

**AAVAS FINANCIERS LIMITED**  
(CIN: L65922JR2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020


SAPNE AAPKE SAATH HAMARA

**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(1) 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/Mortgators	Dues As on	Date & Amount of Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earrest Money For Property	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
Late Mr. Yogesh Shiv Balak Yadav Now Deceased through his legal heirs Mrs. Sonam Gaurishankar Yadav, Sonam Gaurishankar Yadav (AC NO.) LNVR17923-240329046	Rs. 14,01,927.00/- Dues As on 28 Jan 2026	10 Dec 24 23 Apr 25	Dues As On 5 Dec 24	Flat No. 102, On 1st Floor, Building No. "M-15", The Complex Known As "Shubh-Girha" Constructed On Land Bearing Gut No. 107/1 To 107/7, 132, 110, Situated At Village Beteagaon, Boisar, Palghar, Maharashtra Admeasuring 41.58 Sq.Mtrs.	Rs. 1020528/-	Rs. 11.00 Am To 01.00 Pm 02 Mar 2026	Shop No. 236B, 259B & B237, B258, 2nd Floor, Ostwal Empire, Arihant E-Type, Tal-Dist-Palghar-Boisar-401501, Maharashtra-India	
Ashish Shashikant Talekar, Jayashree Devdas Rane Guarantor : Vilas S Gaikwad (AC NO.) LINBOR02222-230284525	Rs. 45,75,279.00/- Dues As on 28 Jan 2026	8 Nov 24 25	Dues As On 4 Nov 24	Flat No. 106, On 1st Floor, In The Building Known As Abbott Co. Op. Hsg. Society Ltd. Situated At Plot No. 154, Sector No. 02, Situated At Ulwe, Taluka Panvel, Dist. Raigad, Navi Mumbai Maharashtra 410206, 410206 Admeasuring 38.86 Sq. Meters	Rs. 3699720/-	Rs. 369972/-	11.00 Am To 01.00 Pm 16 Feb 2026	612-B, Wing, Harmes Atrium, Sector-11, Chd Belapur, Navi Mumbai-400614, Maharashtra-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 scribbling "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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ugarsin Riwa - 9875895867 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)(b) 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 outstanding dues are not repaid in full.

Place : Maharashtra Date : 29-01-2026

Authorised Officer Aavas Financiers Limited

**PUBLIC NOTICE**

NOTICE is hereby given to all concerned that I am investigating the title of Mr. Yogesh Chandgolta and Yellowline Overseas Pvt. Ltd. ("the Owners") who intend to sell and transfer to my clients all their right, title and interest, free from all encumbrances with a clear marketable title, in respect of premises more particularly described in the Schedule hereunder written ("Premises").

ANY AND ALL person/s having or claiming any right, title, share, claim or interest against or in respect of and/or upon the Premises, or any part thereof by way of sale, exchange, mortgage (equitable or otherwise), inheritance, bequest, succession, gift, lien, lease, assignment, charge, tenancy, license, maintenance, easement, trust, possession, partition, loans, right of prescription or pre-emption or under any Agreement or Deed or other disposition or under any *lis pendens*, injunction, attachment, decree, order or award passed by any Court of Law, Tribunal, Revenue or Statutory Authority or Arbitration or otherwise of whatsoever nature ("Claims") are hereby required to make the same known in writing along with documentary proof in support thereof to the undersigned, within **Fourteen (14) days** from the date of publication of this Public Notice, failing which such claims, if any, of such person shall be treated as waived and abandoned for all intents and purposes and not binding in any manner whatsoever and the purchase of the Premises shall be concluded by my clients.

**SCHEDULE**

(the Premises)

Residential Flat No.3001 admeasuring 1999.84 sq. ft. Rera Carpet area ALONG WITH 559.73 sq. ft. restricted common area/foyer as per RERA on the 30<sup>th</sup> floor in B wing along with four (4) Car Parking Spaces bearing Nos.220-B and 221-B on Podium level 5 and 80-B and 117-B at Podium Level 8 in the newly developed building Rustomjee Crown situated at Gokhale Road South, Prabhadevi, Mumbai 400025 bearing final plot no. 1043, TPS IV, Mahim Division in the Registration District of Mumbai Suburban.

Dated this 29<sup>th</sup> day of January 2026.

