



ACRE
MAKING ASSETS WORK

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Corporate Office: Office 101, Kalpataru Infinita, Plot B, Near Grand Hyatt, Santacruz (East), Mumbai, Maharashtra-400055. Registered Office: 14th Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019. E-mail: acre@acredia.in, Website: www.acredia.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), 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:

Sr. No.	Loan Account No./ Trust Name	Name of Borrower(s)/ Co-Borrower(s)/ Mortgageor(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
1	45248640002574 & 45241060000604 / ACRE 195 TRUST	1) M/s. Wellcome Chemist, Proprietorship Mr. Bherusingh Chhogaram & Mrs. Daku Bherusingh, 2) Mr. Bherusingh Chhogaram, 3) Mrs. Daku Bherusingh	Rs.87,22,563.85 (Rupees Eighty Seven Lakh Twenty Two Thousand Five Hundred and Sixty Three and Eighty Five Paise Only) as on 05.10.2026 along with applicable interest, charges and expenses till the date of payment and realization.	Rs.41,46,000/- (Rupees Forty One Lakh Forty Six Thousand Only)	Rs.4,14,600/- (Rupees Four Lakh Fourteen Thousand Six Hundred Only)	Account Name: ACRE-195-TRUST Account Number: 0901102000043087 Bank: IDBI Bank IFSC Code: IBKL0000901

Description of the Secured Asset: All that piece and parcel of the Immovable Property bearing Shop No.5 on the Ground Floor, admeasuring 274.50 Sq. feet., i.e. 25.50 Sq.mtrs., Carpet area & 30.60 Sq.mtrs., Build up area along with Undivided share in the land of "NAV/PAD RESIDENCY", situated Revenue Survey No.323/3, Block No.304, Town Planning Scheme No.15 (Pal), Original Plot No.35 & 36, Final Plot No.35 & 47, as per City Survey Ward Pal, Nondh No.104, Shit No. 47, Chalta No.23 Paki Final Plot No.47 admeasuring 1392 Sq.mtrs., of Moje Pal, City of Surat. Own by Bherusingh Chhogaram. **Boundaries by East:** Parking, **West:** Public Road, **North:** Shop No.6, **South:** Shop No.4.

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 Last date of submission of EMD: 12.11.2026 2 Place for submission of BIDs: Jana Small Finance Bank Ltd., Branch Office: 208 & 213, 2nd Floor, Shrangila Arcade, Nr. Shyamal Cross Road, Satellite, Ahmedabad-380015. 3 Date and time of Auction: 13.11.2026 from 01:00 PM to 02:00 PM 4 Place of auction (Web Site for Auction): www.auctionbazaar.com	5 Date & time of Inspection of the Property: On prior appointment basis 6 Contact Details: Mr. Yashakar Sharma (Mob. No.9898335003) & Mr. Kaushik B (Mob. No.7019949040) 7 For detailed terms and condition of the sale, please visit the website www.auctionbazaar.com
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Place: Gujarat, Date: 07.10.2026
Sd/- Authorised Officer, Assets Care & Reconstruction Enterprise Ltd.

