

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) 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 Submission	E-Auction Place of Tender Submission	Contact Person, Property Visit Date & Time
(AC NO.) LNAMA02117-180049039 & LNAMA01817-180050557 PRAVIN BABURAOJI WANKHADE, DAKSHATA RAJENDRA DESHMUKH, VIMAL BABURAOJI WANKHADE	Rs. 3357368/- & Rs. 2231376 DUES AS ON 26-JUL-2025	12-NOV-2018 Rs. 839704.41/- & Rs. 534227.41/- DUES AS ON 12-NOV-2018	24 MAR 21	WESTERN SIDE LAND OF PLOT NO. 96, & CONSTRUCTED HOUSE THEREUPON ADM. 86.97 SQ. MTR. PROPERTY NO. 34/2, SHEET NO. 1, WARD NO. 2, MOUZA - TIWASA, NAGAR PANCHYAT - TIWASA, TAL. - TIWASA, DISTRICT - AMARAVATI, MAHARASHTRA. ADMEASURING 118.02 SQ. MTR.	Rs. 956752.2/-	Rs. 95675/-	11.00 AM TO 01.00 PM 19-SEP-2025	ON OR BEFORE 18-SEP-2025	GROUND FLOOR, BUNG COMPLEX, BESIDE ASPA BANDSONS MARUTI SHOWROOM, SATURNA, BADNERA ROAD, AMARAVATI-444607, MAHARASHTRA-INDIA	PUSHPENDR A MEENA - 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNNGP01420-210177286 SANJAY HIMMATBHAI THAKKAR, ARCHANA SANJAY THAKKAR	Rs. 6371416/- DUES AS ON 26-JUL-2025	03-AUG-2022 Rs. 4056039/- DUES AS ON 03-AUG-2022	30 DEC 22	FLAT NO. 301 ON 3RD FLOOR, IN THE BUILDING KNOWN AS "R A RESIDENCY" ON LAND BEARING PLOT NO. 91-A, BORGAO, NAGPUR, MAHARASHTRA ADM.107.766 SQ. MTRS	Rs. 3240518.4/-	Rs. 324052/-	11.00 AM TO 01.00 PM 19-SEP-2025	ON OR BEFORE 18-SEP-2025	2ND FLOOR, SWAMI SADAN, JHANDA CHOWK, DHARMPETH, NEAR JOSHI UPHAR GRUH, NAGPUR-440008, MAHARASHTRA-INDIA	PUSHPENDR A MEENA - 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNAK000619-200116984 RAJU MURLIDHAR WANKHADE, UJWALA RAJU WANKHADE	Rs. 1024120/- DUES AS ON 26-JUL-2025	06-APR-2022 Rs. 482567/- DUES AS ON 05-APR-2022	12 MAY 23	NORTHERN SIDE PART OF PROPERTY NO. 1663, WARD NO.4, MOUJE MAMDABAD, WITHIN THE LIMITS OF MUNICIPAL COUNCIL, TELHARA, DIST AKOLA, MAHARASHTRA ADMEASURING 55.76 SQ. MTRS	Rs. 505440/-	Rs. 50544/-	11.00 AM TO 01.00 PM 19-SEP-2025	ON OR BEFORE 18-SEP-2025	1ST FLOOR, UNIT NO 34 & 36, YAMUNA TARANG COMPLEX, AMRAVATI ROAD, AKOLA-444001, MAHARASHTRA-INDIA	PUSHPENDR A MEENA - 9875896876, PROPERTY VISIT DATE 16 SEP 2025 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 RTGS/NEFT/DD No of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auction@avas.in (3.) All interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://avas.in/sarfaesi-sale-notice> 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@avas.in & ramprasad@auctiontiger.net, Contact No. 8000023297

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 : JAIPUR Date : 15-08-2025

Authorised Officer Aavas Financiers Limited