Sd/-

Sanjay Sinha

Advocate

Office No.401, 4<sup>th</sup> Floor, Dol Bin Shir Building, 69/71, Janmabhoomi Marg, Fort, Mumbai - 400001

Email: sanjaysinha\_adv@yahoo.co.uk



Bank of Maharashtra

पाल लक्ष्मी नगर

Navi Mumbai Zonal Office  
CIDCO Old Admin Building, P-17  
Sector-1 Vashi, Navi Mumbai-400703

email: legal\_nvm@mahabank.co.in

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)**

AX64/NVM/SARFAESI/2025-26

Date:23.01.2026

Whereas, The Authorised Officer of Bank of Maharashtra under Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 09.09.2025 under Section 13 (2) of the said Act and called upon Mr. Ranjit Thakur (Borrower) to repay the amount mentioned in the said notice being Rs 25,46,716.41 plus unapplied interest @ RLLR +0.70% +0% at present 9.00 % w.e.f.09.09.2025 towards Housing loan facility against Mortgage of Scheduled property, within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on this **23rd day of January of the year 2026**.

The Borrower in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount mentioned above.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

**Description of the Immoveable Property:**

All that piece and parcel of the Flat at Maji Takai Khopoli located at City Survey No.3193, Survey no. 36A, Hissa no.12A, bearing Flat No. A-404, Fourth Floor, in the building known as "ORCHID" in Riddhi Siddhi Complex total admeasuring 32.8 Sq.Mtr. Carpet area (As per Assessment list New Property no. KHP 0001515636 and Old Property no. W 17 Z4001407) within the jurisdiction of Takai Khopoli Tal-Khupur, Dist-Raigad, State Maharashtra-410203.

CERSAI ID - 200077632762

Date: 28.01.2026

Authorised Officer &amp; Chief Manager

Bank of Maharashtra

**PUBLIC NOTICE**

Branch Office: ICICI Bank LTD Office Number 201-B, 2ND Floor, Road No 1 Plot No. B3, WIFI IT PARK, Wagholi

Industrial Estate, Thane (West) - 400604.

The following borrower(s) has/have defaulted in the repayment of principal and interest towards the Loan facility(ies) availed from ICICI Bank. The Loan(s) has/has been classified as Non-Performing Asset(s) (NPA).

A Notice was issued to them under Section 13(2) of the Securitisation and Re-Construction of Financial Assets and Enforcement of Security Interest Act, 2002, at their last known addresses. However, it has not been served and are therefore being notified by way of this Public Notice.

