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AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN: 65922RJ2011PLC034297)

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** (Formerly known as "Au HOUSING FINANCE 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 Aava Financiers Ltd.
BARNWAL DINESHPRASAD NANDLAL , Mrs. DIPABEN GUPTA (Ac No.) LNSNA02916-170042418 & LNSNA04317-180066288	Rs. 1,325,638.41/- & Rs. 853,898.00/- Dues as on 08 Sep 2023	28 Jun 21 719201.41/- & Rs. 453676/- Dues as on 26 Jun 21	20 Dec 22	PLOT NO 97 PAIKI, RS NO 57 PAIKI, WEST SIDE, RATANPAR, WADHWAN, SURENDRANAGAR, GUJARAT, Admeasuring 90 Sq. Mtrs	Rs. 128125.6/-	Rs. 128123/-	11.00 AM TO 01.00 PM 11 Oct 2023	OFFICE NO 308/309 & 303/4, 3RD FLOOR, MEGAMALL, BUS STATION, MAIN ROAD, SURENDRA NAGAR-363001, GUJARAT-INDIA

Terms & Conditions: 1. The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFI, 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 the date of auction during office hours at the above mentioned offices. The sealed envelope will be opened by the Authorised Officer of **AAVAS FINANCIERS LIMITED** at the above mentioned office of **AAVAS FINANCIERS LIMITED** The successful bidder, if necessary will also take place among the other 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 24 hours 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 30 days after the confirmation of the sale by the successful bidder; otherwise his offer will be rejected. 3. The Authorised Officer of **AAVAS FINANCIERS LIMITED** will be entitled to accept the bid or adjourn/pause the sale by the successful bidder, if necessary will also take place among the other bidders. The EMD is refundable if the bid is not successful. 4. The Authorised Officer of **AAVAS FINANCIERS LIMITED** (Formerly known as "Au HOUSING FINANCE LIMITED") 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ravi verma** - 7374003363 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/Mortgagors of the above said loan accounts about tender inter se bidding sale on the above mentioned date. Note: If their out standing dues are not repaid in full.

