

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.) 221207102727394 Sandesh Sawant, Archana Sawant Guarantor : Ajitha M Acharya	Rs. 869480/- Dues As On 01 Apr 2026	14 Jul 25 Rs. 719458/- Dues As On 12 Jul 2025	14 Nov 25	Flat No. 01, Ground Floor, A Wing Pragati Chsl, Survey No. 16, Plot No. 04, Village - Sammel, Pada Taluka Vasai, Palghar, Maharashtra (India)- 401203 / Admeasuring 280 Sq.Ft.	Rs. 1075200/-	Rs. 107520/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 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 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNTIT00322- 230232055 Shirkemandar Chandrakant S, Reshma Sanjay Sapkal Guarantor : Vandana Sanjay Sapkal	Rs. 1875248/- Dues As On 01 Apr 2026	07 Jan 25 Rs. 1477930/- Dues As On 03 Jan 2025	08 Nov 25	Flat No.402, Situated On The Fourth Floor, In Wing B, Building No.2, In The Building Known As "Udaan Avenue" At Village Neral, Taluka Karjat, District Raigad Maharashtra Admeasuring 22.87 Sq Mtrs	Rs. 1387500/-	Rs. 138750/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 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,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBSR00316- 170045490 & LNBSR09421- 220192688 Yuvraj Sing O Chundwat, Anitakunwar Yuvrajsingh Chundawat	Rs. 1148274/- & Rs. 476554/- Dues As On 01 Apr 2026	09 Aug 24 Rs. 1287313/- & Rs. 403562/- Dues As On 07 Aug 2024	14 Oct 25	Flat No 105, 1st Floor, Lokhande Complex, On Gaonthan Land Bearing House No. 108 B/1, 108 B/2, 108 C, 108 D, Situated At Village- Mahor, Tal & Dist- Palghar Maharashtra 401403. Admeasuring 585 Sq.Ft.	Rs. 1295040/-	Rs. 129504/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 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 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBSR00319- 200117111 Anand Shekhar Upadhyay, Neeta Upadhyay Guarantor : Suneelkumar Sankatha Pandey	Rs. 869677/- Dues As On 01 Apr, 2026	09 Apr 25 Rs. 654441/- Dues As On 7 Apr 25	26 Aug 25	Flat Bearing No. 307 On 3rd Floor, House No. 2497/31, In The Building Known As " Devki Nandan Apartment" Constructed On Land Bearing Gat No. 228, Plot No. 12, 13 Situate At Village Siwad Taluka And Dist. Palghar Maharashtra Admeasuring 350 Sq.Ft.	Rs. 512266/-	Rs. 51227/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 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 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNPAV00322- 230228698 Prakash Sidharam Birajdar, Prameela Birajdar S	Rs. 1458928/- Dues As On 01 Apr 2026	10 Dec 24 Rs. 1092081/- Dues As On 5 Dec 24	22 Aug 25	Flat No 310, 3rd Floor, Shree Krupa Nandraj Niwas, Property House No. 222, Village - Koynavele, Taluka - Panvel, Dis.- Raigad, Maharashtra Admeasuring 161 Sq.Ft.	Rs. 921600/-	Rs. 92160/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 May 2026	Neelkant Landmark,5th Floor,Office No. 502,Behind Orion Mall,Near St Stand,Old Panvel- 410206,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNKAR01820- 210152767 Ravindra Rajaram Waingade, Priyanka Waingade (AC NO.) LNKAR02119- 200136494 Guarantor : Gajanan Ramesh Patil	Rs. 295830/- & Rs. 1055939/- Dues As On 01 Apr 2026	24 Nov 21 Rs. 195484/- & Rs. 864366/- Dues As On 24 Nov 21	21 Aug 25	Flat No 402, 4th Floor, The Building Known As Tribhuvan Apartment, Constructed On Survey No 172 Hissa No 1/4, At Village Badlapur, Tal Ambernath, Dist Thane, Maharashtra Admeasuring 314 Sq. Ft.	Rs. 881712/-	Rs. 88171/-	11.00 Am To 01.00 Pm 14 - May 2026	On Or Before 13 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 12 May 2026 9:00 am TO 5:00 pm