Sr. No.	Name of the Borrower/ Co-Borrower/ Guarantor/ (Loan Account Number) & Address	Description of Secured Asset to be enforced	Date of Notice sent/ Outstanding as on Date of Notice	NPA Date
1.	Jayashree Shankar Bangera/ Sharad Anand Mendon/ (LBUM0004979156) A 16, Shantinath Building, Patharli Road, Near Datta Mandir, Dombivli East, Kalyan, Thane-421201	Flat No.307, 3RD Floor, Building No 11(Daffodil), Regency Anantam, Phase I, Sr No 10/1/3A, 3B, 3C, 3D, 47/1, 44/2, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2, 51/4, 51/5, 52/2, 51/4, At Village Davdi, Dombivli East, Thane-421201	Dec 30/2025/ Rs. 58,05,440.36/-	08-11-2025
2.	Amit Ramchand Pandey/ Suman Ramchand Pandey/ (TBVR0000642378 & LBVR00006485842 & LBVR00006487498) Flat No.201 Wing A2, Agarwal Paramount, Global City, Virar West, Thane-401303	Flat No.201, 2ND Floor, A Wing, Agarwal Paramount, Building No.2, Agarwal Paramount, Building No.2, Sr No.5, 5B, 5D, 5F, & 5G, Village Narangi, Vasai, Palghar, 401303	Dec 22/2025/ Rs. 49,78,171.76/-	03-10-2025
3.	Sudhir Baliram Shinde/ Sanjali Sudhir Shinde/ (LBUM0005326766 & LBUM00007179286 & LBUM0000532675) 402 Gitshai Apartment, Station Road, Near Saroj Apartment, Kalwa, Thane-400605	Flat No.402, 4Th Floor, Geetashri Apartment, City Sr No.613, Station Road, Near Saroj Aptt., Kalwa, Thane, 400605,	Dec 22/2025/ Rs. 41,86,928/-	03-10-2025
4.	Kiran Pandurang Wagh (Deceased) Through It's Legal Heir/ Supriya Kiran Wagh/ (LBUM00005543569 & LBUM00005517839) Flat No.702, Trimurti Chiplekar Chs, Plot No.8, Sector 9, Kamothe, Panvel-401209	Flat No.604, 6TH Floor, Aditi Garden, Sector 2, Plot No.44A, Village Karanjade, Navi Mumbai, Panvel, Raigad, Plot No.8, Sector 9, Kamothe, Panvel-401209	Dec 11/2025/ Rs. 40,54,680.65/-	04-12-2024
5.	Bhavin Arun Kumar/ Arun Kumar Jain/ (LBUM00005473265) B 43, Madhusuman Co.Hos Society, Kuper Cross Road, Dombivli West, Mumbai, Thane-421202	Flat No. 06, 1St Floor, B Wing, Nav Punam Co.O/Housing Soc.Ltd,Snagaetawadi Shiv Mandir Road, Dombivli East, Kalyan, Thane, 421201	Dec 16/2025/ Rs. 36,42,458.74/-	03-09-2025
6.	Loxman Sharma (Deceased) Through It's Legal Heir/ Sugunthi Sharma/ (LBUM000019204179 & LBUM0000193617)	Flat No.1001, 10 Th Floor, Bhoomi Tower Chsl, Tower A, Plot No. 35-37, 36 & 36A, Sector 36, Kamathie II Navi Mumbai, 400035	Dec 11/2025/ Rs. 36,01,813.69/-	03-10-2024
7.	Sunnyrji Manoj Sharma/ Niraj Manoj Sharma/ (TBKLY00006241194 & LBKLY00006512593 & LBKLY00006290872) Flat No.307, 3rd Floor, A Wing, Mohan Nane Estate Near Panvel Ambarnath West Thane-421502	Flat No.501, 5Th Floor, B Wing, Valekar Homes, Sr. No.40, Hissa No.2, Village Kohoj Khatvala, Ambarnath West, Ullahsnagar-3, Thane-421501	Dec 12/2025/ Rs. 28,53,607.06/-	01-09-2025
8.	Kamal Khan/ Zareena Kamol Khan/ (LBUM00004959234) A101, Plot No. 17, 18, Rekhi Saffodil, Chs Sector 19, Kharhgar, Raigrahd, Maharashtra, Navi Mumbai-410210	Flat No. A-101, 1St Floor In Building Known As Rekhi Saffodil Chs Ltd, Plot No. 17 & 18, Sector No. 19, Kharhgar, Navi Mumbai, Tal Panvel, Dist - Raigad, Within Registration Dist And Sudh Panvel 400709	Dec 30/2025/ Rs. 27,16,999.38/-	30-11-2025
9.	Anima Debaprasad Ghosh/ Biswaroop Ghosh/ (LBNU00002506963) C 702, C 7 Th Floor, C Wing, Ekta Residency, Plot No.14, Sector No.06, Khanda Colony, Near Shree Krupa Hall, Raigad, Panvel-410206	Property-1 Flat No.201, 2nd Floor, C Wing, Prayag Galaxy, Sr.No.142, Hissa No. 2, Village Aadi, Panvel, Raigad, New Panvel, 410206	Dec 13/2025/ Rs. 19,13,620.8/-	11-04-2025
10.	Prashant Ramdas Kahadne/ Ujwala Prashant Kahadne/ (LBVR00006462465) Flat No.204, Palak Apartment, 90 Feet Road Mohak City, Jayshree Jagannath Nagar, Virar-401305	Flat No.403, 4Th Floor, C Wing, Crystal Residency, Sr No.229, Hissa No.2P3, Village Aadi, Tal-Vasai, Nallasopara East, Palghar, 401209	Dec 30/2025/ Rs. 1,26,768.62/-	03-10-2025
11.	Prashant Ramdas Kahadne/ Ujwala Prashant Kahadne/ (TBVR00006454083) Flat No.204, Palak Apartment, 90 Feet Road Mohak City, Jayshree Jagannath Nagar, Virar-401305	Flat No.403, 4Th Floor, C Wing, Crystal Residency, Sr No.229, Hissa No.2P3, Village Aadi, Tal-Vasai, Nallasopara East, Palghar, 401209	Dec 16/2025/ Rs. 23,72,497.62/-	03-10-2025
12.	Santosh Hiraman Igave/ Aniket Santosh Igave/ (TBVR00006227736) Flat No.401, Royal Complex E, 4 Don Bosco School, Nalgonda East, Vasai, Palghar-401208	Flat No.302, 3RD Floor, B Wing, Jasmine, Building No.1, Sr.No.231/ 1, Village Saphale West, Palghar, 401102.	Dec 22/2025/ Rs. 24,75,919.99/-	08-10-2025
13.	Arjun Mourya/ Sugriv S Mourya/ (LBTE00004936162) 11 Mahendri Yadav Chawl, Hana Vijaay, Nagar, Near Ashram Santoshi Bhavan, Nolasopara East, Thane-401203	Flat No.302, 3RD Floor, B Wing		