

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,
Mansarovar Industrial Area, Jaipur. 302020

**APPENDIX-IV-A [See proviso to rule 8(6)] Sale notice for sale of immovable properties**

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation 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)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED**, the same shall be referred herein after as **AFL**. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to **AFL** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money For Property	Date & Time of E-Auction	Date of Bid Sub- mission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNBLP17523- 240315327 Audunmbar Sarang Surve, Dhananjay Sarang Surve, Surve Hemlata Audumbar Guarantor : Ramkant Waman Gangane	Rs. 2319328/- Dues As On 30 Mar 2026	08 Mar 25 Rs.2029308/- Dues As On 05 Mar 25	20 Feb 26	Flat No. 305 On The 3rd Floor, In The Building Known As Deep Serenity Constructed On Land Bearing Plot No. 277 In Sector No. 25a Situated At Pushpak Node Village Vahal, Navi Mumbai, Taluka Panvel And District Raigad Maharashtra Admeasuring 16.143 Sq. Mtrs.	Rs. 2443800/-	Rs. 244380/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	Mhatre Bhuvan, 2nd Floor, Office No.4, Chinchpada Road, Near Urdu School, Oppt. Trimurti Adhar Hospital, Near Alishan Super Market, At Post Taluka- Pen-Dist- Raigad-402107, Maharashtra- India	Ugarsen Rinwa - 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 241212804171033 Devanand Mudaliyar, Pushpalata Mudaliyar	Rs. 1744493/- Dues As On 30 Mar 2026	07 Oct 25 Rs.1658623/- Dues As On 03 Oct 25	06 Feb 26	Flat No. 706 On The 07th Floor A Wing, Building Called Jagannath Paradise Situated At S.No. 258/1, 258/4, Borad Pada Road, Near Aamdar Kisan Kathore House, Chinchewari Pada, Badlapur Gaon Ambarnath Thane Maharashtra 421503 Admeasuring 27.74 Sq.Mtr.	Rs. 1987655/-	Rs. 198766/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor ,A.D.J.Residenc y, Royal House, Behind Wood Mall, Lbs Marg, Thane (W)- 400601, Mahar ashtra-India	Ugarsen Rinwa - 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBEL00317- 180050075 Dharamnarayan Amrutlal Joshi, Pinki Suresh Guarantor : Dhanraj Mohan Joshi	Rs. 1712482/- Dues As On 30 Mar 2026	12 May 25 Rs.1409700/- Dues As On 08 May 25	06 Feb 26	Flat No-302, 3rd Floor, B-Wing, Radha Krishna Apartment, Survey No-64, Hissa Number-10, Done Road, Vangani, Tal Ambarnath, Dist- Thane, M.H Admeasuring 768 Sq.Ft.	Rs. 1655390/-	Rs. 165539/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor,A.D.J.Resi dency, Royal House, Behind Wood Mall, Lbs Marg, Thane (W)- 400601, Mahar ashtra-India	Ugarsen Rinwa - 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.)	Rs.	06 Nov 25	27 Feb	Flat No. 704 On 7	Rs.	Rs.	11.00 Am	On Or	Shan No	Ugarsen

(AC NO.) 191203301265583 Ganesh Ramjanam Gupta, Pooja Ganesh Gupta	Rs. 902480/- Dues As On 30 Mar 2026	06 Nov 25 Rs.856562/- Dues As On 03 Nov 25	27 Feb 26	Flat No. 704, On 7 Th Floor, Building No. 2, "Paramount Enclave", Village Mahim, Taluka Palghar, Dist. Palghar, Maharashtra Admeasuring 35.02 Sq. Meters	Rs. 991676/-	Rs. 99168/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	Shop No. 236b,259b & B237,B258, 2nd Floor, Ostwal Empire, Arihant E-Type, Tal-Dist- Palghar-Boisar- 401501,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 231212803186883 Mahesh Deelip Rane, Aniket Deelip Rane, Swati Shankar Shinde	Rs. 2118663/- Dues As On 30 Mar 2026	13 Aug 25 Rs.1941565/- Dues As On 12 Aug 25	23 Feb 26	Flat No. 003 Ground Floor D Wing Vishnu Vatika Nx, Survey No. 132, Loacated At Village Badlapur Tal. Ambernath Dist. Thane Maharashtra (India)- 421503 / Admeasuring 33.11 Sq.Mtr.	Rs. 2335032/-	Rs. 233503/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor,A.D.J.Resi dency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)- 400601,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) 241212804451412 Pravin Shete, Pratiksha Pravin Shete, Pranay Pravin Shete	Rs. 3003253/- Dues As On 30 Mar 2026	07 Oct 25 Rs.2819857/- Dues As On 03 Oct 25	26 Feb 26	Flat No.507 On 5th Floor Wing B Tulip Tower Chsl. M.H. No. 307/507, Standing On The Property Bearing C.T.S. No. 1148-C, Survey No. 26, Village - Bhiwandi, Thane Maharashtra (In)- 421302 / Admeasuring 500 Sq.Ft.	Rs. 3219000/-	Rs. 321900/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor,A.D.J.Resi dency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)- 400601,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNKAL17523- 240306891 & LNKAL18023- 240316639 Srinivas Lingappa Methre, Laxmi Srinivas Methre	Rs. 2286086/- & Rs. 478332/- Dues As On 30 Mar 2026	07 Feb 25 Rs.1964572/- & Rs. 388430/- Dues As On 03 Feb 25	04 Feb 26	Flat No. 103, 1st Floor In Building Known As Vrindavan Residency Co- Operative Housing Society Ltd., Lying Being Situated At The Land Bearing Survey No. 49, Hissa No. 1(P)Lying Being And Situated At Village Kohojkuntavli, Tal. Ambernath, District Thane Maharashtra Admeasuring 482 Sq. Ft	Rs. 2824875/-	Rs. 282488/-	11.00 Am To 01.00 Pm 07 May 2026	On Or Before 06 May 2026	1st Floor, A.D.J.Residency , Royal House, Behind Wood Mall, Lbs Marg, Thane (W)- 400601,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 05 May 2026 9:00 am TO 5:00 pm

The terms and conditions of e-auction sale:-

(1.) The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2.) For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of AAVAS FINANCIERS LIMITED, Current account No.00548470000107 AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur 302020 IFSC Code: HDFC0000054, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@aavas.in (3.) All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://aavas.in/sarfaesi-sale-notices> for further details help procedure & online training on E-Auction prospective bidder may contact including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auction@aavas.in & ramprasad@auctiontiger.net, Contact No. 8000023297 (Aavas Contact Person : Ugarsen Rinwa-9875895867, Mohd. Kalim - 7849821425)

Please Note:- This is also a 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Place : Maharashtra, Date : 03-04-2026

Authorised Officer Aavas Financiers Limited