Place : Jaipur Date : 11-09-2023

Authorised Officer Aava Financiers Limited

Sr. No	Loan A/c. No and Branch	Name of Borrower(s) /Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Earnest Money	Possession Types
10.	99145 28	MR. MUBARAKBHAI IKBALBHAI SHEKH (Borrower) , MRS. ZAREENABEN MUBARKBHAI SHEKH(Co-borrower),	Rs. 5,46,552/- (Rupees Five Lakh Forty Six Thousand Five Hundred Two Only)	Rs. 4,80,00/- (Rupees Four Lakh Eighty Thousand Only)	Rs. 48,00/- (Rupees Forty Eight Thousand Only)	Physical
Description of the Immovable Property: All that piece & parcel of immovable property bearing Flat No. A - 103 on the 1st floor in building no "A" carpet area admeasuring 26.56 sq. mt. in the scheme known as "Shubh Shukra", situated at Revenue Survey No. 405, totally admeasuring 12,011.00 sq. mtrs., paiki 10,911.00 sq. mtrs., (new City Survey No. 1500), situated at Moje VII : Visnagar, Ta : Visnagar, Di : Mahesana. Bounded - East : - Society Road, West : - Flat no 102, Nooth : Open Land, South : - Flat no 104						
11.	990 089 7	MR. MUNABHAI ISMAILBHAI MANIYAR, MRS. ANISHABEN MUNABHAI MANIYAR	Rs. 10,78,869/- (Rupees Ten Lakh Seventy Eight Thousand Eight Hundred Sixty Nine Only)	Rs. 4,90,00/- (Rupees Four Lakh Ninety Thousand Only)	Rs. 49,00/- (Rupees Forty Nine Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of immovable property bearing Flat no. 303 on 3rd floor Super buildup area admeasuring 62.71 Sq. Mtrs., i.e. 75.00 Sq. Yard, undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as 'T.K.AAHIL HEIGHT', constructed on non-agriculture land for residential use bearing City Survey No. 1367, 1368, Shit No. 21, Chalta No 83,75, Nagarpalika Akarni No 1029, 1032, Situate at Moje Village: PETHAPUR, Taluka: GANDHINAGAR, Sub District: , District: GANDHINAGAR of Gujarat Bounded - East : - Compound, West : - Flat no 304, North : - Flat no 302, South : - Society internal road						
12.	990 754 3	Mrs. MEHRUNISHA RAFIKBHAI SHAIKH(Borrower) , Mrs. MEHRUNISHA RAFIKBHAI SHAIKH (Co-borrower), Mr. UVESH RAFIKBHAI SHAIKH (Co-borrower), Mrs. ALLARAKHI MAHMAMMADSIDDIQ SHAIKH(Co-borrower),	Rs. 5,91,668/- (Rupees Five Lakh Ninety One Thousand Six Hundred Sixty Only)	Rs. 5,95,00/- (Rupees Five Lakh Ninety Five Thousand Only)	Rs. 59,500/- (Rupees Fifty Nine Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All the piece & parcel of the said immovable property is Shop no. GF - 3 on Ground Floor admeasuring 5' 9" X 12' Feet. Known as 'Kasturi Building' situated in Tika No. 3/1 at Revenue Survey No. 731, old building re-developed construction of R.R.C. Raja Chithi no 2292.93 of Municipal Corporation of Vadodara Located at Vadodara Kasta (Bajapura Vistar, Rajmaha Road, Kumaned Faliyu) Dist: Vadodara Gujarat. Bounded - East : - Property of Vadarkar, West : - Part of Kasturi Building, North : - Shop No. 2, South : - Property of Dhadanakar						
13.	1027 2224	Mrs. BHARTIBEN AGAL	Rs. 4,10,008/- (Rupees Four Lakh Ten Thousand Eight Only)	Rs. 3,95,00/- (Rupees Three Lakh Ninety Five Thousand Only)	Rs. 39,500/- (Rupees Thirty Nine Thousand Five Hundred Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Open Plot For Unit No.7 on N.A. Plot No. 324 To 331, Admeasuring Area of 43.55 Sq. Mts. Under Revenue Survey No. 729. Situated at Village : Varsamedi, Taluka : Anjar, District : Kutch. Bounded - East : - Lagu Plot No. 254 & 255, West : - Internal Road, North : - Unit No. 06, South : - Unit No. 08						
14.	1020 1682	MR. RAMCHANDAR RANA, Mrs. GEETA RAMCHANDARA	Rs. 7,99,482/- (Rupees Seven Lakh Ninety Nine Thousand Four Hundred Eighty Two Only)	Rs. 6,40,00/- (Rupees Six Lakh Forty Thousand Only)	Rs. 64,00/- (Rupees Sixty Four Thousand Only)	Physical
Description of the Immovable Property: All That N.A. Residential Land Bearing Plot No. 123, Admeasuring Area Of Land 54.33 Sq. Mts. Old Plot No. 305, Under Revenue Survey No. 546. Situated On The Entire N.A.Land Under Survey No. 546 & 547 Admeasuring Total Area Of 11 Acres And 33 Gunthas, Situated at Village : Varsamedi, Taluka : Anjar, District : Kutch. Bounded - East : - Gully Lane, West - Internal Road, North - N.A.Plot No. 122, South - N.A.Plot No. 124						
15.	1029 6835	Mr. Ankit Nitinram Vyas (Borrower) , Mrs. Megha Rameshumar Shah (Co-borrower),	Rs. 28,54,863/- (Rupees Twenty Eight Lakh Fifty Four Thousand Eight Hundred Sixty Three Only)	Rs. 15,90,00/- (Rupees Fifteen Lakh Ninety Thousand Only)	Rs. 15,90,00/- (Rupees One Lakh Fifty Nine Thousand Only)	Physical