 Punjab & Sind Bank (A Govt. of India Undertaking) <i>Where service is a way of life</i>	Regional Office : GANDHINAGAR, Unit No. 4, Tower No. 1, GIFT CITY, Gandhinagar - 382 355. Phone : 079 6674206/08/09. E-mail : ro.gandhinagar@psb.bank.in	SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E- Auction Sale Notice for sale of Immovable Asset under the securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.		
Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Immovable properties mortgaged / Charged to the Secured Creditor, the Constructive / Physical possession of which has been taken by the Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on "As is Where is", "As is what is" and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues to the Bank, Secured creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties/Assets.		
DESCRIPTION OF IMMOVABLE PROPERTIES		
Name of the Borrower(s) / Branch	Description of Property	Demand Notice Date/ Possession Date & Demand Notice Amount
1. M/s Varun Agro Products (Proprietors through Prop. Mrs. Charamben Hiteshkumar Mendha)	(1) Non-Agriculture Land of Survey No.174 p.1 "Swaminarayan Park" Residency Plot No.27, 28, 30, 31, 32, 33, 38, 39 & 40 totally Area Ad-measuring 1444.00 Sq. Meter situated is Village-Vegadav, Taluka-Halvad, District-Morbi.	21.09.2023 / 06.06.2024, Rs. 20,38,02,054.79 + further interest and cost thereon w.e.f. 01.09.2023
2. M/s Somnath Agro Industries, Partnership Firm through its Partners :	(2) Non-Agriculture Land of Survey No.190/2 Plot No.40 Area Ad-Measuring 724-90 Sq. Feet i.e. 67.37 Sq. Meter Godown Building Built-up are 63-10 Sq. Meter Situated at Village-Sukhpur, Taluka-Halvad, District-Morbi..	Rs. 26,10,000 Rs. 2,61,000 Rs. 26,100
Mr. Hiteshkumar Keshavlal Mendha	(3) Lekh No. 9, Plot No. 1 Land 161.06 Sq. Mt. Godown Built up area 67.36 Sq. Mt. & Open Area 94.32 Sq. Mt. situated at Village Halvad Taluka Halvad, District Morbi.	Rs. 5,00,000 Rs. 50,000 Rs. 5,000
Mrs. Charamben Hiteshkumar Mendha	(4) Commercial Shop No. 1,2,3 at Plot No.02. Survey no.1606 Paiki admeasuring 65.10 sq.mtrs. of Ridhdi Siddhi Arcade & Industrial Estate, Near Sardar Patel School, On Halvad Maliya Highway, Taluka Halvad, District Morbi.	Rs. 36,00,000 Rs. 3,60,000 Rs. 36,000
Mr. Shaileshkumar R. Sanghavi	(5) Industrial Plot cum Godown Unit at Survey no. 2562/1/P1/P2 Admeasuring 2572.50 Sq. Mtrs. and Total Built up Area (Commercial Godown) 452.65 Sq. Mtrs. Situated at Near Reliance Petrol Pump, On Dhrangadhra Maliya Highway, Taluka Halvad, District Morbi.	Rs. 22,00,000 Rs. 2,20,000 Rs. 22,000
Mrs. Rekhaben Pankajbhai Kotak	(6) Residential House No.01, at Plot No.84 (Area 90.00 Sq. Mtr.) & Plot no. 85 Paiki (Area 11.62 Sq. Mtr.), Total Admeasuring 101.62 Sq. Mtr., Total Built up Area 61.29 Sq. Mtr., land Revenue Survey no. 197/1, 197/2, 198/1, 199/1/P1/P1, 199/1/P2/P1, 201/P1, 202, 203/P1, 203/P2 situated at NAKLANKDHAM TOWNSHIP-1, Near Visamo Hotel, Opp. Naklankdhm Temple, Village Sukhpur, Taluka Halvad, District Morbi.	Rs. 2,50,00,000 Rs. 25,00,000 Rs. 2,50,000
Smt. Jyotsanaben Anil Budhdev	(7) Residential Building House No.10, at Plot No.29 Paiki (Area 37.50 Sq. Mtr.) & Plot No.30 (Area 90.00 Sq. Mtr.) and Plot No. 31 Paiki (Area 09.37 Sq. Mtr.) Total Admeasuring 99.75 Sq. Mtr., Total Built up Area 60.54 Sq. Mtr., Revenue Survey No. 197/1, 197/2, 198/1, 199/1/P1/P1, 199/1/P2/P1, 201/P1, 202, 203/P1, 203/P2 situated NAKLANKDHAM TOWNSHIP-2, Near Visamo Hotel, Opp. Nalankdhm Temple, Village Sukhpur, Taluka Halvad, District Morbi.	Rs. 8,75,000 Rs. 87,500 Rs. 10,000
Smt. Parulben Jitendra Popat	(8) Commercial Shop No. 55, at Plot No.01, Total Built up Area 20.21 Sq. Mtr., Revenue Survey no.2561/P1 & 2561/P2 situated at LABH SHOPPING CENTER, Behind Gurukrupa Restaurant and Shopp Shopping Center, Near APMC Market, On Maliya Dhrangadhra Highway, Village Halvad, Taluka Halvad, District Morbi.	Rs. 8,65,000 Rs. 86,500 Rs. 10,000
Mr. Maheshkumar K. Mendha	(9) Residential House No. 12, at Plot No.32 Paiki (Area 70.87 Sq. Mtr.) & Plot No. 33 Paiki (Area 28.87 Sq. Mtr.), Total admeasuring 99.75 Sq. Mtr., Total Built up Area 60.54 Sq. Mtr., Revenue Survey no. 197/1, 197/2, 198/1, 199/1/P1/P1, 199/1/P2/P1, 201/P1, 202, 203/P1, 203/P2 of situated at NAKLANKDHAM TOWNSHIP-2, Near Visamo Hotel, Opp. Naklankdhm Temple, Village Sukhpur, Taluka Halvad, District Morbi.	Rs. 7,80,000 Rs. 78,000 Rs. 10,000
Branch : Morbi	(10) Hotel Building Namely "Chamundakrupa" Situated Opp. Sarovar Sahyog Hotel, off. National highway 947, Village: JunaDevaliya, Taluka Halvad, District Morbi - 363330 (Gujarat).	Rs. 8,65,000 Rs. 86,500 Rs. 10,000
	(11) Commercial Godown situated B/H Pahal Agro industries, Opp. Hotel Ashapura, Off. National Highway 947, Village : Sukhpur, Taluka Halvad, District Morbi - 363330 (Gujarat)	Rs. 60,30,000 Rs. 6,03,000 Rs. 60,500
	(12) Open Commercial Terrace totally admeasuring Sq Mt. 1144.40 Sq. mt. of Ground Floor Shop No. 01 to 62 located in shopping centre known as "SHUBH" standing on Plot No. 02 of part B of NA Land S. No. 2561p and 2561/p2 situated at village Halvad Taluka Halvad, District Morbi.	Rs. 12,85,000 Rs. 1,28,500 Rs. 15,000
		Rs. 50,00,000 Rs. 5,00,000 Rs. 50,000
DATE AND TIME OF E-AUCTION : 12.11.2026, 12.00 NOON TO 2.00 PM • DATE AND TIME OF INSPECTION : 02.11.2026 TO 06.11.2026, 10.00 AM TO 5.00 PM		
LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON OR BEFORE IS 12.11.2026, upto 01.00 PM		

