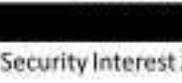


AAVAS FINANCIERS LIMITED

(CIN: L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square,
Mansarovar 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.
Hemant Ramdayal Agrawal , Meenu Hemant Agrawal, Rakesh Ramdayal Agrawal (AC NO.) LNBRD00317-180047546	Rs. 31,76,417.00/- Dues As On 04 Feb 2026	20 Jan 25 Rs. 26,512,275/- Dues As On 20 Jan 2025	15 May 25	R.S. No 494/4, City Survey No. 342, Plot No D/2, Flat No. 03- On 3 Rd Floor " Radhe Residency" Gotri Road,Village-Gotari, Distic-Vadodara, Vadodara, Gujarat 390023 Admeasuring 1550 Sq.Ft.	Rs. 21,76,200/-	Rs. 21,76,200/-	11.00 Am To 01.00 Pm 11 Mar 2026	Shop No :- 5 & 6 1st Floor, Sun Rise Complex, Waghodia Road, Near Vrundavan Crossing, Chanda Nagar, Vrundavan, Waghodia, Vadodara-390019, Gujarat-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 scribing "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, 1Ind Floor, South End Square, Mansarovar Industrial Area, jaipur- 302020 or Ramesh Jait - 9376045878** or respective branch during office hours. **Note:** This is also a 15/30 days notice under rule 9(1)(8)(i) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about 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.

Place: Gujarat **Date:** 05-02-2026

Authorized Officer Aavas Financiers Limited

<div> <div>  </div> <div> <div>KOTAK</div> <div>Kotak Mahindra Bank</div> </div> </div> <div> <div>Registered Office : 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 Regional Office: Kotak Mahindra Bank Ltd. 9th Floor, B-Wing, Vivaan Square, Jodhpur Cross Road, Satellite, Ahmedabad, Gujarat – 380015, Contact No : +91 9429919818, Email ID – punnit.makhecha@kotak.com</div> </div>	<div> <div>DEMAND NOTICE</div> <div>KOTAK MAHINDRA BANK LIMITED</div> </div>					
	<div> <div>STATUTORY NOTICE UNDER SECTION 13(2) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.</div> <div> <p>The undersigned, being the Authorized Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai- 400051, and having Regional Office situated at: Ahmedabad also branch office situated at Rajkot and Admas Plaza, 166/16, CST Road,Kolviy Village, KunchiKurve Nagar,Kalina Santacruz (E), Mumbai – 400098, (hereinafter referred to as "the Bank / KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereby issues to you the following notice :-</p> </div> </div>					
<div> <div>1) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.</div> <div> <div>LOAN ACCOUNT NUMBER : LAP18893201</div> <div>1. Mrs. Manishaben Babariya - Legal Heir Of Deceased Borrower & Mortgagor Mr. Kirithbhai V Babariya (Co Borrower)</div> <div>Having Address are at: 46/1, FF Gate-2, Muktidham Ind Estate, Nikol, Ahmedabad, Gujarat-382345</div> <div>Address are Also at: Flat No. F/17, 3rd Floor, Shiv Residency, Opp Ship-1 Bungalow, Nr- Shree Ram Chowk, Nikol, Ahmedabad, Gujarat-382345.</div> </div> </div>						
<div> <div>AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE</div> <div> <div>DEMAND NOTICE DATE : 23.01.2026 NPA DATE : 09.12.2025</div> <div>Rs. 9.13,127.48/- (Rupees Nine Lakh Thirteen Thousand One Hundred Twenty Seven and Forty Eight Paisa only) as on 20-01-2026 together with further interest / penal interest and other charges.</div> </div> </div>						
<div> <div>DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-</div> <div>All that pieces or parcel of property bearing Flat No. F-17 situate on Third Floor in Block No-F, admeasuring about 67.72 sq. mtrs i.e. 80.99 sq. yards, Super Built up area with undivided share of land 23.135 sq. mtrs, in the scheme known as "SHIV RESIDENCY" constructed on the non- agricultural land bearing Survey No. 764/2 admeasuring 50 sq. mtrs. Out of 3237 sq. mtrs, and Survey No. 783/1 admeasuring 1920.00 sq. mtrs. out of 2327 sq. mtrs, and Survey 783/2 admeasuring 3440 sq. mtrs., and Survey No. 783/3 admeasuring 1214.00 sq. mtrs, Survey No. 783/4 admeasuring 2630.00 sq. mtrs. out of 7284 sq. mtrs, total land admeasuring 9254 sq. mtrs, which includes Sub Plot No. 3, situated at Mouje: Naroda, Taluka City, Registration District Ahmedabad, Sub District Ahmedabad- 6 (Narodal) along right to use and enjoy common amenities and all other common rights including roads, common plots, parking place, etc of the said building and the said Flat is bounded as under: North: Flat No. F-18, South: Margin open land then boundary wall, East: Flat No. F-16, West: Block-G.</div> </div>						
<div> <div>2) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.</div> <div> <div>LOAN ACCOUNT NUMBER : HF39972165 & HF39999480</div> <div>1. Mrs. Rekha Rameshchandra Joshi - Legal Heir Of Deceased Borrower Mr. Ramesh Chandr (Co Borrower/Mortgagor)</div> <div>Having Address are at: Baldevbhai Bhuriben Ni Chali, Krishna Dairy, Gopalnagar, Memnagar, Ahmedabad, Gujarat-380052.</div> <div>Address are Also at: Flat No. C/106, 1st Floor, Vinayak City, Nr- Bhavik School, Chandoliya, Ahmedabad, Gujarat, 382481</div> </div> </div>						
<div> <div>AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE</div> <div> <div>DEMAND NOTICE DATE : 28.01.2026 NPA DATE : 09.12.2025</div> <div>Rs. 19.29,141.21/- (Rupees Nineteen Lakh Twenty Nine Thousand One Hundred Forty One and Twenty One Paisa only) as on 20-01-2026 together with further interest / penal interest and other charges.</div> </div> </div>						
<div> <div>DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-</div> <div>All that the piece or parcel of property being Flat No.106 (C/106) of block No. C, 1st floor (As per Broacher) and (As per Plan Block No.C paiki North side paiki Ground Floor) Adm. 75 Sq. yard i.e. Adm 62.70 Sq. Mtrs. Super Built up area construction and Adm. 23.88 Sq. Mtrs undivided Land Share in Scheme known as "VINAYAK CITY" situated at Survey No. 94/1 of Mouje Chandioliya, taluka- Sabarmati, District- Ahmedabad and Sub District- Ahmedabad-8 (Sola), and bounded as under: North: Internal Road, South: Common Passage, East: Flat No. C/105, West: Flat No. C/107.</div> </div>						