Description of the Immovable Property: All that piece and parcel of the Plot no.07, Admeasuring 146.25 Sq. Meters., I.E. 1575.00 Sq. Feet, Undivided Share In C.O.P. and Road Admeasuring 56.25 Sq. Meters In The Scheme Known As "Ganesh Park", Situate At Revenue Survey No. 752/110 of Moje Village : Kankrol, Ta : Himatnagar Da : Sabarkantha Gujarat. Bounded - East : - Margin then Plot No. 06 With Margin, West : - Plot No. 8, Noth : Margin then Survey No. 725 / P, South : - Road Of 06 meters						
16.	100 589 70	MR. DAYABHAI SHAMJIBHAI HIRANI(Borrower) , Mrs. MUKTABEN DAYABHAI HIRANI(Co-borrower), Mrs. BHAVNA TILSBHAI HIRANI(Co-borrower), Mr. TULSIBHAI SHAMJIBHAI HIRANI(Co-borrower),	Rs. 19,08,737/- (Rupees Nineteen Lakh Eight Thousand Seven Hundred Thirty Seven Only)	Rs. 7,50,00/- (Rupees Seven Lakh Fifty Thousand Only)	Rs. 75,000/- (Rupees Seventy Five Thousand Only)	Physical
Description of the Immovable Property: Schedule - A All the rights, piece & parcel of immovable property bearing SHOP no 3 & 5, on Ground Floor Shop no 3 carpet area admeasuring 10,12 Sq. Mtrs., Shop no 4 carpet area admeasuring 10,00 Sq. Mtrs., Shop no 5 carpet area admeasuring 09,03 Sq. Mtrs., Total Carpet area 29,25 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises known as 'AKAR COMPLEX', constructed on non-agriculture land for Commercial & residential use bearing Revenue Survey No. 489, Plot No. 105, admeasuring 1036-30 Sq. Mtrs., Ward 16/2, C.S no 232/64 Situated at Taluka: City, Sub District: Rajkot, District: Rajkot of Gujarat. Shop no 3 Carpet area 10-22 sq. mt. bounded as follows:- North by : Parking, South by : 25 Foot Road, East by : Shop No. 2, West by : Shop No. 4 Shop no 4 Carpet area 10-00 sq. mt. bounded as follows:- North by : Shop No. 5, South by : 25 Foot Road, East by : Shop No. 3, West by : 40 Foot Road Shop no 5 Carpet area 9-03 sq. mt. bounded as follows:- North by : Shop No. 6, South by : Shop No. 4, East by : Shop No. 3 and Parking, West by : 40 Foot Road						
17.	TCHH L025 00001 672	PRADIPBHAI JAMNADAS NENUJI MS. LILBEN PRADIPKUMAR BAVAJI, MR. HITESH PRADIPKUMAR NAJNUJI	Rs. 10,35,506/- (Rupees Ten Lakh Thirty Five Thousand Five Hundred Six Only)	Rs. 8,90,00/- (Rupees Eight Lakh Ninety Thousand Only)	Rs. 89,000/- (Rupees Eighty Nine Thousand Only)	Physical
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no 195/9, admeasuring 51.212 Sq. Mtrs., i.e. 551.24 Sq. Feet/foot, use bearing Revenue Survey No. 19 (New Survey no 626/2), admeasuring 40874.00 Sq. Mtrs., layout plan : Chief Executive Officer Jamnagar Area Development Authority Jamnagar their no. JVVSTek/L.K.O.P-17/1458 Order on Dt. 5.06.2017 and Jamnagar Collector their number JMN/2/B/Ak/Reg.85/16/17 on Dt. 19.08.2017 Jamnagar Area Development Authority their no. JVVSTek/V.P.O.P-18610/P-279 Dt. 20.06.2018 as order Almighty Plot no 195 Situate at Moje Village : Chela, Taluka : Jamnagar, District : Jamnagar of Gujarat. Bounded - East : - 7.50 Miter Road, West : - Plot 185 & 186, North : - Sub-Plot No 195/9, South : - Sub-Plot No 195/9 At the Auction, the public generally is invited to submit their bid(s) personally. The Borrower(s)/Co-Borrower(s) are hereby given last chance to pay the total dues with further interest within 15 days from the date of publication of this notice, failing which the Immovable Property will be sold as per schedule. The E auction will be stopped if, amount due as aforesaid, with interest and costs (including the cost of the sale) are tendered to the Authorised Officer or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid before the date of the auction. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions: NOTE: The E-auction of the properties will take place through portal http://bankauctions.in on 29-09-2023 between 2.00 PM to 3.00 PM with limited extension of 10 minutes each.						
Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be: Rs. 10,00/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadmissible to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 15-09-2023 between 11 AM to 5.00 PM with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. 10. In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: as per table above. The intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities areas of property tax, electricity etc. 12. For any other details or for procedure on e-auction training on e-auction the prospective bidders may contact the Service Provider, M/s. Closure , Block No.65A, 6th Floor, Matrivaran Commercial Complex, Ameerpet, Hyderabad - 500038 through its coordinators Mr. Arjith Kumar Das, 8142000725, 814200066, 814200062 Email : arjith@bankauctions.in and Email : info@bankauctions.in Mr. Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 858983696. Please send your query on WhatsApp Number - 999907669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs						