

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/Mortgagers	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.) LNMAH17923- 240315580 Anant Bhonkar, Vandana Anant Bhonkar Guarantor : Sadu Bhonkar	Rs. 20,20,266.00/- Dues As On 26 Feb 2026	9 Jul 24 Rs. 1615564/- Dues As On 4 Jul 24	17 May 25	Flat No. 412,3rd Floor, C-2 Wing, Ishrat Plaza, S No. 27/1/B/2, At - Utekhoh, Post, And Tal - Mangaon, Dist - Raigad 402104 Admeasuring 610 Sq Ft	Rs. 1383480/-	Rs. 138348/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 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 11 Apr 2026 9:00 am TO 5:00 pm
(AC NO.) LNBSR00616- 170034729 Mehul Gopinath Kore, Geeta G Kore	Rs. 3,94,568.00/- Dues As On 26 Feb 2026	14 Feb 24 Rs. 277618.41 /- Dues As On 13 Feb 24	29 Apr 25	H No 224 Pokhrran Tal Dahanu Dist Palghar Thane Pin: 401404 Admeasuring 1200 Sq. Ft.	Rs. 198144/-	Rs. 19814/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 2026	Shop No. 236b,259b & B237,B258, 2nd Floor, Ostwal Empire, Arihant E-Type, Tal-Dist- Palghar-Boisar- 401501, Mahara ashtra-India	Ugarsen Rinwa - 9875895867, Property Visit Date 11 Apr 2026 9:00 am TO 5:00 pm
(AC NO.) LNKAL00319- 200133211 Vinod Tukaram Kadve, Mrs. Jyoti Vinod Kadve	Rs. 40,71,587.00/- Dues As On 26 Feb 2026	4 Oct 22 Rs. 2864554/- Dues As On 3 Oct 22	15 Feb 24	Flat No. 205, 2nd Floor, Vinayak Kondilkar Arcade, Barrage Road, Sr No. 83, H.N. 1p, Near Police Station, Badiapur (West), Thane,Maharashtra, 421503 Admeasuring 52.88 Sq. Mtrs	Rs. 2598696/-	Rs. 259870/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 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 11 Apr 2026 9:00 am TO 5:00 pm
(AC NO.) LNTNH00319- 200134754 Amol Ashok Dhotre, Aplita Sandesh Patane, Sagar Somnath Dadar	Rs. 10,90,908.00/- Dues As On 26 Feb 2026	9 Dec 23 Rs. 707238/- Dues As On 6 Dec 23	19 Jun 25	Flat No.304 Situated On The 3rd Floor In Wing D Building Known 'Shreeraj Heights' Survey No.68 Hissa No.2 At Village Shelu Taluka Karjat Dist.Raigad Pin- 402107 Admeasuring 420 Sq. Ft.	Rs. 565452/-	Rs. 56545/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 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 11 Apr 2026 9:00 am TO 5:00 pm
(AC NO.)	Rs.	9 Nov 24	27 Jun	Flat No.304 Situated	Rs.	Rs.	11.00 Am	On Or	1st	Ugarsen

(AC NO.) LNVR17523-240329981 Atula Arun Raul, Aditi Arun Raul, Arun Narayan Raul	Rs. 27,65,544.00/- - Dues As On 26 Feb 2026	8 Nov 24 Rs. 2367221/- Dues As On 4 Nov 24	27 Jun 25	Flat Bearing No. 1302, On 13th Floor- In The Building/Project Known As Godrej Nirvaan Tower 4 S. No. S. 45, H. No. 1, 3p/1, 3p/2, 2p/1(P), 2(P)/2, 4(P), 5, 6, 9 (P), 12, S. No. 40, H. No. 3(P), 4(P), 7(P), 8(P), S. No. 58, H. No. 6, 7/1 (P), 7/2(P), 11, 12(P), 14(P), 17(P), 19, 20(P), 21(P), 83/4(P), 7(P), VIII. Bhadwad, S. No.128/3(P),VIII. Temghar, Thane Bhiwandi, Bhiwandi. Maharashtra 421302 Admeasuring 42.85 Sq.Mtrs	Rs. 2059563.6 /-	Rs. 205956/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 2026	1st Floor,A.D.J.Resi dency , Royal House, Behind Wood Mail, Lbs Marg, Thane (W)- 400601,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 11 Apr 2026 9:00 am TO 5:00 pm
(AC NO.) LNTHA00322-230228179 Poonam Subhash Vishwakarma, Anil S Vishwakarma	Rs. 25,21,754.00/- - Dues As On 26 Feb 2026	8 Oct 24 Rs. 2249802/- Dues As On 04 Oct 2024	17 Oct 25	Flat No -602, 6th Floor, Building No. B4 Prem Narayan Residency Vill.- Athgaon Tal.- Shahapur S.O Dist.- Thane, Maharashtra 421601 Admeasuring 29.47 Sq.Mtrs.	Rs. 2130240/-	Rs. 213024/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 2026	1st Floor,A.D.J.Resi dency , Royal House, Behind Wood Mail, Lbs Marg, Thane (W)- 400601,Mahar ashtra-India	Ugarsen Rinwa – 9875895867, Property Visit Date 11 Apr 2026 9:00 am TO 5:00 pm
(AC NO.) LNPAV17523-240297181 Sabir Pathan, Shabana Pathan	Rs. 29,32,027.00/- - Dues As On 26 Feb 2026	12 Mar 24 Rs. 2243294/- Dues As On 11 Mar 24	18 Jun 25	Survey No. 68/4, Flat No 302, Floor No. 3, Aspire Green, Khopoli, Chinchavali, Tal- Khalapur, Dist Raigad, Maharashtra 410203 Admeasuring 664 Sq Ft	Rs. 2140091/-	Rs. 214009/-	11.00 Am To 01.00 Pm 13 Apr 2026	On Or Before 12 Apr 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 11 Apr 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: HDFC00000054, 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 aaas.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 : 09-03-2026

Authorised Officer Aavas Financiers Limited