



बैंक ऑफ बड़ौदा
Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg, Ballard Estate, Mumbai-400001. Phone: 022-43683803, 43683808. Email: armbom@bankofbaroda.co.in
Sale Notice For Sale Of Immovable Properties
***APPENDIX- IV-A & IIA [See proviso to Rule 8 (6) and 9(1)]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Director(s), Mortgagor (s) and Guarantor (s) that the below described immovable properties Mortgaged/charged/Hypothecated to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned accounts. The details of Borrower/s/Director/s/Mortgagor/s/Guarantor/s/Secured Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

Srl Lot No.	Name & Address of Borrower/s/ Director/s/Mortgagor/s/Guarantor/s	Description of the immovable /movable property with known encumbrances, if any	Total Dues	1. Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Mr. Ram Narendra Vora (Borrower) a) Hira Kunj, Room No. 2, Plot No. 154 Opp. Blue Diamond Hotel, Sector 12, Vashi 400703 b) Flat No. 3601, 36th Floor in project Nivasti Avisaa Plot No. 7A Sector 13 Sanpada 400705 Mrs. Rekhaben Lalit Vora (Gurantor) Flat No B-2401, Plot No. 1, Iraisaa Building, Behind Full Stop Mall, Palm Beach Road, Sector 19, Sanpada 400705 Mr. Shyam Lalit Vora (Gurantor) Flat No B-2401, Plot No. 1, Iraisaa Building, Behind Full Stop Mall, Palm Beach Road, Sector 19, Sanpada 400705	Under Construction Flat no 3601 on 36th Floor. Admeasuring about 122.889 square meters of carpet area equivalent to 1322.286 square feet or thereabouts in the complex / project known as "Nivasti Avisaa" alongwith 2 covered car parking in the name of Mr. Ram Narendra Vora situated at Plot No. 7A admeasuring 3049.350 square meters in Sector no 13, situated, lying and being at Sanpada, Navi Mumbai 400705. Encumbrance known to bank: NIL	Rs. 11,56,40,804.06 As on 10.11.2025 Plus further unapplied interest and Legal Charges, Other Charges, less recovery Plus subsequent interest/cost thereon,	1) 16.12.2025 2) 1400 Hrs to 1800 Hrs	1) Rs. 459.00 Lakhs 2) Rs. 45.90 Lakhs 3) Rs. 5.00 Lakh	Symbolic Possession Note: Property is in Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	05.12.2025 And 11.00 AM to 02.00 PM

The Property is under symbolic Possession. Bank will hand over the property symbolically to auction purchaser.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No.022-43683803-13 Mobile No. 8898022206 / 9975933464



Date: 10.11.2025
Place: Mumbai

Sd/-
Authorised Officer
Bank of Baroda



पंजाब नैशनल बैंक
भारत सरकार का उद्यम



pnb
punjab national bank
(A Govt. of India Undertaking)

ARMB, Nashik
Shop No. 2 & 3, Maznine Floor, Sneh Height Apartment, Indiranagar, Nashik- 422009
Ph. 0253-2323020 E-mail: cs8288@pnb.co.in

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002
PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES
(STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties							
Lot No.	Name of the Branch Name & addresses of the Borrower/Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) OF SARFAESI ACT 2002 B) Outstanding Amount as on 31.10.2025 C) Possession Date u/s 13(4) OF SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD (last date of deposit of EMD) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrance s known to the secured creditors	
1	Branch : PNB-Nashik City (036200) Borrower : M/S Kisan Steel And Alloys LLP Address: Gat no- 25, At Post- Indore, Tal- Dindori, Dist- Nashik. 422002 Partner and Gurantor in M/s Kisan Steel and Alloys LLP 1. Mr. Kishor Jagannath Gaikwad Address: Address: Gat no- 25, At Post- Indore, Tal- Dindori, Dist- Nashik- 422002 2. Mr. Atharv Rahul Kulkarni Address: Flat No- 203, Building No- 1-C, Phase-6, Siddachal Complex, Thane, 400610 3. Miss. Zeel Sameer Vora Address: Flat No- 101, Madhuban Darshan Apartment, Ambadi Road, Maitre Park, Vasai West, VTC Vasai, Po- Bassein Road, Thane. 401202	All piece and parcel of Industrial area admeasuring 8000 Sq. Mtr out of total area of Gat No. 25 (Old S. No. 12) together with construction unit constructed thereon situated at Village Indore, Tal. Dindori, Dist. Nashik within limits Jilha Parishad Nashik and Panchayat Samiti Dindori belonging to M/s Kisan Steel and Alloys LLP Boundaries:- North:- Gat No. 25/2 (Remaining area of Kishor Jagannath Gaikwad and Mr. Krushna Jagannath Gaikwad) South:- Indore – Talegaon Village Road, East:- Gat No. 25/4 (Area owned by Arjun Gamane and Bhagwan Gamane in this Gat), West:- Gat No. 25/1 (Area owned by Mr. Vishnu Sukdeo Gamane in this Gat) Prop. ID : PUNB000828800229	A) 20/02/2023 B) Rs. 19080961.70 + further interest & Charges C) 06/05/2023 D) Physical	A) Rs 284.20 Lakh B) Rs 28.42 Lakh (26.11.2025) C) Rs 1.00 Lakh	Date: 26.11.2025 From 11:00 AM to 16:00 PM	Not Known	
2	Branch : PNB-Nashik Road (036600) Borrower : 1. Ms Rajan Bachhumal & Company Shop No 31, Ganesh Market ,Near Railway Station, Nasik Road, Nashik 422101 2. Mr. Rajan (Tarachand) Bacchumal Dalwani 8/1, Chatrapati Shivaji Housing Society, Jail Road, Sindhi Colony, Nashik Road, Nashik 422101. Guarantor : 1. Mr. Monish Tarachand Dalwani Add-Sindhi Colony, Jail Road, Nashik Road Nashik 422101. 2. Mr. Sadashiv Shankar Lonare Add-No. 5 & 6, Shastri Nagar, (Lonarwadi), Sinnar, Tal. Sinnar, Dist. Nashik 422103 3. Mr. Chandan Mulchand Hemnani Add- Sindhi Colony, Jail Road, Nashik Road Nashik 422101. 