



STATE BANK OF INDIA

Stressed Assets Management Branch : 4th Floor, Old LHO Building, Lal Darwaja, Bhadra, Ahmedabad - 380001.
E-mail : sbi.04199@sbi.co.in, team4samb.ahm@sbi.co.in
Contact Person's Name : Shri Prakash Maurya, (M) : 9532041245 & Shri Shantanu, (M) : 7201999192

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES




Appendix - IV-A [See Provision to rule 8(6)]




E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST (SARFAESI) ACT, 2002 READ WITH PROVISIO 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 Assets charged / mortgaged to the Secured Creditors, the **Physical Possession** of which has been taken by the Authorised officer of **State Bank of India**, the Secured Creditors, will be sold on **"As is Where is", "As is What is" and "Whatever there is" basis on 03.09.2025** for recovery of **Rs. 17,73,50,777.97 (Rupees Seventeen Crore Seventy Three Lac Fifty Thousand Seven Hundred Seventy Seven and Paise Ninety Seven Only)** due to the secured creditors State Bank of India as on 19.07.2018 and as mentioned in the demand notice under Section 13(2) of SARFAESI Act, dated 20.07.2018 plus interest, cost & incidental expenses etc, thereon less recovery therefrom from **M/s. Constant Engineering Pvt. Ltd. and its Directors, Mortgagees and Guarantors : (1). Mr. Davis Thakkalkaran, (2). Mrs. Litty Varghese Thakkalkaran, (3). Mrs. Sunni Davis Thakkalkaran and (4). Mr. Varghese A. Thakkalkaran** for various credit facilities were granted time to time by State Bank of India,

The Bidders should get themselves registered on <https://baanknet.com/eauction-psb/bidder-registration> by providing requisite KYC documents and registration fee as per the practice followed by <https://baanknet.com> well before the auction date.

DATE & TIME OF PUBLIC E-AUCTION : 03.09.2025 FROM 11:00 AM TO 04:00 PM WITH UNLIMITED EXTENSION OF 10 MINUTES EACH

Property ID No.	Details of Properties	Location QR Code	Reserve Price (Rs.)	EMD (Rs.)	Bid Increase Amount (Rs.)	Time of Inspection
SBIN 711070 3003	Factory Land and Building : situated at Plot No. A/15, Ichhapore GIDC, Survey No. 333/P/ 484/P 486/P Village Ichhapore, Taluka: Choryasi, Dist. Surat admeasuring 7600 Sq. Mtrs. in the name of M/s. Constant Engineering Pvt. Ltd.		Rs. 15,67,00,000/-	Rs. 1,56,70,000/-	Rs. 10,000/-	21.08.2025 Time : 12:00 PM to 2.00 PM
SBIN 772750 37140	Residential Property : Flat No. 403, Building No. A-2, Shantivilva Co. Op. Housing Society Ltd. Opp. Sheneh Sankul Wadi, Off Anand Mahal Road, Adajan, Surat, RS No. 368 & 373, FP No. 176, Moje - Adajan, Tal. Choryasi, Dist. Surat. Adm. 1015.00 Sq. Ft. in the name of Davis A. Thakkolkaran.		Rs. 17,00,000/-	Rs. 1,70,000/-	Rs. 10,000/-	21.08.2025 Time : 12:00 PM to 2.00 PM
SBIN 781015 79902	Residential Property : Flat No. 102, Part-B, 1st Floor (Rear Side) "Lake View", Sub-Plot No. 118/1-2-3-4, C.S. No. 1570 of Sheet No. 339/3 Jamnagar admeasuring 80.36 sq. Mtrs.in the name of Davis A. Thakkolkaran.		Rs. 24,00,000/-	Rs. 2,40,000/-	Rs. 10,000/-	21.08.2025 Time : 12:00 PM to 2.00 PM

<p>Encumbrances : The intending bidder should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. TDS /GST/Other taxes to be borne by purchaser over and above bid amount.</p>	<p>Bank website : www.sbi.co.in</p>	<p>E-Auction website : https://baanknet.com</p>
		