<div> <div>3) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.</div> <div> <div>LOAN ACCOUNT NUMBER : 25632T100000149 (CRN 878370826) & 7849280006 (CRN 878370826)</div> <div>1. Ivan Engineers Through Its Proprietor Mr. Pankajkumar Kamleshkumar Purohit (Borrower), 2. Mr. Pakajkumar Kamleshkumar Purohit (Co Borrower/Proprietor), 3. Mr. Kamlesh Bhanushankar Purohit (Guarantor) (Guarantor/Mortgagor)</div> <div>Above No. 1 & 2 Having Address are at: 383-61, Vijay Estate Opp, Bhikshuk Gruh, Central Work Shop Road, Odhav, Ahmedabad, Gujarat-382415</div> <div>Above No. 2 & 3 Having Address are at: Bungalow No-4, Gokul Bungalows -7, Nr Punit Ashram, Maninagar, Ahmedabad- 380008 Gujarat.</div> </div> </div>						
<div> <div>AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE</div> <div> <div>DEMAND NOTICE DATE : 28.01.2026 NPA DATE : 30.12.2025</div> <div>Rs. 1.69,85,553.48/- (Rupees One Crore Sixty Nine Lakh Eighty Five Thousand Five Hundred Fifty Three and Forty Eight Paisa Only) as on 23-01-2026 together with further interest / penal interest and other charges.</div> </div> </div>						
<div> <div>DETAILED DESCRIPTION OF THE IMMOVABLE PROPERTIES MORTGAGED TO KMBL:-</div> <div>All that Piece and Parcel of the immovable property being Sub Plot No. 4, admeasuring 200.77 Sq. mtrs of Final Plot No. 97/B admeasuring 702 Sq. Mtrs in town Planning Scheme No. 4 at Mouje Rajpur-Hirpur, Taluka-Maninagar in the District Ahmedabad and Registration Sub District Ahmedabad-7 (Odhav) and bounded as under: North: Sub Plot No. 14, South: Sub Plot No. 12, East: Private Sub Plot No.3, West: Sub Plot No. 15.</div> <div>DETAILS OF MOVABLE PROPERTIES HYPOTHECATED: The whole of the Borrower's present and future current assets and movable fixed including moveable fixed assets, both present and future, including: i. All present and future of the borrower's stocks of raw materials, goods-in-process, semi-finished and finished goods, consumable stores and spares and such other movables, including book debts, bills, whether documentary or clean, whether in the possession or under the control of the borrower or not, whether now lying loose or in the cases or which are now lying or stored in or about or shall hereafter form time to time during the continuance of these presents be brought into or upon or be stored or be in or about all the borrower's factories, premises and godowns or whether else the same may be or held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order delivery, ii. All present and future equipment of the borrower including its spares, tools and accessories, whether installed or not and whether in the possession or under the control of the borrower or not, whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of these presents be brought into or upon or be stored or be in or about the borrower's factories, premises and godowns or whether else the same may be or held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order or delivery, iii. All present and future machinery, vehicles, motors, purchased-to be purchased including on differed payment terms including its spares, tools and accessories, whether in the possession or under the control of the borrower or not, whether now lying loose or in cases or which are now lying or stored in or about or shall hereafter from time to time during the continuance of these presents be brought into or upon or be stored or be in or about all the borrower's factories, premises and godowns or whether else the same may be or held by any party to the order or disposition of the borrower or in the course of transit or on high seas or on order or delivery, iv. All the book-debts, moneys, claims, demands, contracts, engagements, securities, operating cash flows, receivables, all other current assets, commissions and revenues of the borrower, both present and future, v. All amounts owing to, and received and/or receivable by, the borrower and/or any person on its behalf, all book debts, trade receivables, all cash flows and receivables and proceeds arising and all rights, title, interest, benefits, claims and demands whatsoever of the borrower in, to or in respect of all the aforesaid assets, including but not limited to the borrower's cash-in-hand, both present and future.</div> </div>						
<div> <div>4) Name of Customer (Borrower(s) / Co-Borrower(s) & Guarantor(s)) Along Loan A/c. Nos.</div> <div> <div>LOAN ACCOUNT NUMBER : IHL87595</div> <div>1. Mr. Navnit Mohanbhai Sidhapura (Borrower/Mortgagor), 2. Mrs. Arunaben Navnitbhai Siddhpura (Co-Borrower)</div> <div>Above No. 1 & 2 Having Address are at: Narayan Nagar-4, Sahakar Road, Nr- Trishul Chowk, Rajkot, Gujarat- 360003.</div> <div>Above No. 1 & 2 Address are also at: Flat No. A, 2ndfloor, Vishakha Avenue, Pipalyai Hall Main Road, Rajkot, Gujarat-360003.</div> </div> </div>						
<div> <div>AMOUNT OF OUTSTANDING AS PER DEMAND NOTICE</div> <div> <div>DEMAND NOTICE DATE : 30.01.2026 NPA DATE : 07.04.2017</div> <div>Rs. 6.34,335.48/- (Ru</div></div></div>						