4. Mrs. Jayashree Sadashiv Lonare Add-5 & 6, Shastri Nagar, (Lonarwadi), Sinnar, Tal. Sinnar, Dist. Nashik 422103	Plot no 13 out of Gat. no.477+ 2+ 477/3/133 behind Mahalakshmi Ecolite CLC Blocks, Near Skytech Solutions Pvt.Ltd, MIDC Naigaon Road, Village Shinde Tal & Dist Nashik .Area admeasuring 2400.00 Sq. Mtrs out of total area admeasuring 6675.25 Sq. Mtrs of Industrial plot situated at Village Shinde Tal. & Dist. Nashik by executing Mortgage Deed duly registered in the office of Sub-Registrar Nashik-2, Vide Serial No. 2640/2019 on Dtd. 23/04/2019. Owned by: Monish Tarachand Dalwani & Chandan mulchand Hemnani Boundries: East : 45.00 Mtr wide Highway, West: Gat No 477/1, North : Plot no. 14, South : Plot no. 12 Prop. ID : PUNB0082880093	A) 06/05/2023 B) Rs. 11,26,36,392.53 + further interest & Charges C) 03/09/2021 D) Symbolic	A) Rs. 98.28 Lakh B) Rs. 9.82 Lakh (26.11.2025) C) Rs1.00 Lakh	Date: 26.11.2025 From 11:00 AM to 16:00 PM	Not Known	
3	Branch : PNB-Nashik City (036200) Borrower : Mrs. Poonam Yogesh Shirasath (Proprietor of YRS Agro Industries) Address: H No 497 1 At Post Bahadur Chandwad, Nasik, Maharashtra- 422205 Mrs. Poonam Yogesh Shirasath Address: Flat No 301, B Wing, Satyam Hills, Sharayu Park, Near Ambika Textile, Jatra Chouk, Adgaon Shivar, Nashik. 422003. Also At : Flat No-A-4, Rajhans Building –A, Dhattrak Phata, Near Water Tank, Adgaon Shivar, Panchvati, Nashik. 422003. Also At : C/O Yogesh Shirasath, 3 Chavan Bungalow, Ganesh colony, Sharayu Park, Adgaon Shivar, Behind Ambika Textiles, Nashik. 422003 Also At : Flat Number 04, Ground Floor Shree Rajhans Co-Operative Housing Society Limited Building Number 1 Wing A, Plot Number 21 and 24, Survey number 561/2/1, Near Lokmanya Hospital , Dhattrak Phata, Adgaon Shivar, Nashik-422002 Boundaries:- North- Marginal space and Guta building Number 2 South- Parking East- Flat No.05 West- S-lair and flat no.3 Owned By : Poonam Yogesh Shirasath Property ID- PUNB00082880MA48294624	Flat Number 04, Ground Floor Shree Rajhans Co-Operative Housing Society Limited, Building Number 1, Wing A, Plot Number 21 and 24, Survey number 561/2/1, Near Lokmanya Hospital , Dhattrak Phata, Adgaon Shivar, Nashik-422002 Boundaries:- North- Marginal space and Guta building Number 2 South- Parking East- Flat No.05 West- S-lair and flat no.3 Owned By : Poonam Yogesh Shirasath Property ID- PUNB00082880MA48294624	A) 03/10/2024 B) Rs. 93,52,515.44 + further interest & Charges (Balance of 2A/c YRS Agro Industry + TLPHL Poonam Yogesh Shirasath) C) 13/01/2025 D) Symbolic	A) Rs 9.09 Lakh B) Rs 0.90 Lakh (26.11.2025) C) Rs 0.25 Lakh	Date: 26.11.2025 From 11:00 AM to 16:00 PM	Not Known	
4	PNB-Mahatma Nagar (484300) Borrower : VAISHALI SATISH JADHAV Flat No 11, 2nd Floor, Datar Apartment Co-Op HSG Society, Opp Hotel Panchavati, Wakliwadi, Nashik PIN : 422 001 SATISH ABA JADHAV Flat No 11, 2nd Floor, Datar Apartment Co-Op HSG Society, Opp Hotel Panchavati, Wakliwadi, Nashik PIN : 422 001	Flat No 11, 2nd Floor, Datar Apartment Cop-op Hsg Society, Opp Hotel Panchavati, Wakliwadi, Nasik-422001 Admg: 92.27 Sq Mtr Owned by : Vaishali Satish Jadhav & Satish Aba Jadhav Boundaries:- North: Staircase, Passage South: Road, East : Prop of Shri Abhyankar, West: Vakliwadi Road Property ID- PUNB000828800203	A) 23/09/2021 B) Rs. 35,66,525.56 + further interest & Charges C) 14/01/2022 D) Symbolic	A) Rs 40.56 Lakh B) Rs 4.56 Lakh (26.11.2025) C) Rs 1.00 Lakh	Date: 26.11.2025 From 11:00 AM to 16:00 PM	Not Known	

