City", developed on non-agricultural land forming part of Final Plot No. 114 of Town Planning Scheme No. 121, out of Survey No. 75 Paik-1, situated at Village Hanspura, Taluka Asarva, Sub-District Ahmedabad-6 (Naroda), District Ahmedabad, having a carpet area measuring 33.50 sq. metres (360 sq. ft.) together with an undivided share of approximately 14 sq. metres in the land of the said Final Plot and proportionate rights in the common areas and amenities, and all internal and external rights attached thereto, and bounded on the East by Flat No. HH-602, on the West by Flat No. H-612, on the North by the society road and on the South by Flat No. H-606.						
14	AFH00000602286 ACRE 166 TRUST	Santosh J Chaudhari / Tinaben Santoshbhai Chaudhari	₹2781906.56/- (Rupees Twenty Seven Lakhs Eighty One Thousand Nine Hundred Six and Fifty Six Paise Only)	₹1700000/- (Rupees Seventeen Lakhs Only)	₹170000/- (Rupees One Lakhs Seventy Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. 21, situated on the Second Floor of the building constructed under the scheme known as "Yogi Flats", developed on non-agricultural land bearing Revenue Survey No. 5/3, situated in the sim of Mouja Village Danteswar, Vadodra City, Registration District Vadodra, Sub-District Vadodara (Division-2), State of Gujarat, constructed pursuant to Vadodra Municipal Corporation Permission Letter No. Ward-40/2019-2020 dated 15.05.2021 for the purpose of area measuring 45.00 sq. metres, together with proportionate undivided share in the common plot and common amenities and all internal and external rights attached thereto, and bounded on the East by Yogi Nagar Society, on the West by Naliya Road, on the North by common plot and on the South by common passage.						
15	H428HLL1252964 / H428HLL1249395 ACRE 178 TRUST	Shyamji Pal Pintu Pal / Kanchan Pal	₹345602.28/- (Rupees Three Lakhs Forty Five Thousand Six Hundred Two and Twenty Eight Paise Only) / (Rupees Ten Lakhs Forty Two Thousand Six Hundred Forty Five Paise Only)	₹600000/- (Rupees Six Lakhs Only)	₹60000/- (Rupees Sixty Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: "All that piece and parcel of property bearing Flat No. 413 Super built up area measuring 577.00sq. its equivalent 53.61 sq. mtrs, built up area measuring 34.67 sq. mtrs. its carpet area 32.17 sq. mtrs. on 3rd floor together with undivided proportionate share in underneath land measuring 16.73 sq. mtrs. of "A" Building of "Bhagya Laxmi Residence" constructed on the land bearing New Rev.S.No.198 (10 Rev.S.No.287) of Government measuring 19300.00sq.mtrs.T.P. Scheme No.54 (Bhestani) Final Plot No.46 measuring 135.10.00sq.mtrs, situated at village Bhestan, Sub District Taluka Surat City, District Surat and surrounded by On or towards North by : Adj. Building, On towards South by Adj. Taluka Surat City, District Surat and Adj. Society road ,On or towards west by : Adj. Building Passage"						
16	H428HLL1096521 / H428HLL1081194 ACRE 178 TRUST	Sonawane Sunil / Dinesh Kundev Sonawane	₹281863.31/- (Rupees Eight Lakhs Twenty One Thousand Eight Hundred Sixty Three and Twenty Nine Paise Only) / (Rupees Nine Lakhs Eighty Six Thousand Two Hundred Eleven and Eighty Four Paise Only)	₹1050000/- (Rupees Ten Lakhs Fifty Thousand Only)	₹105000/- (Rupees One Lakhs Five Thousand Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: All that piece and parcel of open land bearing Plot No. 413, situated in the society known as "Sai Vatika Row-House", formed in the land bearing Revenue Survey Nos. 198, 199, 200 and 213, Block No. 191 (Part-1), located at Mouje Village Bagumara, Taluka Palsana, District Surat, which land has been converted into non-agricultural land for residential purpose, Plot No. 413 measuring 53.33 sq. yards (44.59 sq. metres), together with the open land property and the undivided share in the internal roads, COP and common amenities of the society measuring approximately 29.34 sq. metres, along with all internal and external rights attached thereto, and bounded on the West by the internal road of the society, West by Plot No. 454, North by Plot No. 414 and South by Plot No. 412.						
17	H433HLL10116368 / H433HLL1315559 /H433HLL171460 ACRE 178 TRUST	Susanta Antaryami Sahoo / Abantika Sushanta Sahoo	₹3314703.04/- (Rupees ₹251045.99/- (Rupees ₹195015.44/- (Rupees Thirty Three Lakhs Fourteen Thousand Seven Hundred Three and Four Paise Only) / (Rupees Two Lakhs Fifty One Thousand Forty Five and Ninety Nine Paise Only) / (Rupees One Lakhs Ninety Five Thousand Fifteen and Forty Four Paise Only)	₹1075000/- (Rupees Ten Lakhs Seventy Five Thousand Only)	₹107500/- (Rupees One Lakhs Seven Thousand Five Hundred Only)	Account Name : ACRE-178-TRUST Account Number : 0901102000042617 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: All that piece and parcel of the residential-cum-commercial premises being Flat No. B-502, situated on the Fifth Floor of the low-rise residential and commercial building known as "SAI PARK", proposed and constructed for residential and commercial purpose on non-agricultural land, forming part of the non-agricultural sub-division bearing Revenue Survey Nos. 475, 476, 477 and 478, situated at Village Sachin, Taluka Choryashi, District Taluka Surat, Sub-District Surat City-2 (Udhana), which premises is registered with the Gram Panchayat under Assessment No. 4162, having a built-up area measuring 960.7 sq. ft. (89.25 sq. metres) and super built-up area measuring 1345 sq. ft. together with proportionate undivided share in the land, common areas, amenities, passages, staircases, lifts and all internal and external rights attached thereto						
18	AFH00000794968 ACRE 166 TRUST	Thakur Rajendra / Jyotiben Thakur	₹1764224.33/- (Rupees Seventeen Lakhs Sixty Four Thousand Two Hundred Twenty Four and Thirty Three Paise Only)	₹1270000/- (Rupees Twelve Lakhs Seventy Thousand Only)	₹127000/- (Rupees One Lakhs Twenty Seven Thousand Only)	Account Name : ACRE-166-TRUST Account Number : 0901102000042112 Bank : IDBI Bank IFSC : IBKL0000901
Description Of The Secured Asset: All that piece and parcel of the residential unit being Flat No. A-202, situated on the Second Floor of Tower 'A' in the residential scheme known as "Auro Residence", constructed on non-agricultural land bearing Block No. 465/Part-1, situated at Mouje Village Bil, Registration District Vadodra, Sub-District Akota, Vadodra Division-3, State of Gujarat, forming part of Town Planning						