

AAVAS FINANCIERS LIMITED

(CIN:L65922RJ2011PLCO34297) 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/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss-ession	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.
AASHARAM BHAVSAR, DEVAL BHAVSAR,GENDA BHAVSAR (AC NO.) LNHAR17823-240305078	Rs. 6,09,676.00/- DUES AS ON 26 MAY 2025	7 JUL 24 Rs. 505436/- DUES AS ON 4 JUL 24	14 SEP 24	KHASRA NO. 764/1/18 & OLD KHASRA NO. 764/1 MIN 18 P.H.NO. 37 WARD NO. 02 PARSHURAM COLONY KHATEGAON DISTRICT DEVAS M.P. ADMEASURING 1000 SQ. FT	Rs. 540000/-	Rs. 54000/-	11.00 AM TO 01.00 PM 03 JULY 2025	DIOMAND TOWER,1ST FLOOR,TILAK NAGAR,A.B.ROAD, DEWAS- 455001,MADHYA PRADESH-INDIA
ANSHUL VISHWAKARMA, SANGEETA VISHVAKARMA (AC NO.) LNJAB00722-230277611	Rs. 18,10,918.00/- DUES AS ON 26 MAY 2025	11 JAN 24 Rs. 1414972/- DUES AS ON 11 JAN 24	10 SEP 24	MOJA PIPARIYA BANIYAKHEDA N.B.163,PH. NO. 24 NEW 81,R.N.M.,MAHARAJPUR ,VIKASKHAND PANAGAR TEHSIL PANAGAR & DIST JABALPUR ADMEASURING 78.06 SQ MTR	Rs. 1330560/-	Rs. 133056/-	11.00 AM TO 01.00 PM 03 JULY 2025	3RD FLOOR, DIGAMBER TOWER,NEAR CHANCHALA BAI COLLAGE,WRIGHT TOWN,JABALPUR-482001,MADHYA PRADESH-INDIA
LAXMAN SINH, MRS. SUNITA (AC NO.) LNNID04317-180069675	Rs. 3,34,456.00/- & Rs. 6,41,817.00/- DUES AS ON 26 MAY 2025	8 AUG 22 Rs. 150218.41/- & Rs. 311027.41/- DUES AS ON 3 AUG 22	10 SEP 24	HOUSE NO 77, WARD NO 06, P. H. NO. 19, GRAM KANKARIYA BORDIYA, HATOD, INDORE, MADHYA PRADESH ADMEASURING 300 SQ. FT.	Rs. 453600/-	Rs. 45360/-	11.00 AM TO 01.00 PM 03 JULY 2025	OFFICE NO. 303 3RD FLOOR, THE GRACE, PLOT NO. 1 & 2, KIBE COMPOUND, MADHUMILAN SQAURE, INDORE-452001,MADHYA PRADESH - INDIA
MANOJ, MRS. RACHANA PIPARE GUARANTOR : MR. SANTOSH NANDKISHORE SEMAR (AC NO.) LNNIDR00617-180046160	Rs. 6,94,169.00/- DUES AS ON 26 MAY 2025	7 DEC 22 Rs. 401518/- DUES AS ON 6 DEC 22	28 SEP 24	PROPERTY SITUATED AT HOUSE NO. 65, PATWARI HALKA NO-66, VILL-MUNDALA, DOSTADAR, THE & DIST-INDORE, MADHYA PRADESH ADMEASURING 900 SQ. FT.	Rs. 648000/-	Rs. 64800/-	11.00 AM TO 01.00 PM 03 JULY 2025	OFFICE NO. 303 3RD FLOOR, THE GRACE, PLOT NO. 1 & 2, KIBE COMPOUND, MADHUMILAN SQAURE, INDORE-452001,MADHYA PRADESH-INDIA
