

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.) 231207603310895 Megha Pramod Kathoute , Meera Sitaram Kathoute, Pramod Sitaram Kathoute	Rs. 851978/- Dues As On 16 July 2026	7 Aug 25 Rs. 618423/- Dues As On 04 Aug 25	16 Feb 26	House No. 79 Ward No. 2 Mouza- Khairi Bijewada, Situated At Grampanchayat Khairi Bijewada, Tah. Ramtek & Dist. Nagpur Maharashtra (India)- 441105 / Admeasuring 912 Sq.Ft.	Rs. 547200/-	Rs. 54720/-	11.00 Am To 01.00 Pm 22 Aug 2026	On Or Before 21 Aug 2026	2nd Floor, Swami Sadan, Jhanda Chowk, Dharmpeeth, Near Joshi Uphar Gruh, Nagpur-440008 , Maharashtra- India	Ugarsen Rinwa – 9875895867, Property Visit Date 20 Aug 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.