(AC NO.) LNKAL17523-240296503 Vaishnavi Rajesh Yadav, Amit Ramji Kalsarpe	Rs. 2405367/- Dues As On 01 Apr 2026	07 Jan 25 Rs. 2107323/- Dues As On 3 Jan 25	13 Aug 25	Flat No. 2-505 On 5th Floor, In The Blding Known As Zinnia In Labdhi Garden No.02 S.No. 66/2, At Village Dahivali Tarfe Varedi Taluka Karjat Dist Raigad Maharashtra Admeasuring 28.4 Sq.Mtr	Rs. 1828656/-	Rs. 182866/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 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 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNPAV17923-240307730 Vinod Ramrao Rathod, Meena Ramrao Rathod Guarantor : Sopan Madhavrao Eralapale	Rs. 3258858/- Dues As On 01 Apr 2026	08 Nov 24 Rs. 2683586/- Dues As On 4 Nov 24	18 Aug 25	Flat 06, 1st Floor, In The Building No. 25 Known As Haware Karekars Nisarg Co-Op. Hsg. Soc. Ltd., Constructed On Land Bearing Survey/Hissa No. 132/2, 138/2, 137/1, Situated At Village Pale Budruk, Taluka Panvel And District Raigad Maharashtra 410206 Admeasuring 404 Sq.Fts.	Rs. 2314355/-	Rs. 231436/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 May 2026	Neelkant Landmark, 5th Floor, Office No.502, Behind Orion Mall, Near St Stand, Old Panvel-410206, Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBDO102217-180071851 Devidas Prabhakar Jadhav, Pushpa Devidas Jadhav	Rs. 1416754/- Dues As On 01 Apr 2026	10 Dec 24 Rs. 1358510/- Dues As On 5 Dec 24	13 Aug 25	Residential Flat No. 203 On The Second Floor, In The Building Known As "Trimurti Prerana" And Society Known As "Trimurti Prerana Co-Operative Housing Society Ltd, Situated On The Land Bearing New Survey No. 36 & 37, Hissa No. 5 (Part), Plot No. 12, Vill.-Shirgaon, Badlapur (E) Tal.-Amber Nath Dist.-Thane, Maharashtra Admeasuring 525 Sq. Ft.	Rs. 846100/-	Rs. 84610/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 May 2026	1st Floor, A.D.J.Residency, Royal House, Behind Wood Mall, Lbs Marg, Thane (W)-400601, Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNRAT01818-190074622 & LNRAT01816-170035207 & LNRAT02116-170034356 Vilas Jagannath Kadam, Mrs. Pranjal Kadam	Rs. 1451937/- & Rs. 1066403/- & Rs. 312025/- Dues As On 01 Apr 2026	24 Nov 21 Rs. 1263419/- & Rs. 886797.41/- & Rs. 227645.41/- Dues As On 19 Nov 21	19 Apr 25	Survey No 11, Hissa No 1/A/3, House No 804, Situated At Kasop, At Phansop, Ratnagiri, Maharashtra Admeasuring 1061 Sq. Ft.	Rs. 1604232/-	Rs. 160423/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 May 2026	106, 1st Floor, Arihant Space Center, Maruti Mandir Circle, Near Lotlikar Hospital, Ratnagiri-415612, Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBOR00314-150012978 Paresh Parshuram Rane, Sangeeta G Thikrul Guarantor : Sandeep Baburao More	Rs. 911667/- Dues As On 01 Apr 2026	13 Mar 25 Rs. 732535/- Dues As On 12 Mar 25	30 Jun 25	Flat No 102 Floor 1 Wing A "Shree Sairaj Apartment" Village Narangi Taluka Vasai Dist Palghar Admeasuring 28.57 Sq.Mtr.	Rs. 501102/-	Rs. 50110/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 May 2026	Shop No. 236b, 259b & B237, B258, 2nd Floor, Ostwal Empire, Arihant E-Type, Tal-Dist-Palghar-Boisar-401501, Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 May 2026 9:00 am TO 5:00 pm
(AC NO.) LNBLO00316-170038024 Nandu Tukaram Gaikwad, Mrs. Meenakshi Nandu Gaikwad Guarantor : Mr. Mohammad Sajid	Rs. 1969630/- Dues As On 01 Apr 2026	09 Apr 18 Rs. 763623/- Dues As On 7 Apr 18	10 Jan 23	Flat No. 103, 1st Floor, Sun Apartment, House No. Bel-Kar-291/002, & Lekha No. Be0000774336, 291/003, Property No. Bel-Kar-291-003, Lekha No. Be0002716503, 291/004, Property No. Bel-Kar-291-004, Lekha No. Be0002207215, Karvae Gaon, Navi Mumbai, Maharashtra. Admeasuring 253.5 Sq.Ft.	Rs. 864000/-	Rs. 86400/-	11.00 Am To 01.00 Pm 14 May 2026	On Or Before 13 May 2026	612, B-Wing, Harmes Atrium, Sector-11, Cbd Belapur, Navi Mumbai-400614, Maharashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 12 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@aaivas.in (3.) All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://aaivas.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@aaivas.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 : 08-04-2026 Authorised Officer Aavas Financiers Limited