SINGH AMBARAM, MRS. TEJU BAI,MR. MAHESH KUMAR (AC NO.) LNST16322-230236446	Rs. 8,44,642.00/- DUES AS ON 26 MAY 2025	8 AUG 23 Rs. 531419/- DUES AS ON 7 AUG 23	5 SEP 24	PATTA NO. 36/2016, PLOT NO. 30, GRAM KHEJKHEDA, P.H. NO. 30, SURVEY NO. 20, TEHSIL JAWAR, SEHORE, MADHYA PRADESH ADMEASURING 2100 SQ. FT.	Rs. 1207170/-	Rs. 120717/-	11.00 AM TO 01.00 PM 03 JULY 2025	SHOP NO. 11 & 12, UPPER FLOOR,TAMRAKA R SUPER MARKET,GANGA ASHRAM, SEHORE-466001, MADHYA PRADESH - INDIA
VIKAS JAIN, SHUBHAM JAIN,SOURABH JAIN,VIMAL KUMAR JAIN,KIRAN JAIN (AC NO.) LNBHO00722-230284377	Rs. 38,07,975.00/- DUES AS ON 26 MAY 2025	7 JUL 24 Rs. 3392300/- DUES AS ON 4 JUL 24	13 SEP 24	A PLOT NO.12 A PART OF LAND KHASRA NO.21/2/1-KH SITUATED AT MURLI NAGAR, GRAM KAROND KALAN , P.H.NO.21, WARD NO.79, INSIDE OF MAIN ROAD, TEHSIL HUZUR, DISTT. BHOPAL (M.P.) ADMEASURING 1080 SQ.FT.	Rs. 2974320/-	Rs. 297432/-	11.00 AM TO 01.00 PM 03 JULY 2025	1ST FLOOR,18-B PRESS COMPLEX, M P NAGAR ZONE – I, BHOPAL- 462011,MADHYA PRADESH-INDIA
MUKESH KUMAR RAI, MRS. VINEETA RAI,MR. VIKAS RAI (AC NO.) LNCNH00621-220213068	Rs. 11,00,260.00/- DUES AS ON 26 MAY 2025	7 JUL 23 Rs. 754758/- DUES AS ON 4 JUL 23	30 SEP 24	RESIDENTIAL PROPERTY SITUATED AT KHASRA NO. 139/5, B. NO. 333, P.C. NO. 36, RNM CIRCLE PARASIA, MAUZA PINDRAI, PARASIA, CHHINDWARA, MADHYA PRADESH ADMEASURING 14854 SQ. FT.	Rs. 1405440/-	Rs. 140544/-	11.00 AM TO 01.00 PM 03 JULY 2025	FIRST FLOOR, IN FRONT OF MPBE OFFICE, PARASIYA ROAD , CHHINDWARA-480001,MADHYA PRADESH-INDIA
RAHUL GARVA, MRS. PINKI GARVA,MR. NARBART GARVA (AC NO.) LNNIDR02121-220213995	Rs. 11,98,826.00/- DUES AS ON 26 MAY 2025	7 DEC 22 Rs. 1072639/- DUES AS ON 5 DEC 22	7 OCT 24	PLOT SITUATED AT SURVEY NO. 73/2 VILLAGE KORDIYA TEHSIL MHOW DISTRICT INDORE, MADHYA PRADESH ADMEASURING 1000 SQ. FT.	Rs. 2016000/-	Rs. 201600/-	11.00 AM TO 01.00 PM 03 JULY 2025	OFFICE NO. 303 3RD FLOOR, THE GRACE, PLOT NO. 1 & 2, KIBE COMPOUND, MADHUMILAN SQAURE, INDORE-452001,MADHYA PRADESH-INDIA
JITENDRA CHOUHAN, RAHUL CHOUHAN,PREMLATA CHOUHAN,SITARAM SITARAM,DURGA DURGA (AC NO.) LNNPTM00621-220199610	Rs. 9,25,627.00/- DUES AS ON 26 MAY 2025	13 OCT 23 Rs. 924381/- DUES AS ON 5 OCT 23	18 OCT 24	PLOT NO. 8, KRISHNA VIHAR COLONY SURVEY NO. 873/1, PATWARI HALKA NO. 59, VILLAGE SAGOR TEHSIL &AMP; DISTRICT DHAR (M.P) ADMEASURING 495 SQ. FT.	Rs. 1176120/-	Rs. 117612/-	11.00 AM TO 01.00 PM 03 JULY 2025	101, 1ST FLOOR, KANCHAN CLASSIC, 20, KASHIBAG ,INDORE AH ROAD, DHAR- 454001,MADHYA PRADESH-INDIA