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website www.pnbindia.in & <https://baanknet.in> on 26.11.2025 At 11.00 AM to 4.00 PM.
- Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E- Auction.
- For detailed term and conditions of the sale, please refer www.pnbindia.in & <https://baanknet.com>

Date : 11.11.2025
Place : Nashik

Sd/-
Mr. Venketesh S.
Chief Manager and Authorized Officer,
Punjab National Bank, (Secured Creditor)



यूनियन बैंक
ऑफ इंडिया



Union Bank
of India

भारत सरकार का उद्यम
A Government of India Undertaking

RO MUMBAI VASHI:-
Rupa Sapphire, 3rd Floor, Plot No. 12, Sector 18,
Opposite Sanpada Station, Navi Mumbai- 400705
Email:- crld.romumbaivashi@unionbankofindia.bank

E-AUCTION SALE NOTICE (UNDER SARFAESI ACT)
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 PROVISION 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 **Symbolic/Physical Possession** of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor) will be sold on "**AS IS WHERE IS**", "**AS IS WHAT IS**", "**WHATEVER THERE IS**" AND "**WITHOUT RECOURSE BASIS**" on **Dated 11.12.2025 in between 12.00 Pm to 5.00 Pm** for recovery of respective amounts, due to the Union Bank of India (Secured Creditor) from the respective Borrower(s) and Guarantor(s) as mentioned below. The Reserve Price and Earnest Money Deposit will be as mentioned below. For details terms and conditions of the sale, please refer to the link provided in Union Bank of India (Secured Creditor) website i.e. www.unionbankofindia.co.in. Bidder may also visit the website <https://baanknet.com>. The under mentioned properties will be sold by Online E- Auction through website : <https://baanknet.com> on **11.12.2025** for recovery of respective amounts plus interest and other expenses in the respective borrowers accounts.

Online E- Auction through website : <https://baanknet.com>
Date & Time of Auction: 11.12.2025 at 12.00 PM to 05.00 P.M.

Lot No.	A) Name of the Borrower B) Name of the Branch C) Description of Property D) Name of the Owner/s	A) Reserve Price in Rupees B) Earnest Money Deposit (EMD) in Rupees	Debt Due Contact Person and Mobile No. Inspection Date/Time	Encumbrance Possession: Symbolic/ Physical
1	a) Sachin Rahul Waghmare B) Chembur (W) Branch C) Flat No. 506, 5th floor, A wing, Vrindavan Anantham Building, Section 7/16, Belavali, S.No. 21, Hissa no. 3/1, Kulgaoon, Badlapur (W), Dist. -Thane -421503 admeasuring 297 sq. ft. built up area d) Sachin Rahul Waghmare	a) Rs. 17,20,000.00 b) Rs. 1,72,000.00	Rs. 17,35,619.22 (Rupees Seventeen Lacs Thirty Five Thousand Six Hundred Nineteen and paise twenty two only) as on 30/09/2025 and interest and expenses thereon Vipul Chakraborty- 91239 32865 Deepak Sinha - 96251 72635	Not known to AO Physical Possession

Bidders are requested to visit the Bank's website www.unionbankofindia.co.in for detailed terms & conditions of E-Auction and other details before submitting their Bids for taking part in the E-Auction. Bidder may also visit the website <https://baanknet.com> of Service Provider Indian Banks Auction Properties Information **baanknet Portal**.

The intending bidders must have valid e-mail id to participate in on-line Auction. The terms and conditions of sale shall be strictly as per the provisions of The Security Interest (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) / RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-Auction Sale on the above mentioned date.

For detailed terms and condition of the sale, please refer to the link provided i.e www.unionbankofindia.co.in or <https://baanknet.com>.

Place : Mumbai
Date : 10.11.2025

Sd/-
Authorized Officer
Union Bank of India



HDFC BANK

CIN : L65920MH1994PLC080618 | Website: www.hdfcbank.com

DEMAND NOTICE
Under Section 13 (2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (Act) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002.

Whereas the undersigned being the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC) under Securitisation and Reconstruction of Financial Assets and Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notices under Section 13 (2) of the said Act, calling upon the Borrower(s) / Legal Heir(s) / Legal Representative(s) listed hereunder, to pay the amounts mentioned in the respective Demand Notice(s), within 60 days from the date of the respective Notice(s), as per details given below. The undersigned have, caused these Notices to be pasted on the premises of the last known respective addresses of the said Borrower(s) / Legal Heir(s) / Legal Representative(s). Copies of the said Notices are available with the undersigned, and the said Borrower(s) / Legal Heir(s) / Legal Representative(s), may, if they so desire, collect the respective copy from the undersigned on any working day during normal office hours. In connection with the above, Notice is hereby given, once again, to the said Borrower(s) / Legal Heir(s) / Legal Representative(s) to pay to HDFC, within 60 days from the date of publication of this Notice, the amounts indicated hereinbelow in their respective names, together with further interest as detailed in the said Demand Notices from the respective dates mentioned below in column (c) till the date of payment and / or realisation, read with the loan agreement and other documents/writings, if any, executed by the said Borrower(s). As security for due repayment of the loan, the following Secured Asset(s) have been mortgaged to HDFC by the said Borrower (s) respectively. Borrower(s) / Legal Heir(s) / Legal Representative(s) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Sr. No.	Name of Borrower(s) / Legal Heir(s) / Legal Representative(s)	Total Outstanding Dues (Rs.)	Date of Demand Notice	Description of Secured Assets / Immovable Property(ies)
(a)	(b)	(c)	(d)	(e)
1.	Mr. Sawant Santosh Ganesh	Rs. 16,51,163/- as on 31-Aug-25*	3rd Oct 2025	Flat No.3, Ground Floor, Trimbak Apartment, CTS No.820 - 824 – 826, Village Kulgaoon- Badlapur, Taluka Ambarnath District Thane
2.	Mr. Kushwaha Avinash Chandra Vijaynarayan and Ms. Kushwaha Preeti Avinash	Rs. 16,80,016/- as on 31-Aug-25*	3rd Oct 2025	at No.107,1st Floor, Building AX1, Palghar Greens, Gat No. 223, Hissa No. 2, Village Devkhop, Taluka Palghar, District Thane.
3.	Mr. Suri Amrit Nandkishore and Ms. Suri Shilpa N	Rs. 19,99,359/- as on 31-Aug-25*	3rd Oct 2025	Flat No.1105, 11th Floor, Shradhha Tower, Co-operative Housing Society Ltd, S. No. 22 Hissa No 23,S No. 22 Hissa No 28, S No.64 Hissa No 05, CTS No. 650, 667, 673-675, 677, Village Poisar, Taluka - Borivali, Mumbai-40010.
4.	Mr. Dongre Sanmitra Deepak	Rs. 5,49,058/- as on 31-Aug-25*	3rd Oct 2025	Flat No G-1, Anupama Apartment, S No. 78/4, Village Kulgaoon Badlapur (W), Taluka Ambarnath, District Thane.
5.	Mr. Dharam Pal	Rs. 8,93,610/- as on 31-Aug-25*	3rd Oct 2025	Flat No K-106, Dara Enclave, Awho Complex, Plot No 6, Sector-9, Nerul, Navi Mumbai.

*with further interest @ 18% p.a. as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realization.

If the said Borrowers shall fail to make payment to **HDFC** as aforesaid, then **HDFC** shall proceed against the above Secured Asset(s) / Immovable Property (ies) under Section 13 (4) of the said Act and the applicable Rules entirely at the risk of the said Borrower(s) / Legal Heir(s) / Legal Representative(s) as to the costs and consequences.

The said Borrower (s) / Legal Heir(s) / Legal Representative(s) are prohibited under the said Act to transfer the aforesaid Secured Asset (s) / Immovable Property (ies), whether by way of sale, lease or otherwise without the prior written consent of **HDFC**. Any person who contravenes or abets contravention of the provisions of the Act or Rules made thereunder shall be liable for imprisonment and/or penalty as provided under the Act.

NOTE : This notice is published on 11th November 2025 in Free Press Journal & Navshakti Mumbai edition.

Date : 11th November 2025
Place : Thane, Mumbai

For HDFC Bank Limited
Sd/-
Wakdewadi Office : HDFC Bank Ltd., Office No. 601 to 608, Sixth Floor, Godrej Eternia C, Wing B, Wakdewadi, Shivaji Nagar, Pune 411005.
Regd. Office : HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai- 400020.

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) **Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020**



Aavas
FINANCIERS LTD.