For detailed terms and conditions of the sale, please refer to the link provided in **State Bank of India the Secured Creditor's Website** : www.sbi.co.in, <https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auCTION-notices/sarfaesi-and-others> and <https://baanchnet.com/eauction-psb/bidder-registration>, <https://baanchnet.com>, or contact to AGM/CLO Mob. No. 9532041245 & CO Mob. No. 7201999192,

This Notice should also be considered as 15 Days Notice to the Borrowers / Guarantors / Mortgagees under Rule 8(6) of the Security Interest (Enforcement) Rule 2002.

Bank website
www.sbi.co.in

E-Auction website :
<https://baanknet.com>



Date : 01.08.2025
Place : Ahmedabad

**Authorized Officer,
State Bank of India**



APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

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

Reg. Office: 1st Floor, Antirah Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001. Phones: 011-23557471, 23557472, 23705474, 23705475. www.pnbhousingfinance.com

B.O.-PANVEL: Office No. 6-B First Floor, Near Express Chs, PlotNo-92-93, Sector1/S, Near HDFC Circle, Panvel/Panvel, Maharashtra - 410206. **B.O.KALYAN:** Office No. 33, 33rd Floor, Swami Vivekananda Chs, Near Keshavnagar, Kalyan, Maharashtra - 421305. **B.O. MIDC:** Office No. 20, 20th Floor, Riddhi Trade Centre, Narang Bypass Road, Near Bopal Chowk, Virar (West)/Mumbai, 401303. **B.O. BOISAR:** 28th Second Floor, Aameya Park, Navapur Road, Boisar/West, Maharashtra - 401501. **B.O. MUMBAI:** 01st, Ground Floor, Baba House, Near Western Express Metro Station, Andheri East, Mumbai-400093.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) indicated in Column n-A that the below described immovable property (ies), being described in Column n-D, has been mortgaged to the Secured Creditor, the constructive Physical Possession of which has been taken (as described in Column n-C) by the authorized Officer of M/S PNB Housing Finance Limited (hereinafter referred to as "Mortgagee") in accordance with the terms and conditions specified in the Mortgage Deed(s) executed between the borrower(s)/mortgagor(s)/Legal Heirs/Legal Representative (whichever may apply) under rule-8(b) & 9 of the Security Interest Enforcement Rules, 2002 amended as of date [Detailed terms and conditions of the said mortgage deed(s)] and the secured creditor M/S PNB Housing Finance Limited.

Gan No./ Name of the Borrower/ Co-Borrower/Guarantor/Legal Heir	Demand Amount & Interest Due	Nature of pos- session (C)	Description of the Properties mortgaged	Reserve Price (Rs.)	FMD of (RP/E)	Last Date of Submission of bid (G)	Bid Incre- mental Ratio	Inspection Date & Time	Date of Auction & Time	Known Encum- brances/Cases if any
001866000301 Pralishad Singh Indir Singh Banga /jasvinder Kaur Banga, B.O. : NAVI MUMBAI	Rs. 3831 675.0 & 21-03-2021	Physical Possessi on	Flat No.201, 2nd Floor, A Wing, Monarch Solitaire, Ulhasnagar, Oetral Nekano, 1, Shanti Nagar, Ulhasnagar, 3rd.thane, Maharashtra,400037 No.3, Navi Mumbai	Rs. 4,994.0 00	Rs. 499.40	29-08-25	Rs. 10000	18-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	
HOU/MUM/018/736957 Vaishali R Rahul Shinde, B.O. :MUMBAI	2078935.46 & 03-03-2021	Physical Possessi on	Building No 8 Wing B 4 401 Good Eye land bearing G NO 394 and G NO 395 of village Shirgaon at Palghar Palghar Near Anand Vrudhashram Redchies Female Tenna MAHARASHTRA-410140 India, (550 Sq.Ft. Carpet Area)	Rs. 102800 00	Rs. 102.80	29-08-25	Rs. 10000	20-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known
HOU/VRR/021/859926 Sonil G Bhargava / Gaetano Singh Sani, B.O. :VARRALI	Rs. 19689 28.20 & 05-04-2021	Physical Possessi on	No 1 first wing b, Apartment No. 6, New Hill Col op HSG Soc, Sathya lingswamy, Nr St John College, Palghar Manor highway, Palghar East, Thane, Maharashtra, India, 410144	Rs. 1,006.0 00	Rs. 100.60	29-08-25	Rs. 10000	22-08-2025 12:00 pm to 04:00 PM	30-08-2025 2PM to 03:00PM	Not Known
HOU/KLN/058/527355 Mukesh Rachappa Biradar / Parvati Mukesh Biranahar, B.O. : KALYAN	Rs. 1151136.29 & 29-05-2021	Physical Possessi on	FLAT No 1, 106.6 MVA Residences Plot Bearing S No 15/W/B,Plot No 7 8 9 10 12 Village Borle,Murbad Road Neral taluka ,Karjat, Maharastra 410101, Karjat, MAHARASHTRA -410201 India.	Rs. 576.000 00	Rs. 57.600	29-08-25	Rs. 10000	25-08-2025 12:00 pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known
HOU/KLN/117/435580 Nelofer Shaikh / Rahuman Nawab Shaikh / Abdul Rahim Shaikh, B.O. : KALYAN	Rs. 2030051.82 & 17-11-2021	Physical Possessi on	Vijay Karanjad, 4.401.0 Labdhi Gardens, Residential N.A & J Building, Group Housing) on Land/Village Dahvali Tarai Varedi taluka, Dist. KAR. No. 68, H. No. 34 & S. No. 67 Highway, P.C. Tal. KAR. Maharashtra, India, 410144	Rs. 872.000 00	Rs. 87.200	29-08-25	Rs. 10000	26-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known
HOU/VRR/1020/827556 Malrajm Prajapati / Sumitra M Praajapati, B.O. :VIHAR	Rs. 39438 87.32 & 16-11-2022	Physical Possessi on	FLAT NO 301 3RD FLOOR,VARDAR RAJ APARTMENT, TILAK CHAUK, KALYAN WEST, KALYAN WEST,INDIA, MAHARASHTRA -421301, Thane,India.	Rs. 2,300.0 00	Rs. 230.00	29-08-25	Rs. 10000	28-08-2025 12:00 pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
NHL/MUM/021/859478 Mohd Saif Amir Khan / POLU Kharunnissa S Ansari, B.O. :MUMBAI	Rs. 803535.99 & 14-02-2024	Symbolic Possessi on	FLAT NO 602 6TH FLOOR, WATER LILLY WADDA ANAND AMIT SHAHI CHAWL, EAST MUMBAI MAHARASHTRA-400069 Mumbai India,	Rs. 19,911.0 00	Rs. 1,925.10	29-08-25	Rs. 50000	18-08-2025 12:00 pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known
HOU/BSR/02148/49628 Ashish Ashok Karanranjan / Kiran Naranje, B.O. :BOISAR	Rs. 29699 97.12 & 23-08-2024	Physical Possessi on	East Of 003, A Wing Ground Floor Building No 03, Chandrakoti Apt, Kandhari Universe Vajulsar, Palghar West, Thane, Maharashtra,India, 410144	Rs. 105900 00	Rs. 105.90	29-08-25	Rs. 10000	19-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/KLN/1018/566409 Jeevan Hindurao Masale / Manisha Masal, B.O. :MUMBAI	Rs. 1896618.36 & 16-06-2021	Physical Possessi on	FLAT NO 203,2nd Floor C Wing,phase 2 street GKout Dham Complex Chashadv colony Road belavadi badapur West,near Jadhav Colony & Savana Nagar, thane, Maharashtra -421503, thane India.	Rs. 1,556.0 00	Rs. 155.60	29-08-25	Rs. 10000	20-08-2025 12:00 pm to 04:00pm	30-08-2025 2PM to 03:00PM	NOT KNOWN
HOU/BSR/1021/920355 Naamdev Naamdev / Naamdev Anita Naamdev Balsane, B.O. :BOISAR	Rs. 1961121.44 & 14-06-2022	Physical Possessi on	FLAT NO 301 C WING 3RD FLOOR BUILDING NO 12 KARNATAK LAKSHMI LAXMI PALM WADDA PALGHAR WEST, THANE MAHARASHTRA-410144 Thane India.	Rs. 1,20.0 00	Rs. 123.10	29-08-25	Rs. 10000	23-08-2025 12:00 pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known
HOU/PNVL/0819/753038 Nash Contractor Dhanraj Dhanraj / Dhatri Desai, B.O. :PANVEL	Rs. 2112723.98 & 15-09-2021	Physical Possessi on	FLAT A 4,402 Laxmi Castello (Wing A To F) Revised Lay Out No. 133, Sub Division No. 133, Sector No. 133, 21/2/A 21/2 part of the Building Permission, On New S No 63/3 63/4 and 63/5 of village Bopeto, Near Sai Chenrkarj,MAHARASHTRA-411001	Rs. 2,112.0 00	Rs. 211.20	29-08-25	Rs. 10000	28-08-2025 12:00 pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known
HOU/BSR/0619/713246 Vinodkumar S Pandey / Miradevi Vinodkumar Pandey, B.O. :PANVEL	Rs. 1226331.31 & 15-12-2021	Physical Possessi on	302 3 Wing A Subi Galaxy plot no 144 at village zanzardi, taluka palghar dish palghar, palghar, Thane, Maharashtra, India-401501	Rs. 767.000 00	Rs. 76.700	29-08-25	Rs. 10000	19-08-2025 12:00pm to 04:00pm	30-08-2025 2PM to 03:00PM	Not Known