POONAM VISHWAKARMA, MANOJ VISHWAKARMA (AC NO.) LNJAB00722-230236128	Rs. 11,59,311.00/- DUES AS ON 26 MAY 2025	8 AUG 24 Rs. 980109/- DUES AS ON 6 AUG 24	16 OCT 24	KH. NO. 84/1, 84/1/2, PRESENT KH. NO. 84/1/1/1/1/1, 84/1/2 MOUZA-AMKHERA N.B. NO. 4 PC NO. 24/22(OLD), 80(NEW) REVENUE CIRCLE MAHARAJPUR, PLOT NO. 36 TEHSIL & DIST JABALPUR (M.P) ADMEASURING 600 SQFT	Rs. 993600/-	Rs. 99360/-	11.00 AM TO 01.00 PM 03 JULY 2025	3RD FLOOR,DIGAMBER TOWER,NEAR CHANCHALA BAI COLLAGE,WRIGHT TOWN,JABALPUR-482001,MADHYA PRADESH-INDIA
ARVIND KUMAR, REKHA BAI (AC NO.) LNST00621-220184013 & LNST09422-230252276	Rs. 19,57,185.00/- & Rs. 5,76,745.00/- DUES AS ON 26 MAY 2025	13 OCT 23 Rs. 408863/- & Rs. 1514500/- DUES AS ON 5 OCT 23	7 AUG 24	PLOT A PART OF LAND SURVEY NO.2229/5 VILLAGE PAGRAVATKALAN TEHSIL AVANTIPUR BADOUDIYA DISST. SHAJAPUR MADHYA PRADESH 465116 ADMEASURING 1860 SQ. FT.	Rs. 2181313/-	Rs. 218131/-	11.00 AM TO 01.00 PM 03 JULY 2025	H. NO. 169 WARD NO. 16 , MIDDLE OF BHOPAL NAKA AND DHARM KATE, KANNOD ROAD, NEAR LAXMI VILAS BANK ,ASHTA-466116,MADHYA PRADESH-INDIA
NARENDRA SOLANKI, RAHUL SOLANKI,SANTOSH BAI SOLANKI GUARANTOR : ASHOK KUMAR SAHU (AC NO.) LNDWE00618-190076912	Rs. 4,00,194.00/- DUES AS ON 26 MAY 2025	8 FEB 24 Rs. 263329/- DUES AS ON 6 FEB 24	30 AUG 24	PH NO 21 HOUSE NO 116 WARD NO 3 NAGAR PARISHAD TONK KHURD TH. KHURD DIST DEWAS 455001 ADMEASURING 770 SQ FT	Rs. 2286000/-	Rs. 228600/-	11.00 AM TO 01.00 PM 03 JULY 2025	DIOMAND TOWER,1ST FLOOR,TILAK NAGAR,A.B.ROAD, DEWAS- 455001,MADHYA PRADESH-INDIA
RAMLAL R.BAMNIYA, MRS. MAHENDRA BAI BAMNIYA (AC NO.) LNDHA05420-210149909	Rs. 6,22,464.00/- & Rs. 8,99,613.00/- DUES AS ON 26 MAY 2025	7 FEB 23 Rs. 402851/- & Rs. 564305/- DUES AS ON 6 FEB 23	7 AUG 24	H. NO. 42, SURVEY NO. 37, SITUATED AT PANCHAYAT VILL UTAWAD, DIST DHAR, MADHYA PRADESH ADMEASURING 1800 SQ. FT.	Rs. 1252800/-	Rs. 125280/-	11.00 AM TO 01.00 PM 03 JULY 2025	101, 1ST FLOOR, KANCHAN CLASSIC, 20, KASHIBAG ,INDORE AH ROAD, DHAR- 454001,MADHYA PRADESH-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 therefor. 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, 1IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or Pushpendra Meena –9875896876 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/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 : Jaipur Date : 31-05-2025

Authorised Officer Aavas Financiers Limited