

# 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.                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RAMKRASHN RAJPOOT, JASODA RAJPOOT (AC NO.) LNHAR00520-210157266 &amp; LNHAR04321-220209315</b>                                      | Rs. 7,03,351.00/- & Rs. 3,68,736.00/- DUES AS ON 17 JUNE 2025 | 10 APR 24<br>Rs. 553524/- & Rs. 288152/- DUES AS ON 4 APR 2024 | 16 MAY 25           | KHAT NO. 207/08,MOZA GRAM KATHDI P.H. NO. 05 R.N.M , POST NOSAR TH TIMARNI DIST HARDA (M.P) <b>ADMEASURING 10500 SQ FT</b>                                                                                                                           | Rs. 4335000/-              | Rs. 433500/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | OFFICE NO.- 02, 1ST FLOOR, SHRI VISHAL PLAZA, ABOVE YES BANK ,NEAR PRATAP TALKIES, HARDA-461331,MADHYA PRADESH-INDIA                         |
| <b>AARATI BAI, CHOTELAL CHOTELAL GUARANTOR : RAJESH KUMAR (AC NO.) LNKHA00621-220184537</b>                                            | Rs. 6,22,789.00/- DUES AS ON 17 JUNE 2025                     | 8 JUL 24<br>Rs. 494313/- DUES AS ON 4 JUL 2024                 | 26 MAY 25           | P.H.N. 33, WARD NO. 02, HOUSE NO. 208/1, VILL. KANJHAR, TEH BHIKANGOAN, DIST- KHARGONE(WEST NIMAR) M.P-451331 <b>ADMEASURING 5395 SQ.FT</b>                                                                                                          | Rs. 3022500/-              | Rs. 302250/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR C-31, RADHA VALLABH, MARKET PARISHAR, KHARGONE-451001,MADHYA PRADESH-INDIA                                                         |
| <b>DEVI LAL, ASHOK ASHOK, KASTURA BAI (AC NO.) LNALO00622-230228766</b>                                                                | Rs. 5,65,991.00/- DUES AS ON 17 JUNE 2025                     | 9 JAN 24<br>Rs. 407299/- DUES AS ON 4 JAN 2024                 | 8 MAY 25            | THE PLOT(SURVEY NO.19/2)GRAM- SUKADI TEHSIL- MAHIDPUR,DIST- UJJAIN MADHYA PRADESH 456441 <b>ADMEASURING 600 SQ.FT</b>                                                                                                                                | Rs. 690000/-               | Rs. 69000/-                | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>DINESH JOSHI, MR. SAJAN JOSHI, MR. DHARMENDRA JOSHI, MRS. LONGA BAI GUARANTOR : MRS. KOSHALYA BAI (AC NO.) LNUJJ00616-170030940</b> | Rs. 7,41,189.00/- DUES AS ON 17 JUNE 2025                     | 8 JUL 22<br>Rs. 377711.41/- DUES AS ON 5 JUL 2022              | 15 MAY 25           | A HOUSE NO 173, WARD NO 11, PH NO 65, SITUATED AT VILLAGE BAMANAPATI, BADNAGAR, UJJAIN, MADHYA PRADESH <b>ADMEASURING 1200 SQ. FT.</b>                                                                                                               | Rs. 1224000/-              | Rs. 122400/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>DINESH PORWAL, PARVATIBAI PARVATIBAI, RITESH PORWAL GUARANTOR : LOKENDRA SINGH (AC NO.) LNUJJ02916-170041279</b>                    | Rs. 4,01,147.00/- DUES AS ON 17 JUNE 2025                     | 7 NOV 24<br>Rs. 333990/- DUES AS ON 4 NOV 2024                 | 16 MAY 25           | HOUSE NO 129 WARD NO 11 PHN 106 VILLAGE SHAKKARKHEDI, TEHSIL MAHIDPUR, DISTRICT UJJAIN, MP 456443 <b>ADMEASURING 768 SQ FT</b>                                                                                                                       | Rs. 883200/-               | Rs. 88320/-                | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>HATE SINGH, MRS. SANGITA BAI GUARANTOR : MR. NITIN JAISWAL (AC NO.) LNUJJ00617-180059456</b>                                        | Rs. 8,21,718.00/- DUES AS ON 17 JUNE 2025                     | 8 AUG 22<br>Rs. 420971.41/- DUES AS ON 3 AUG 2022              | 16 MAY 25           | PLOT ON SURVEY NO.244, SITUATED AT VILLAGE:ETAWA, P.H. NO. 84, WARD NO.01, TEHSIL:MAHIDPUR, DIST:UJJAIN, MADHYA PRADESH <b>ADMEASURING 540 SQ. FT.