

# AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,  
Manasarovar Industrial Area, Jaipur. 302020



## AUCTION NOTICE

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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis. The details of the cases are as under.

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 Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
ANAND SHEKHAR UPADHYAY, NEETA UPADHYAY GUARANTOR : SUNEELKUMAR SANKATHA PANDEY (AC NO.) LNBSR00319-200117111	Rs. 8,25,489.00/- DUES AS ON 19 DEC 2025	9 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 SLWAD TALUKA AND DIST. PALGHAR MAHARASHTRA ADMEASURING 350 SQ.FT.	Rs. 569184/-	Rs. 56918/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 2368, 2598 & 8237, 8258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501, MAHARAS HTRA-INDIA
KASHILING SADASHIV BHANDE, KRUSHNABAI SADASHIV BHANDE (AC NO.) LNPVA17523-240315400	Rs. 28,00,924.00/- DUES AS ON 19 DEC 2025	10 JAN 25 RS. 2422563/- DUES AS ON 9 JAN 25	18 AUG 25	FLAT NO. 209 ON THE 2ND FLOOR IN G WING, S. NO. 142/14 AND OTHER OF PROJECT BY THE NAME TULSI KUNASH CITY VILLAGE: KARADE KHURD, TALUKA PANVEL, DISTRICT RAIGAD MAHARASHTRA ADMEASURING 31.158 SQ. MTS.	Rs. 2334632/-	Rs. 233463/-	11.00 AM TO 01.00 PM 27 JAN 2026	NEELKANT LANDMARK, 5TH FLOOR, OFFICE NO. 502, BEHIND ORION MALL, NEAR ST STAND, OLD PANVEL- 410206, MAHARASHTRA- INDIA
PRAKASH SIDHARAM BIRAJDAR, PRAMEELA BIRAJDAR S (AC NO.) LNPAV00322-230228698	Rs. 13,98,796.00/- DUES AS ON 19 DEC 2025	10 DEC 24 RS. 1092081/- DUES AS ON 5 DEC 24	22 AUG 25	FLAT NO 310, 3RD FLOOR, SHREE KRUPA NANDRANI NIVAS, PROPERTY HOUSE NO. 222, VILLAGE - KOYNAVELE, TALUKA - PANVEL - DIS - RAIGAD, MAHARASHTRA ADMEASURING 161 SQ. FT.	Rs. 1024000/-	Rs. 102400/-	11.00 AM TO 01.00 PM 27 JAN 2026	NEELKANT LANDMARK, 5TH FLOOR, OFFICE NO. 502, BEHIND ORION MALL, NEAR ST STAND, OLD PANVEL- 410206, MAHARAS HTRA-INDIA
RAVINDRA RAJARAM WAINGADE, PRIYANKA WAINGADE (AC NO.) LNKAR01820-210152767 GUARANTOR : GAJANAN RAMESH PATIL (AC NO.) LNKAR02119-200136494	Rs. 2,81,828.00/- & Rs. 10,13,004.00/- DUES AS ON 19 DEC 2025	24 NOV 24 RS. 195484/- & RS. 864366/- DUES AS ON 24 NOV 21	21 AUG 25	FLAT NO 402, 4TH FLOOR, THE BUILDING KNOWN AS TRIBHUVAN APARTMENT, CONSTRUED ON SURVEY NO 172 HISSA NO 1/4, AT VILLAGE BADLAPUR, TAL AMBERNATH, DIST THANE, MAHARASHTRA ADMEASURING 314 SQ. FT.	Rs. 797680/-	Rs. 79768/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARAS HTRA-INDIA
VAISHNAVI RAJESH YADAV, AMIT RAMJI KALSARPE (AC NO.) LNKAL17523-240296503	Rs. 23,32,373.00/- DUES AS ON 19 DEC 2025	7 JAN 25 RS. 2107323/- DUES AS ON 3 JAN 25	13 AUG 25	FLAT NO. 2-505 ON 5TH FLOOR, IN THE BILDING 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. 2031840/-	Rs. 203184/-	11.00 AM TO 01.00 PM 27 JAN 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, MAHARAS HTRA-INDIA