* Together with the further interest @18% p.a. applicable, incidental expenses, costs, charges etc., incurred upon the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNBS Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrance to be ascertained/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1) As on date, there is no other restraining and/or court injunction PNBSHL/the authorized Officer of PNBSHL from selling, alienating and/or mortgaging the said asset. However, it may or may not be sufficient for the purpose of the present tender. It is recommended that all bidders must conduct independent verification/ inspection of the pleading in the proceedings/orders passed etc. If any, stated in column n-k. Including but not limited to the title of the documents and the title pertaining thereto available with the PNBSHL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3) Please note that in terms of Rule 9(c) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)'s purchase is legally bound to deposit 25% of the amount sale price, inclusive of interest, towards the bank account specified under clause 6(b)(ii) of the advertisement. In accordance with Section 7(1) of the Enforcement of Securities Interest Act, 2001 and Rule 9(c) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of expiry of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of acknowledgement of sale confirmation letter. The balance due will be paid by the purchaser within 15 days from the date of expiry of acknowledgement of sale confirmation letter. The person assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website : www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Anwarul Haque Mulani and Shailesh Bhattacharya Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBSHL or refer to pnbshousing.com.

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

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 **AAVA FINANCIALS 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 Posses- sion	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	Loan A/c Number / Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagers	Dues As on	Date & Amount of (13(2) Demand Notice	Date of Posses- sion	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.) LNTHN01418- 190103087 OM GUPTA PRAKASH, SANJDEVI SANJDEVIGUPTA	Rs. 1808372 DUES AS ON 26-JUL-2025	06-JUN-2023 Rs. 1231982/- DUES AS ON 05-JUN-2023	17 JAN 24	FLAT NO. 302, 3 RD FLOOR, BUILDING NO. 34, TYPE B1, PODDAR NAVJEEVAN, SURVEY NO. 172, HISSA NO. 5, TANSHA ROAD, ATGAON, THANE, MAHARASHTRA ADMEASURING 391.56 SQ. FT.	Rs. 946080/-	Rs. 94608/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR, A.D.J.RESIDEN CY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNPAV00317- 180058440 RAMESH SHYAMAKANT TIWARI, PUNAM RAMESH TIWARI	Rs. 5328631/- DUES AS ON 26-JUL-2025	07-APR-2022 Rs. 3151978.41/- DUES AS ON 05-APR-2022	23 MAY 23	PROPERTY SITUATED AT FLAT NO. 10, 2ND FLOOR, REENA APARTMENT, RAJYOG CHSL A, WING, SURVEY NO. 14, HISSA NO. 2+7, PLOT NO. 1, VILLAGE REES, KHALAPUR, RAIGAD, MAHARASHTRA ADMEASURING 850 SQ. FT.	