

## AAVAS FINANCIERS LIMITED

(CIN-L65922JR2011PLC034297) Regd. &amp; 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	Ernest Money For Property	Date & Time of Auction	Place of Tender Submission/ Tender Open & Auction at Aavas Financiers Ltd.
AMIT NATHALAI BABARIYA, DARSHIKA AMITBABIYARIA GUARANTOR : VANDIPSINH DODIYA (AC NO.) LNJA17923-240311687	Rs. 18,50,374.00/- DUES AS ON 23 DEC 2025	12 MAY 2025 Rs. 1685905/- DUES AS ON 08 MAY 2025	2 NOV 25	RESIDENTIAL PROPERTY BEARING SUB PLOT NO.55/A KNOWN AS YOGESHWARDHAM ROAD, JAIN TOWER, 2ND FLOOR, JAMNAGAR ADMEASURING ADM 53.00 SQ.MTS ALONG WITH CONS.63.29 SQ.MTS	Rs. 1854300/-	Rs. 185430/-	11.00 AM TO 01.00 PM 29 JAN 2026	THE PRIME, PANDIT NEHRU MARG, BEDI PORT RD, NEAR RISHABH GUST HOUSE, JAMNAGAR, GUJARAT 361008
KANAKKUMAR PATEL, URMILABEN PATEL GUARANTOR : KHETA SANWALA RAM (AC NO.) LNMEH03116-170042435	Rs. 5,49,453.00/- DUES AS ON 23 DEC 2025	12 MAY 2025 Rs. 701373/- DUES AS ON 08 MAY 2025	30 NOV 25	FLAT NO-A-208/ SECOND FLOOR, REVENUE SURVEY NO-405, CITY SURVEY NO-1500, BLOCK A-208, SHUBH SHUKRA JAIN TEMPLE SHUNSHI ROAD, NEAR PATEL PARU, VISNAGAR, MEHSANA, GUJARAT ADMEASURING 52 SQ YARD	Rs. 600600/-	Rs. 60060/-	11.00 AM TO 01.00 PM 29 JAN 2026	SHOP NO-8 & 9, 2ND FLOOR, ORBIT BUSINESS HUB, NEAR DENA BANK, RADHANPUR ROAD, MEHSANA-384002, GUJARAT-INDIA
NIRMALABEN BHEMABHAI PARMAR, BHEMABHAI BHIKHABHAI CHAMAR, MEHULKUMAR BHEMABHAI PARMAR GUARANTOR : JITENDRAKUMAR PARMAR (AC NO.) LNMEH03117-180049862	Rs. 5,71,823.00/- DUES AS ON 23 DEC 2025	12 MAY 2025 Rs. 733340/- DUES AS ON 08 MAY 2025	30 NOV 25	FLAT NO-B-103 SHUBH SHUKRA RESIDENCY NEAR LAL DARWAJA JAIN TEMPLE, SHUNSHI ROAD, NEAR PATEL PARU, VISNAGAR MEHSANA BLOCK-B GUJARAT ADMEASURING 558 SQ. FT	Rs. 881640/-	Rs. 88164/-	11.00 AM TO 01.00 PM 29 JAN 2026	SHOP NO-8 & 9, 2ND FLOOR, ORBIT BUSINESS HUB, NEAR DENA BANK, RADHANPUR ROAD, MEHSANA-384002, GUJARAT-INDIA
PRAHALADBHAI MOHANBHAI YADAV, BHAGWATI YADAV (AC NO.) LNGOD01819-200108427 & LNGOD02119-200108328	Rs. 18,18,098.00/- & Rs. 9,06,195.00/- DUES AS ON 23 DEC 2025	15 APR 2025 Rs. 1586537/- & Rs. 784239/- DUES AS ON 11 APR 2025	27 NOV 25	PLOT NO. 62, SITUATED AT DAHOD DELSAR UKARDI ROAD,PAIKI NORTH SURENDRAKAR SOCIETY, CONSTRUCTED UPON LAND BEARING R.S NO. 64/1/9/2 PAIKI 13 OF VILLAGE DELSAR, GUJARAT ADMEASURING 127.50 SQ. MTR PAIKI NORTH SIDE AREA OF PROPERTY 63.75 SQ. MTR	Rs. 274400/-	Rs. 274400/-	11.00 AM TO 01.00 PM 29 JAN 2026	1ST FLOOR,SHOP NO.7, GAVATRI COMPLEX, OPP.S.K. TOWER, LUNWAD A ROAD, GODHRA-389001, GUJARAT-INDIA
RITABEN VASHRAMBHAI KAGDIYA, SAGARBHAI PRAVINBHAI OLAKIYA (AC NO.) LNRKM16822-230259700	Rs. 4,86,562.00/- DUES AS ON 23 DEC 2025	12 MAY 2025 Rs. 409895/- DUES AS ON 08 MAY 2025	16 NOV 25	HOUSE NO.69 P 1 CHOBARI GRAM PANCHAYAT GAMTAL PROPERTY / AT. CHOBARI TA - CHOTILA, DIST - SURENDRANAGAR, GUJARAT ADMEASURING 280.01 SQ.MTS	Rs. 502200/-	Rs. 50220/-	11.00 AM TO 01.00 PM 29 JAN 2026	OFFICE NO 308/309 & 303/4, 3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR-363001, GUJARAT-INDIA
SANTOSH SONI, NISHA SANTOSH SONI (AC NO.) LNNAR17923-240341560 & LNNAR17724-250350549	Rs. 24,50,776.00/- & Rs. 5,28,344.00/- DUES AS ON 23 DEC 2025	09 JUN 2025 Rs. 2267597/- & Rs. 465932/- DUES AS ON 04 JUN 2025	22 NOV 25	FLAT NO-C/404 FOURTH FLOOR BLOCK NO-C MARLIN SPARSHNEAR, SITUATED ON THE SURVEY NO. 563/14, 569/16, 563/20, 563/17, SWAMINARAYAN PARK-2, VATVA NAROL AHMEDABAD GUJARAT 382405. ADMEASURING 110 SQ.MTRS.	Rs. 3266250/-	Rs. 326625/-	11.00 AM TO 01.00 PM 29 JAN 2026	SHOP NO. - 211, AKSHAR ARCADE, NEAR DEVSYA INTERNATIONAL SCHOOL, OPP. SHYAM VILLA-2, NIKOL-NARODA ROAD, NIKOL, NARODA, AHMEDABAD-382330, GUJARAT-INDIA
SATISHBHAI GADHVI, AMARBHAI BAVADA, RAJBHA BAVADA (AC NO.) LNMR01215-160019540	Rs. 8,46,025.00/- DUES AS ON 23 DEC 2025	10 JUN 2025 Rs. 764317/- DUES AS ON 09 JUN 2025	30 NOV 25	HOUSE NO. 04, STANDING ON PLOT NO. 52, & PLOT NO 53 YAMUNANAGAR AMRELI MORBI RAJKOT GUJARAT ADMEASURING 43.68 SQ.MTR.	Rs. 687125/-	Rs. 68713/-	11.00 AM TO 01.00 PM 29 JAN 2026	OFFICE NO 4, 5TH FLOOR, SIDHIVINAYAK ARCADE, 7- SHAKTI PLOT CORNER, RAVAPAR MAIN ROAD, MORBI-363641, GUJARAT-INDIA
THAKOR SHARDABEN RAJUBHAI, SUBHAM THAKOR, THAKOR UMESHKUMAR RAJUBHAI, THAKOR KUMAND RAJUBHAI (AC NO.) 221214602776633	Rs. 9,40,092.00/- DUES AS ON 23 DEC 2025	09 JUL 2025 Rs. 863289/- DUES AS ON 04 JUL 2025	9 NOV 25	PLOT NO. 12 SOUTH PART, SURVEY NO. 1170, DHOHLA AHMEDABAD GUJARAT 382225 ADMEASURING 97 SQ.MTR.	Rs. 1030357/-	Rs. 103036/-	11.00 AM TO 01.00 PM 29 JAN 2026	SHOP NO.17, GROUND FLOOR, SAI ELEGANCE COMPLEX - MAFLIPUR, DHOHLA, DISTRICT - AHMEDABAD-387810, GUJARAT-INDIA
VANITABEN BHIKHUBHAI GOHIL, BHIKHUBHAI DAJIBHAI GOHIL, KIRITSINH BHIKHUBHAI GOHIL, HARPAL SINGH BHIKHUBHAI GOHIL GUARANTOR : RANJITHBHAI DAJIBHAI GOHIL (AC NO.) LNSNA17923-240331724	Rs. 5,82,287.00/- DUES AS ON 23 DEC 2025	12 MAY 2025 Rs. 478779/- DUES AS ON 08 MAY 2025	30 NOV 25	CHUDA AAKARNI PATRAK NO.133 PROPERTY NO.8/131 (HOUSE NO.14/136) CHUDA GRAM PANCHAYAT, TALUKA CHUDA SURENDRANAGAR, GUJARAT ADMEASURING 56.00 SQ.MTS	Rs. 570625/-	Rs. 57063/-	11.00 AM TO 01.00 PM 29 JAN 2026	OFFICE NO 308/309 & 303/4, 3RD FLOOR, MEGAMALL, BUS STATION MAIN ROAD, SURENDRANAGAR-363001, 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 9 am to 4 pm, 5 days a week. 2) Tender Offer for name of the property mentioned in the sealed envelope along with the Cheque/D.D. under 10% of the Purchase Price. Early Action Deposit (EMD) in the name of AAVAS FINANCIERS LIMITED will be taken at 10% of the amount of auction during office hours at the above mentioned offices. The sealed envelope will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED. The Inter-as 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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ramesh Jat-9376045878 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/Mortgagors of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their outstanding dues are not repaid in full.