</b>                                                                                               | Rs. 567000/-               | Rs. 56700/-                | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>ISHVARSINGH ISHVARSINGH, RAHUL SINGH, SHOBHA BAI (AC NO.) LNUJJ16122-230233407</b>                                                  | Rs. 5,65,531.00/- DUES AS ON 17 JUNE 2025                     | 8 JUL 24<br>Rs. 503888/- DUES AS ON 4 JUL 2024                 | 16 MAY 25           | HOUSE PART OF LAND SURVEY NO. 128/7/1(PRESENT LAND SURVEY NO. 128/7/3/2) GRAM TAJPUR, GRAM PANCHAYAT BHIMAKHEDA, P. H. NO. 74/120, (KADAI PHANTE SE SEKAKHEDI TAK ROAD SE ANDAR) TEH MAHIDPUR, DIST. UJJAIN (M.P) <b>ADMEASURING 56.88 SQ. METER</b> | Rs. 1101600/-              | Rs. 110160/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>JAYRAM SINGH GURJAR, MRS. INDAR BAI GUARANTOR : MR. BHUPENDRA B (AC NO.) LNUJJ00618-190100443</b>                                   | Rs. 9,17,573.00/- DUES AS ON 17 JUNE 2025                     | 8 MAR 22<br>Rs. 500876/- DUES AS ON 7 MAR 2022                 | 14 MAY 25           | H. NO. 15 SITUATED IN GAON ABADI, AT VIII KANKARIYA, TH. TARANA, DIST UJJAIN, MADHYA PRADESH <b>ADMEASURING 6300 SQ. FT.</b>                                                                                                                         | Rs. 3145000/-              | Rs. 314500/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>KANEL RAMESHCHANDRA, RANJANA BAI (AC NO.) LNDMD00621-220224798</b>                                                                  | Rs. 13,18,706.00/- DUES AS ON 17 JUNE 2025                    | 6 MAR 25<br>Rs. 1280664/- DUES AS ON 5 MAR 2025                | 20 MAY 25           | PLOT NO-C-39, MAA VINDHYAVANSINI TOWNSHIP, VILLAGE-MANAWAR, TEHSIL-MANAWAR, DIST-DHAR MADHYA PRADESH 454446 <b>ADMEASURING 800 SQ FEET</b>                                                                                                           | Rs. 1480000/-              | Rs. 148000/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | Ground Floor, AB Road , Opposite HP Petrol Pump, Dhamnod , Dist- Dhar- 454552- Madhya Pradesh, INDIA                                         |
| <b>KARAN GAUND, TEJI BAI (AC NO.) LNUJJ17423-240342734</b>                                                                             | Rs. 6,29,594.00/- DUES AS ON 17 JUNE 2025                     | 10 JAN 25<br>Rs. 580317/- DUES AS ON 9 JAN 2025                | 21 MAY 25           | H.NO. 42, SURVEY NO.-785/2, P. H. NO. 20. SIDDHIPUR NIPANIYA, TARANA, UJJAIN. <b>ADMEASURING 1200 SQ.FT.</b>                                                                                                                                         | Rs. 742400/-               | Rs. 74240/-                | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>KIRAN SHUKLA, Rajeev K Shukla (AC NO.) LNPRI02221-220210404</b>                                                                     | Rs. 12,65,862.00/- DUES AS ON 17 JUNE 2025                    | 13 OCT 23<br>Rs. 1516851/- DUES AS ON 5 OCT 2023               | 26 MAY 25           | KHASRA NO.-93/2/1, PATWARI HALKA NO.-26/52, R.N.M DEVRI TEH DEVRIVILLAGE - MOHADPIPLAI, TEHSIL - UDAIPURA, DISTRICT - RAISEN, MADHYA PRADESH, 464774 <b>ADMEASURING 560 SQ. FT.</b>                                                                  | Rs. 1569000/-              | Rs. 156900/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | GROUND FLOOR, INDRA PALIWAL HOUSE, MAHARANA PRATAP WARD,INFRONT OF PATHAK CHAWL, SANDIYA ROAD, SBI ATM, PIPARIYA-461775,MADHYA PRADESH-INDIA |
| <b>KRIPAL SINGH, DEEPA MEWADA (AC NO.) LNST00718-190084313</b>                                                                         | Rs. 4,69,171.00/- DUES AS ON 17 JUNE 2025                     | 6 MAR 25<br>Rs. 449914/- DUES AS ON 5 MAR 2025                 | 22 MAY 25           | PLOT NO-1342, KHASRA NO. 156/50, SITUATED AT WARD NO. 16, SUNDAR NAGAR ASHTA, TEHSIL-ASTHA DIST-SEHOR MADHYA PRADESH 466116 <b>ADMEASURING 950 SQ.FT.</b>                                                                                            | Rs. 855000/-               | Rs. 85500/-                | 11.00 AM TO 01.00 PM 24 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          |