TERMS & CONDITIONS : 1. The online E-auction shall be held through the auction platform i.e. <https://baanknet.com> on the date and time provided. The intending bidders / purchasers are required to register through <https://baanknet.com> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and upload formalities should be completed well in advance. **2. EMD Payment :** The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment.For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanknet.com> Auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest. **3.** While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID. **For queries contact number - 8291202020 & email id support.baanknet@psballance.com.** For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://baanknet.com>. **4. Bidder's e-Wallet** should have sufficient balance equivalent to or above the EMD amount at the time of bidding. **5.** During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last quote and the increase in the bid amount must be increment amount mentioned. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. **6.** It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. **7.** After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider. **8.** The secured asset shall not be sold below the reserve price. **9.** The success auction Purchaser/ Bidder shall, have to deposit 25% (Twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorised officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and Authorised Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. **10.** Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and/or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. **11.** Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount. **12.** No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder. **13.** The Authorised Officer reserve the right to accept any or reject any/all bids, if not found acceptable or to postpone/auction/cancel/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. **14.** The sale certificate shall not be issued pending operation at any stay/injunction/restraint/order passed by the District Authority/Court or any court or arrest issue against the successful bidder. The successful bidder shall execute the purchase deed, mortgage deed, etc., as per the requirement of the bank. **15.** If the successful bidder fails to complete the purchase deed, mortgage deed, etc., within the stipulated time, the entire amount of the bid shall be forfeited to the bank without any notice. **16.** No request for return of deposit either in full or partial/full cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/ARIAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in it shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer/Bank. **15.** The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours. **16.** The properties are being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrars/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sale tax, Excise/GST/Income Tax beside the Bank's Charge and shall satisfy themselves regarding the title, nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale for charges / encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid. **17.** The bank does not undertake any responsibility to procure any permission/licence, NOC etc. in respect of the property offered for sale. The Authorised Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees id any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. **18.** The bidder should ensure proper internet connectivity. Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason/contingencies affecting the e-auctions. **19.** If Property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility. **20.** In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorised Officer of the concern branch only. **21.** The Sale is subject to confirmation by the Secured Credit Bank. **22.** The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the above mentioned Authorised Officer. **23.** TDS deducted on sale of immovable property (other than agricultural land) of defaulting customers under SARFAESI Act 2002 for more than Rs. 50 Lakh Successful bidder is required to deduct & deposit TDS as per Section 393 (1) [Table S]. No 3. (j)] of the Income Tax Act, 2025 (erstwhile Section 194-IA of Income Tax Act, 1961) on the sale proceeds of the Immovable Properties sold by the Bank under SARFAESI Act, 2002, incorporating the Name and PAN of the Owner/ Mortgagee of the Immovable Property while furnishing the Form 141 (erstwhile Form 2QB). TDS is to be deducted in cases where sale consideration is more than Rs. 50 Lakh. TDS shall be deducted at the rate of 1% of the entire sale consideration. No deduction shall be required where the consideration for the transfer of an Immovable Property is Less than or Equal to Fifty Lakh Rupees or for Transfer of Agricultural Land. The term "Agricultural Land" for this purpose has been defined in the Income Tax Act. The Term "Immovable Property" for this purpose shall mean any Land (Other than Agricultural Land) or any Building or Part of a Building.

Date : 05.10.2026

This Notice is also to be treated as 15 days statutory sale notice to Borrowers and Guarantors (LRs) Under Rule 8 (6) Security Interest (Enforcement), Rules 2002.

Authorised Officer, PUNJAB & SIND BANK