VINOD RAMRAO RATHOD, MEENA RAMRAO RATHOD GUARANTOR : SOPAN MADHAVRAO ERALAPALE (AC NO.) LNPAV17923-240307730	Rs. 31,47,770.00/- DUES AS ON 19 DEC 2025	8 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. 2571505/-	Rs. 257151/-	11.00 AM TO 01.00 PM 27 JAN 2026	NEELKANTH LANDMARK, 5TH FLOOR, OFFICE NO.502, BEHIND ORION MALL, NEAR ST STAND, OLD PANVEL-410206, MAHARASHTRA-INDIA
DIPAK MAYKEL MIRPAGAR, MANGAL DEEPAK MIRPAGAR (AC NO.) LNTNH00318-190090025	Rs. 14,46,038.00/- DUES AS ON 19 DEC 2025	7 JUN 24 RS. 1148410/- DUES AS ON 4 JUN 24	11 MAR 25	FLAT NO.23, SITUATED ON THIRD FLOOR, IN C WING IN THE BUILDING NAMED AS "SILVER ESTATE", BEING LYING AND SITUATED ON LAND BEARING SURVEY NO.105 HISSA NO.4/1, PLOT NO. 1 TO 19 AT VILLAGE DHAVALE, TALUKA AMBERNATH, DISTRICT THANE MAHARASHTRA ADMEASURING 603 SQUARE FEET (BUILT-UP AREA),	Rs. 1013040/-	Rs. 101304/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA
JAYWANT MANGAL MHASKAR, SAKSHI VISHAL SHAH (AC NO.) LNKAR17923-240335698	Rs. 17,86,956.00/- DUES AS ON 19 DEC 2025	8 OCT 24 RS. 1421359/- DUES AS ON 4 OCT 24	15 MAR 25	FLAT NO.103 1ST FLOOR BUILDING NO.A-55 SURVEY NO. 63/2A, 63/2B, 63/2K, 63/2D, 63/2E, 63/5, 64/0 SAMRUDDHI COMPLEX CHSL VILLAGE GARPOLI, TAL.- KARJAT, DIST.- RAIGARH(MH) MAHARASHTRA 410201 ADMEASURING 295 SQ.FT.	Rs. 1231920/-	Rs. 123192/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO. 102, SHIVKRUPA CHS, OPPOSITE SUNIL CHIKKI, OLD COURT ROAD, KARJAT (WEST)-410201, MAHARASHTRA-INDIA
ARUN SONAWANE, SHARDA ARUN SONAWANE (AC NO.) LNKAR00320-210149141	Rs. 15,29,638.00/- DUES AS ON 19 DEC 2025	14 FEB 24 RS. 1075610/- DUES AS ON 14 FEB 24	28 FEB 25	FLAT NO.103 ON THE 1ST FLOOR, WING C, IN THE BUILDING KNOWN AS "SHREERAJ HEIGHTS" NEAR SHELU RAILWAY GATE ON LAND BEARING SR. NO. 68 HISSA NO. 2 AT VILLAGE SHELU TAL KARJAT DIST. RAIGAD MAHARASHTRA 410101 ADMEASURING 414 SQ. FT.	Rs. 882079.2/-	Rs. 88208/-	11.00 AM TO 01.00 PM 27 JAN 2026	OFFICE NO. 102, SHIVKRUPA CHS, OPPOSITE SUNIL CHIKKI, OLD COURT ROAD, KARJAT (WEST)-410201, MAHARASHTRA-INDIA
RAMDEV MOURYA, PREMA DEVI MOURYA, RAMDEV MOURYA (AC NO.) LNBSR09422-230284588 GUARANTOR : SUNIL RAJARAM YADAV (AC NO.) LNBSR02419-200132982	Rs. 3,41,870.00/- & Rs. 8,81,433.00/- DUES AS ON 19 DEC 2025	8 OCT 24 RS. 243638/- & RS. 782926/- DUES AS ON 4 OCT 24	20 FEB 25	FLAT NO. 11, FIRST FLOOR, NO. 2517/11, GAT NO. 233 "SIDDHIVINAYAK APARTMENT" AT VILLAGE SANVAD TAL & DIST. - PALGHAR, THANE MAHARASHTRA - 401506 ADMEASURING 41.82 SQ.MTRS	Rs. 874238.4/-	Rs. 87424/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 2368,2598 & B237,8258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST-PALGHAR-BOISAR-401501, MAHARASHTRA-INDIA
SUCHITA BALKRISHNA CHIBADE, BALKRISHNA BHAGOJIO CHIBADE, SACHIN BALKRISHNA CHIBADE GUARANTOR : PRADEEP SURYABHAN SINGH (AC NO.) LNBSR00317-180047404	Rs. 10,40,245.00/- DUES AS ON 19 DEC 2025	8 NOV 24 RS. 787695/- DUES AS ON NOV 24	26 MAR 25	FLAT NO. A-004, OM SAI APARTMENT, VIKRAM NAGAR, LAND BEARING SURVEY NO. 91/1 SITUATED AT VILLAGE VANGOAN TAL - PALGHAR, THANE MAHARASHTRA 401103 ADMEASURING 312.37 SQ.FT	Rs. 643680/-	Rs. 64368/-	11.00 AM TO 01.00 PM 27 JAN 2026	SHOP NO. 2368,2598 & B237,8258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST-PALGHAR-BOISAR-401501, MAHARASHTRA-INDIA
TEJAS MUKUND KSHIRSAGAR, MUKUND DHARMA KSHIRSAGAR, RUPESH MUKUND KSHIRSAGAR, MADHURI MUKUND KSHIRSAGAR (AC NO.) LNBDL00322-230244239	Rs. 29,83,417.00/- DUES AS ON 19 DEC 2025	8 FEB 24 RS. 2448993/- DUES AS ON 6 FEB 24	27 MAR 25	FLAT NO. 501, ON 5 TH FLOOR, IN THE A WING BUILDING KNOWN AS &QUOT;DEV HARMONY&QUOT;BEING LYING AND CONSTRUCTED ON SURVEY NO. 97/3 SURVEY NO.99/6 AT VILLAGE SHIRGAON BADLAPUR, TALUKA AMBERNATH DIST THANE PIN; 421501 ADMEASURING 28.16 SQ. MTR.	Rs. 2085696/-	Rs. 208570/-	11.00 AM TO 01.00 PM 27 JAN 2026	1ST FLOOR, A.D.J.RESIDENCY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTRA-INDIA

**Terms & Conditions:** 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribbling "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202, 11nd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 & Ugarsen Rinwa - 9875895867 or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about their tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing dues are not repaid in full.