Place : GUJARAT Date : 29-12-2025

Authorised Officer Aavas Financiers Limited

## POSSESSION NOTICE

Whereas, the authorized officer of Jana Small Finance Bank Limited under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued demand notices to the borrower(s)/ Co-borrowers(s) calling upon the borrowers to repay the amount mentioned against the respective names together with interest thereon at the applicable rates as mentioned in the said notices within 60 days from the receipt of the said notices, along with future interest as applicable incidental expenses, costs, charges etc. incurred till the date of payment and/or realisation.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
1	51810430001497	1) Dipsing Makhanabhai Damor, 2) Kelaben Dipsingbhai Damor	23/09/2025, Rs.2,80,207- (Two Lakh Eighty Thousand Two Hundred and Seven Rupees Only) as of 21/09/2025	Date: 23/12/2025 Time: 12:10 PM Symbolic Possession

**Description of Secured Asset:** All that right, title and interest of residential property bearing Gamtal Property No.26, and Milkat No.28, land area admeasuring 143.06 Sq.mtr., situated at Gamtal Land of Village Vajelav, Taluka Garbada, District Dahod. Boundaries by: East: Dhrubhai Makana Damor house, West: Virubhai Vasnabhai Opened land, North: Road, South: Malikini Opened land.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
2	30719610000686	1) Shiv Narayan Ramil Nishad, 2) Pooja Devi	14/10/2025, Rs.17,43,994/- (Seventeen Lakh Forty Three Thousand Nine Hundred and Ninety Four Rupees Only) as of 12/10/2025	Date: 24/12/2025 Time: 10:40 AM Symbolic Possession

**Description of Secured Asset:** All that piece & parcel of Immovable Property, bearing Flat No.404, admeasuring 760.00 sq.ft., i.e. 70.603 sq.mts. Built up Area, on the 4th Floor of B Tower of "Vivek Residency" along with undivided share in the land underneath the said building situated on the non agriculture land bearing Revenue Survey No.18/1, Block No.24 admeasuring 3440 sq.mts., of Moje Village Sanya Hemad, Sub District & Taluka Choryasi, District Surat and Bounded as under: East: Society Road, West: Flat No.8/405, North: Main Road, South:

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
3	31790430000195	1) Jadeja Ashvinbhai Dolatshah, 2) Jadeja Kanchanben	18/10/2025, Rs.1,54,260/- (One Lakh Fifty Four Thousand Two Hundred and Sixty Rupees Only) as of 15/10/2025	Date: 24/12/2025 Time: 03:36 PM Symbolic Possession

**Description of Secured Asset:** All that piece and parcel of N.A. immovable residential property construction on property Gamtal land bearing Gamtal Milkat No.305 (Old Property No.205) admeasuring around 300.00 sq.ft situated at Bedaj, Ta. Meghraj, District Aravali. Boundaries by: East: Road, West: Vanghu, North: Farm of Trivedi Kirthibhai, South: Farm of Jadeja Magansinh Mansinh.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on	Date/ Time & Type of Possession
4	33209420003199	1) Yadav Harsh Munnasinh, 2) Patel Himani	15/10/2025, Rs.19,85,419/- (Nineteen Lakh Eighty Five Thousand Four Hundred and Nineteen Rupees Only) as of 13/10/2025	Date: 24/12/2025 Time: 03:28 PM Symbolic Possession

**Description of Secured Asset:** All that right, title and interest of Property bearing Flat No.102 of Block No.N on 1st Floor, admeasuring about 75 Sq.yards. Super built-up Area, in the scheme known as "DEVNANDAN SANKALP CITY" situated at Mouje Banpura, Tal. Asarwa, Dist. Ahmedabad in the building Block No.75 paiki 1 of T.P. Scheme No.121 of T.P. No.114 in the Registration Sub-District and District of Ahmedabad-6 (Naroda). Boundaries by: East: Flat No.101, North: Passage & Flat No.105, South: Margin area.

Sr. No.	Loan No.	Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) as on
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