

AAVAS FINANCIERS LIMITED
(CIN:L65922RJ2011PLC034297) 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/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.
Ramesh Javaji Kengale, Neeta Ramesh Kengale Guarantor : Harish Ramesh Kajalakar (AC NO.) LNBEL02217- 180046227	Rs. 18,31,776.00/- Dues As On 13 July 2026	06 Jun 25 Rs. 1491325/- Dues As On 4 Jun 25	02 Feb 26	Flat No. 204, 2nd Floor, Saldham Residency D Wing S.No. 109/9(Pt), 109/11 Village Asangaon, Shahapur So Thane, Maharashtra Admeasuring 650 Sq.Ft.	Rs. 1402368/-	Rs. 140237/-	11.00 Am To 01.00 Pm 15 Aug 2026	1st Floor A.D.J. Residency, Royal House, Behind Wood Mail, Lbs Marg, Thane (W)-400601, Maharashtra-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 falling 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, 11nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or Ugarsen Rinwa - 9875895867 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.

Authorised Officer Aavas Financiers Limited

Place : Maharashtra Date : 14-07-2026

IDBI BANK
CIN: L65190MH2004GO1148838

IDBI BANK LIMITED,
Mitali Court, 2nd Floor, "B" Wing, Nariman Point, Mumbai-400 021
Tel. No.: 022 - 6127 9350 / 6127 9377 / 6127 9342

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A (See proviso to Rule 9(1))

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 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) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE" basis on 31.07.2026 for recovery of dues, due to IDBI Bank Ltd., Secured Creditor from the below mentioned Borrower(s). The reserve price and earnest money deposit will be as under:

Sr. No.	Borrower / Mortgagor & Loan account no.	Brief Description of Property	Physical Possession date	Reserve Price (Price in Rs)	EMD (Price in Rs)	Loan Outstanding	Inspection Date & Time with Prior Appointment
1	Jaendra Jadhav (Borrower) and Kinjal Jayendra Jadhav (Co-Borrower) Loan A/c. No- 0004675100034733 & 0004675100034803	Flat No 804, 8th Floor, A- Wing, Vinay Heights CHSL, Old S. No. 419 to 423, New S. No. 106, 116, 117, 103, 105, Village - Navghar, Beverly Park, Next to Mary Gold No. 05, Mira Road (East), Dist- Thane, Maharashtra - 401101. Carpet Area- 623 sq. ft. (As per Sale Agreement)	21.01.2026	1,05,00,000/-	10,50,000/-	As on 30-06-2026 1,15,84,091/- (plus further interest from 01-07-2026)	23-07-2026 (11:00 AM to 12:00 PM)
2	Abdulrehman Siddiqui (Borrower) Loan A/c. No- 0004675100035671 & 0004675100035750	Flat no. 1803, 18th floor, Building No. 02, D B OZON, Near Cheack Naka, Western Express Highway, Village - Mahajanwadi, Mira Road (East) Dist. - Thane - 401107, Maharashtra. Built up area - 460.80 Sq. ft. (As per sale agreement)	16.09.2025	69,00,000/-	6,90,000/-	As on 30-06-2026 Rs. 90,35,029/- (plus further interest from 01-07-2026)	23-07-2026 (12:30 PM to 01:30 PM)
3	Mr. Jaalindra Shinde (Borrower) & Mrs. Shruti Jaalindra Shinde (Co-Borrower) Loan A/c. No- 0187675100005906	Flat No. 304, 3rd Floor, Building NO. 3, Yogi Niwas, S.NO. 39, A H.NO.1A,(P), Phule Village Jausai, Ambemath, District: Thane, Maharashtra 400706. Carpet 473 sq. ft. (As per Index II)	21.07.2025	22,50,000/-	2,25,000/-	As on 30-06-2026 Rs. 22,05,168.36 (plus further interest from 01-07-2026)	24-07-2026 (02:30 PM to 03:30 PM)
4	Shri Mahesh Malekar (Borrower) & Smt Dipali Mahesh Malekar (Co-Borrower) Loan A/c 1000675100005111	Flat No:204, 2nd Floor, Shree Shashwat CHSL, A-4, Building No-2, Avenue A-4, Virar West, Palghar, Maharashtra-401303. Carpet Area-400 Sq Ft	05.07.2025	26,00,000/-	2,60,000/-	As on 30-06-2026 Rs 49,26,965.66 (plus further interest from 01-07-2026)	23-07-2026 (03:00 PM to 04:00 PM)
5	Nitesh Bhatkar (Borrower) & Anjali Bhatkar (Co-Borrower) Loan A/c 2093675100007344 2093675100008235	Flat No-204, 2nd Floor, Plot 4 & 5NR TV Tower, Anil Prasad CHSL, Badlapur (East), Thane - Maharashtra 421503. Built up Area-445 Sq Ft (As per Sale Deed)	16.06.2025	17,00,000/-	1,70,000/-	As on 30-06-2026 Rs 35,88,652.55 (plus further interest from 01-07-2026)	24-07-2026 (04:30 PM to 05:30 PM)

6 Sale of Bid/ Tender Document 17.07.2026 to 30.07.2026 (Till 4.00 P.M)
7 Last Date of Submission of Bid along with EMD 30.07.2026 (Till 4.00 PM)
8 Date and Time of e-auction 31.07.2026 (11.00 A.M to 12.00 Noon with unlimited extension of 5 min).

9 For detailed terms and conditions of the sale, please refer to the link provided in www.baanknet.com and IDBI Bank's website i.e. www.idbi.com/www.idbibank.com For any clarification, the interested parties may contact, Shri. Rajesh Prasad, DGM (T) 022-6127-9342 (e-mail) - rajesh.prasad@idbi.co.in or Shri Tabish Raza AGM (M) 9977454851 (T) 022-6127-9377 (e-mail) - tabish.raza@idbi.co.in or Shri Umesh Kumar Kori, AGM (M) 7000275146 (T) 022-6127-9253 (e-mail) - umesh.kori@idbi.co.in or Shri Shailesh Verma, Manager (M) 9527184260 (T) 022-6127-9350 (e-mail) - shailesh.verma@idbi.co.in or Shri Nitin Singh, Manager (M) 8539999774 (T) 022-6127-9236 (e-mail) - nitin.singh@idbi.co.in. Fore-auction support, you may contact PSB Alliance Pvt Limited, Mob:- M. No- 8291220220/ e-mail-support.baanknet@psballiance.com.

This is 15 days' Notice under Rule 9(1) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to the Borrower(s)/ Guarantor(s)/Mortgagor(s) in the Loan.

Sd/-
Authorised Officer,
IDBI Bank Ltd.

Place : Mumbai
Date : 14.07.2026



पंजाब नैशनाल बैंक
...the name you can BANK upon!

punjab national bank
...the name you can BANK upon!

RECOVERY SECTION CIRCLE
Woodland Tower Apartment, S
Nashik - 422005
Email ID - conashiksamd@pn