Rs. 2432332.8 /-	Rs. 243233/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	NEELKANT LANDMARK,ST H FLOOR, OFFICE NO.502, BEHIND ORION MALL, NEAR ST STAND, OLD PANVEL- 410206, MAHARASHTR A-INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNNSK00322- 230249339 RAHUL HARESH PATEL, RUSHABH HARESH PATEL, BHAVANA HARESH PATEL, HARESH MAVJI PATEL	Rs. 4212513/- DUES AS ON 26-JUL-2025	06-JUN-2023 Rs. 3137278/- DUES AS ON 05-JUN-2023	29 FEB 24	FLAT NO. 402, FOURTH FLOOR, DELLS RADHEYA APARTMENT, SURVEY NO. 782, NEAR OZER PARISHAD, OZER, NIPHAD, NASHIK, MAHARASHTRA 58.93 SQ. MTRS & FLAT NO. 404, FOURTH FLOOR, DELLS RADHEYA APPARTMENT, SURVEY NO. 782, NEAR OZER PARISHAD, OZER, NIPHAD, NASHIK, MAHARASHTRA ADMEASURING 47.95 SQ. MTRS	Rs. 2429352/-	Rs. 242935/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	SHOP NO 4GR.FLOOR, MADHAV PLAZA NR.KINARA HOTEL, MUMBAI NAKA NASIK- 422001,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNTHA00321- 220194356 MITHUN JITENDRA GOR, RANJANBEN JITENDRA GOR	Rs. 1050141/- DUES AS ON 26-JUL-2025	09-SEP-2024 Rs. 863627/- DUES AS ON 04-SEP-2024	20 FEB 25	FLAT NO.302, SITUATED ON THE THIRD FLOOR, OF THE BUILDING KNOWN AS "LAXMI APARTMENT" NEAR DHARMA NIVAS, BEHIND RELIANCE PETROL PUMPA, AT PIMPPLAS ROAD, VILLAGE KONGAON, TALUK- BHIWANDI, DIST. THANE, MAHARASHTRA ADMEASURING 323 SQ FT	Rs. 823200/-	Rs. 82320/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR,A.D.J.R ESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNBSR00319- 200111308 SIYARAM PAL, SUNITA PAL	Rs. 804190/- DUES AS ON 26-JUL-2025	14-OCT-2023 Rs. 547879/- DUES AS ON 09-OCT-2023	29 FEB 24	FLAT NO 44., THIRD FLOOR, CHIRAG APARTMENT, S NO 67/2, GAT NO 233/1, PLOT NO 21, SALVAD, PALGHAR ADMEASURING 390 SQ. FT.	Rs. 406257.12 /-	Rs. 40626/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	SHOP NO. 236B,259B & B237,B258, 2ND FLOOR, OSTWAL EMPIRE, ARIHANT E- TYPE, TAL- DIST- PALGHAR- BOISAR- 401501,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNBOR00314- 150009482 AMOL ANANT ADKHALE, ANITA ANANT ADKHALE, ANANT PARSHURAM ADKHALE	Rs. 2236931/- DUES AS ON 26-JUL-2025	28-JUL-2021 Rs. 991971.41/- DUES AS ON 24-JUL-2021	13 JUN 22	FLAT NO 01, GROUND FLOOR, B WING, SAI LEELA APARTMENT, VILLAGE MOREGAON, NALLASOPARA EAST, TALUKA VASAI, DIST THANE, MAHARASHTRA, ADMEASURING 35.31 SQ. MTR	Rs. 691351.2/-	Rs. 69135/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	SHOP NO.4, GROUND FLOOR, RATANDEEP CHSL,CARTER ROAD NO.1, NR ABHYUDAYA BANK,BORIVALI EAST, MUMBAI- 400060, MAHARASHTRA -INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNJAL04319- 200128154 SUNIL LAXMAN PATIL, TULSABAI LAXMAN BIJAGARE, LAXMAN TUKARAM BIJAGARE, RUPALI SUNIL PATIL	Rs. 478912/- & Rs. 777213/- DUES AS ON 26-JUL-2025	31-MAY-2023 Rs. 292785/- & Rs. 514661.41/- DUES AS ON 31-MAY-2023	19 JAN 24	WEST SIDE 1/2 PORTATION, OUT OF PLOT NO. 4, GAT NO. 9, SITUATED AT SANVAI TH. YAWAL, DIST. JALGAON, MAHARASHTRA ADMEASURING 63.75 SQ. MTRS	Rs. 806176.8/-	Rs. 80618/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	VIKAS PAINT FINAL P.NO.110-110A CTS NO2680A 1ST FLOOR, NEAR B.J. MARKET, KOMBADI BAZAR, JALGAON- 425001,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNTHA00316- 170043545 NANDGOPAL RAMAN UDIYAR, VIJAYALAXMI NANDAGOPAL UDAIYAR	Rs. 3171501/- DUES AS ON 26-JUL-2025	06-FEB-2020 Rs. 961709.41/- DUES AS ON 06-FEB-2020	9 Apr 21	SURVEY NO. 6/2, 6/3, 9/1, 9/2, 10/2A/1, 10/4A/1, 10/6, 12/1A/1/ 12/6A, 12/5, 10/9, FLAT NO. 409, 4TH FLOOR, BUILDING K2, XRBIA WARAI, VILLAGE – WARAI TARFE WAREDI, TALUKA – KARIAT, DISTRICT – RAIGAD, MAHARASHTRA, ADMEASURING 39.94 SQ. MTRS.	Rs. 967680/-	Rs. 96768/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR, A.D.J.RESIDEN CY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNTHA00315- 160023947 ANKUSH LAXMAN GHANE, LAXMAN TRIMBAK GHANE, MILAN KISHOR DESHMUKH, JANABAI LAXMAN GHANE	Rs. 9652036/- DUES AS ON 26-JUL-2025	18-MAY-2017 Rs. 1905011/- DUES AS ON 17-MAY-2017	28 AUG 17	SURVEY NO. 52/16, FLAT NO. 11, GROUND FLOOR, JAI MAA VAISHNAVI BUILDING, VILLAGE GUNDWALI, TALUKA BHIWANDI, DIST. THANE, MAHARASHTRA. AD MEASURING 78.99 SQ. MTR.	