| <b>SHRAVAN KUMAR, MRS. PAVAN BAI GUARANTOR : MR. SARDAR RATHORE (AC NO.) LNUJJ00618-190082413</b>                                      | Rs. 8,94,214.00/- DUES AS ON 17 JUNE 2025                     | 6 SEP 21<br>Rs. 392868/- DUES AS ON 2 SEP 2021                 | 16 MAY 25           | RESIDENTIAL PLOT NO. 39, GAON. ABADI, SURVEY NO. 94, WARD NO. 03, PATWARI HALKA NO. 71, VILL. BEJNATH, TH. MAHIDPUR, DIST. UJJAIN, MADHYA PRADESH, <b>ADMEASURING 800 SQ. FT.</b>                                                                    | Rs. 840000/-               | Rs. 84000/-                | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>SUDHA BAI, SAVITA GUPTA, RAMESHCHANDRA GUPTA, MITHLESH GUPTA (AC NO.) LNKRH02918-190089682 &amp; LNBWN03522-230270682</b>           | Rs. 8,67,089.00/- & Rs. 5,73,624.00/- DUES AS ON 17 JUNE 2025 | 5 OCT 24<br>Rs. 746524/- & Rs. 502360/- DUES AS ON 4 OCT 2024  | 15 MAY 25           | PH NO. 17 GRAM BAKWADI, GRAM PANCHAYAT BAKWADI,OPP. OF RAM MANDIR, BLOCK RAJPUR TEHSIL- TEH RAJPUR DISTT BARWANI MADHYA PRADESH PIN-451449 <b>ADMEASURING 770. SQ. FT</b>                                                                            | Rs. 1771000/-              | Rs. 177100/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | HOUSE NO. 165/10, EKTA NAGAR, NEAR ANJAD NAKA, BARWANI-451551,MADHYA PRADESH-INDIA                                                           |
| <b>SUNITA JI, MUKESH M, AASHARAM JI (AC NO.) LNBRT16222-230275836</b>                                                                  | Rs. 8,25,358.00/- DUES AS ON 17 JUNE 2025                     | 6 JAN 25<br>Rs. 789235/- DUES AS ON 3 JAN 2025                 | 29 MAY 25           | PH NO 56 HOUSE NO 87 SR. NO 296 VILLAGE JAMALPURA TAHSIL BADNAGAR & DIST. UJJAIN <b>ADMEASURING 2100 SQ. FT</b>                                                                                                                                      | Rs. 1175000/-              | Rs. 117500/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | 1ST FLOOR, KHANNA OPTICALS, OPP. NARANG COMPLEX, FREEGANJ, UJJAIN-456010,MADHYA PRADESH-INDIA                                                |
| <b>VASUNIYA MANGIBAI, VASUNIYA GOVARDHAN (AC NO.) LNPMT16422-230245917</b>                                                             | Rs. 6,10,881.00/- DUES AS ON 17 JUNE 2025                     | 6 DEC 24<br>Rs. 530390/- DUES AS ON 5 DEC 2024                 | 6 MAY 25            | HOUSE NO. 298, , P.H.NO. 52/1, WARD NO. 14 VILLAGE KANJROTA, TEHSIL SARDARPUR, DIST. DHAR, MP. 456116. <b>ADMEASURING 1500 SQ.FT</b>                                                                                                                 | Rs. 1129800/-              | Rs. 112980/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | OFFICE NO.- 5, 1ST FLOOR, INDRASAN TOWER, SECTOR. NO.- 1, MHOW-NEEMUCH ROAD, PITHAMPUR, DISTRICT-DHAR-454774,MADHYA PRADESH-INDIA            |
| <b>MAHESH KUMAR DANGI, MRS. SUNITA BAI GUARANTOR : MR. BRAJ MOHAN DANGI (AC NO.) LNBIA02918-190087764</b>                              | Rs. 11,61,307.00/- DUES AS ON 17 JUNE 2025                    | 9 JAN 23<br>Rs. 801163/- DUES AS ON 5 JAN 2023                 | 24 MAR 25           | NORTHERN PART OF A HOUSE NO.2/1 SITUATED AT P.H.NO.96, VILLAGE: BAPCHA,TEHSIL:BIAORA,DIST:RAJGARH, MADHYA PRADESH <b>ADMEASURING 1924 Sq. Ft.</b>                                                                                                    | Rs. 1067400/-              | Rs. 106740/-               | 11.00 AM TO 01.00 PM 24 JULY 2025 | GUNA BYPASS TIRAH, OLD AB ROAD, BIAORA,DIST - RAJGARH-465674,MADHYA PRADESH-INDIA                                                            |
| <b>RAJAAN BAI, PUR SINGH GUARANTOR : BANE SINGH (AC NO.) LNBIA00622-230253461</b>                                                      | Rs. 9,11,145.00/- DUES AS ON 17 JUNE 2025                     | 8 AUG 24<br>Rs. 734125/- DUES AS ON 6 AUG 2024                 | 9 APR 25            | HOUSE NO. 24, P.H. NO. 06, WARD NO. 08, VILL. CHEEBARHKHURD, TEHSIL KHILCHIPUR DIST. RAJGARH (M.P) PIN-465679 <b>ADMEASURING 1320 SQ. FEET</b>                                                                                                       | Rs. 990000/-               | Rs. 99000/-                | 11.00 AM TO 01.00 PM 24 JULY 2025 | GUNA BYPASS TIRAH, OLD AB ROAD, BIAORA,DIST - RAJGARH-465674,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 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, 1IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or **Ajay Lovanshi – 9251644596** 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 : 21-06-2025

Authorised Officer Aavas Financiers Limited