SAAPNE 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(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.
ANANT BHONKAR, VANDANA ANANT BHONKAR GUARANTOR : SADU BHONKAR (AC NO.) LNMAH17923-240311580	Rs. 19,35,291.00/- DUES AS ON 03 NOV 2025	9 JUL 24 Rs. 1615564/- DUES AS ON 4 JUL 24	17 MAY 25	FLAT NO. 412, 3RD FLOOR, C-2 WING, ISHRAT PLAZA, S NO. 27/1/9/2, AT- UTEKHOL, POST, AND TAL - MANGAON, DIST - RAIGAD 402104 ADMEASURING 610 SQ FT	Rs. 1537200/-	Rs. 153720/-	11.00 AM TO 01.00 PM 12 DEC 2025	MHATRE BHUVAN 2ND FLOOR, OFFICE NO.4, CHINCHPADA ROAD, NEAR URDU SCHOOL, OPPT. TRIMURTI ADHAR HOSPITAL, NEAR ALISHAN SUPER MARKET, AT POST TALUKA- PEN-DIST- RAIGAD- 402107, MAHARAS HTRA-INDIA
LATE MR. YOGESH SHIV BALAK YADAV NOW DECEASED THROUGH HIS LEGAL HEIRS MRS. SONAM GAURISHANKAR YADAV, SONAM GAURISHANKAR YADAV (AC NO.) LNVAR17923-240329046	Rs. 13,59,852.00/- DUES AS ON 03 NOV 2025	10 DEC 24 Rs. 1161141/- DUES AS ON 5 DEC 24	23 APR 25	FLAT NO. 102, ON 1ST FLOOR, BUILDING NO. "M-15", THE COMPLEX KNOWN AS "SHUBH-GRHA" CONSTRUCTED ON LAND BEARING GUT NO. 107/1 TO 107/7, 132, 110, SITUATED AT VILLAGE BETEGAON, BOISAR, PALGHAR, MAHARASHTRA ADMEASURING 41.58 SQ. MTRS.	Rs. 1133920/-	Rs. 113392/-	11.00 AM TO 01.00 PM 12 DEC 2025	SHOP NO. 236B, 259B & 8237, 8258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501, MAHARAS HTRA-INDIA
MEHUL GOPINATH KORE, GEETA G KORE (AC NO.) LNBSR00616-170034729	Rs. 3,69,899.00/- DUES AS ON 03 NOV 2025	14 FEB 24 Rs. 277618.41/- DUES AS ON 13 FEB 24	29 APR 25	H NO 224 POKHREN TAL DAHANU DIST PALGHAR THANE PIN: 401044 ADMEASURING 1200 SQ. FT.	Rs. 220160/-	Rs. 22016/-	11.00 AM TO 01.00 PM 12 DEC 2025	SHOP NO. 236B, 259B & 8237, 8258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E-TYPE, TAL-DIST- PALGHAR-BOISAR- 401501, MAHARAS HTRA-INDIA
VINOD TUKARAM KADVE, MRS. JYOTI VINOD KADVE (AC NO.) LNKAAL00319-200133211	Rs. 38,84,005.00/- DUES AS ON 03 NOV 2025	4 OCT 22 Rs. 2864554/- DUES AS ON 3 OCT 22	15 FEB 24	FLAT NO. 205, 2ND FLOOR, VINAYAK KONDILKAR ARCADE, BARRAGE ROAD, SR NO. 83, H.N. 1P. NEAR POLICE STATION, BADLAPUR (WEST), THANE, MAHARASHTRA, 421503 ADMEASURING 52.88 SQ. MTRS	Rs. 2887440/-	Rs. 288744/-	11.00 AM TO 01.00 PM 12 DEC 2025	1ST FLOOR, A.D.J.RESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601, MAHARAS HTRA-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, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ugarnes Rinwa – 9875895867** or respective branch during office hours. **Note:** This is also a 15/30 days notice under Rule 9(11/8(6) 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 : MAHARASHTRA
Date : 11-11-2025

Authorised Officer Aavas Financiers Limited