Rs. 1161297/-	Rs. 116130/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR, A.D.J.RESIDEN CY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNBLP00315- 160018056 RAJEEV CHANDRA, POONAM RAJIVE CHANDRA	Rs. 13263729/- DUES AS ON 26-JUL-2025	11-JUL-2018 Rs. 3106742.41/- DUES AS ON 01-JUL-2018	22 JUL 19	SURVEY NO. 196, HISSA NO. 9P, FLAT NO. 1, GROUND FLOOR & FLAT NO. 201, 2ND FLOOR, "LAXMI WAMAN APARTMENT" B WING, VILLAGE – KASHELI, TALUKA – BHIWANDI DISTRICT – THANE, MAHARASHTRA. ADMEASURING 750.00 SQ. FT. & ADMEASURING 500.00 SQ. FT.	Rs. 997920/-	Rs. 99792/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR A.D.J.RESIDEN CY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNTHA00316- 170043814 DIANA BAPTIST NAZARETH, NANDKUMAR VISHNU ZORE	Rs. 2858323/- DUES AS ON 26-JUL-2025	19-NOV-2021 Rs. 1965783/- DUES AS ON 13-NOV-2021	24 JAN 24	FLAT NO 304, 3 FLOOR, BLDG NO 23, MAITRI PARK, SR NO. 144P, KALHER, BHIWANDI, THANE, MAHARASHTRA ADMEASURING 38.10 SQ. MTRS.	Rs. 1466553.6 /-	Rs. 146655/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR,A.D.J.R ESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNTHA00316- 170031738 ROSHAN NANDKUMAR KAMBLE, SHAKUNTALA VISHVAS KAMBLE, SWAPNIL NANDKUMAR KAMBLE	Rs. 3453059/- DUES AS ON 26-JUL-2025	19-SEP-2019 Rs. 1028063.41/- DUES AS ON 19-SEP-2019	26 MAR 21	SURVEY NO. 26/1, PLOT NO. 301, 3RD FLOOR, SANDHYA HEIGHTS, VILLAGE - USARLI-BUDRUK, TALUKA - PANVEL, DISTRICT - RAIGAD, MAHARASHTRA, ADMEASURING 377 SQ. FT.	Rs. 874994.4/-	Rs. 87499/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR, A.D.J.RESIDEN CY, ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)-400601, MAHARASHTR A-INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM
(AC NO.) LNTHN00317- 180054674 RAMAYYA RATHAN TAGARAM, DAYAMMA RAMAYYA TAGARAM	Rs. 4860155/- DUES AS ON 26-JUL-2025	05-JUL-2022 Rs. 3003263/- DUES AS ON 05-JUL-2022	4 JUL 23	FLAT NO. 204, 2ND FLOOR, BLDG NO 2302, A WING, SHIVNARYAN RESIDANCY, H NO 1176(2) & 263A, KAMOTHE, PANVEL, RAIGAD, MAHARASHTRA ADMEASURING 355 SQ. FT.	Rs. 2329689.6 /-	Rs. 232969/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	NEELKANT LANDMARK,5 TH FLOOR, OFFICE NO.502,BEHIN D ORION MALL,NEAR ST STAND,OLD PANVEL- 410206,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896876, PROPERTY VISIT DATE 16 SEP 2025 9:00 AM TO 5:00 PM	(AC NO.) LNTHA00316- 170030258 UMASHANKAR SATYADEV JHA, RITA UMASHANKAR JHA	Rs. 2659248/- DUES AS ON 26-JUL-2025	15-APR-2021 Rs. 1079533/- DUES AS ON 07-APR-2021	30 MAR 22	FLAT NO. 02, GROUND FLOOR, B WING, BALAJI APARTMENT, S. NO. 411 PART, HISSA NO. A1 & B, HANUMAN NAGAR, VILLAGE GASS, NALASOPARA W, VASAI, PALGHAR, MAHARASHTRA, 401203 ADMEASURING 46.47 SQ. MTR	Rs. 1053000/-	Rs. 105300/-	11.00 AM TO 01.00 PM 19-SEP- 2025	ON OR BEFORE 18-SEP- 2025	1ST FLOOR,A.D.J.R ESIDENCY , ROYAL HOUSE, BEHIND WOOD MALL, LBS MARG, THANE (W)- 400601,MAHA RASHTRA- INDIA	PUSHPENDR A MEENA – 9875896877, PROPERTY VISIT DATE 16 SEP 2025 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 and 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.0054847000017 AAVAS FINANCIERS LIMITED, Regd. & Corp Office : 201-202, 2nd Floor, South E-Block, Mansarovar Industrial Area, Jaipur 302010 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. aauction@aaavas.in (3.) All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontger.net> & <https://aaavas.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 aauction@aaavas.in & rampurasad@aauctiontger.net, Contact No. 8000023297

Please Notice:- 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.

Authorised Officer Aavas Financiers Limited