SIZE 16x16 MUMBAI

Aadhar Housing Finance Ltd.

Corporate Office: Office Nos.501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
Virar East Branch: 405 to 408,4th Floor, Pushp Plaza Commercial Centre, Manvel Pada Road, Opp. Virar Railway Station,Virar - East, Palghar - 401305 (MH).
Palghar Branch: 2nd Floor, Satyam Commercial Complex, Near Congress Bhavan, Kacheri Road, Palghar - West 401404 (MH).
Panvel Branch: Shop No.-13&14, Ground Floor, Shree Bhagwanti Heritage, Sector - 21, Kamothe, Navi Mumbai - 410209 (MH).

E-AUCTION – SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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, possession of which has been taken by the Authorised Officer of Aadhar Housing Finance Limited will be sold on **"As is where is", "As is what is", and " Whatever there is"** with no known encumbrances Particulars of which are given below:

S. N.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Nature of possession
1	(Loan Appl No. 20100002528 / Virar East Branch) Raju Pramod Gaikwad (Borrower) Trupti Raju Gaikwad (Co-Borrowers)	15-11-2024 & ₹ 12,69,077/-	All that part & parcel of Property bearing, Flat No 302 3rd Floor Palash Building No 9 Parwati Angan S no 20 H.No. 5 P, Thane, Maharashtra , 421306. **Boundaries:-** East: Flat No 303, West: Flat No 301, North: Open Land, South : Open Land	Rs. 13,88,800/-	Rs. 1,38,880/-	Physical
2	(Loan Code No. 12810000495 / Palghar Branch) Shyam Narayan Pal (Borrower) Shivkumari Pal (Co-Borrower)	10-07-2026 & ₹ 19,16,329/-	All that part & parcel of Property bearing, Flat No. 006, Ground Floor, A Wing, Admeasuring 34.90 Sq. Mtrs I.E. 375.52 Sq. Fts. (Carpet Area), Building No. 9, In The Building Known As Srushti Siddhi, In The Project Of Shri Rajendra Srushti, On The Land Bearing Survey No/Hissa No. 410/5, 411/5, 411/6, 411/7, 411/8, 831/10, Aadharshila Iris Road, Haranwali, Village Mahim, Taluka, Palghar, Maharashtra - 401404. **Boundaries:** East: Building Side Margin, West: Lobby / B Wing, North: Lift / Open Space, South: Flat No 007 / Open Plot	Rs. 16,82,336/-	Rs. 1,68,234/-	Physical
3	(Loan Code No. 07910000481 / Panvel Branch) Vikas Shivram Raygawali (Borrower) Vidya Vikas Raygawali (Co-Borrower)	12-04-2025 & ₹ 9,72,031/-	All that part & parcel of Property bearing, 404 Fourth Floor Shree Swami Samarth Derawali Village Road Derawali 45 Derawali Raigad Maharashtra 410206. **Boundaries:** East: BSM/ Other Building, West: Passage, Staircase, Internal Duct, Flat No. 407, 408, Bsm/ Other Building, North: Flat No. 405, BSM/ Other Building, South: Flat No. 403, BSM/ Road	Rs. 12,48,360/-	Rs. 1,24,836/-	Physical

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **03-12-2026 within 5:00 PM** at the Branch Office address mentioned herein above or uploaded on **https://bankeauctions.com**. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. **2.** Date of Opening of the Bid/Offer (Auction Date) for Property is **04-12-2026 on https://bankeauctions.com at 03:00 PM. 3.** AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **'As Is Where Is Basis','As Is What Is Basis' and 'Whatever Is There Is Basis'. 4.** The Demand Draft Should be made in favorof 'Aadhar Housing Finance Limited' Only. **5.** Auction/bidding shall be only through "Online Electronic Bidding'' through the website **https://bankeauctions.com.** Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. **6.** The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link **https://bankeauctions.com/registration/ signup,** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C 1 INDIA PVT LTD through the website **https://bankeauctions.com. 7.** For further details contact Authorised Officer of Aadhar Housing Finance Limited, **Arun Sahebrao Patankar, Mob.: 9594095941** OR the service provider M/s C 1 INDIA PVT LTD, **Mr. Prabhakaran, Mobile No: +91-74182-81709, E-mail: tn@c1india.com & support@bankeauctions.com, Phone No. +917291981124 /25 /26** As on date, there is no order restraining and/or court injunction AHFL/the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. **8.** For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com. **9.** The Bid incremental amount for auction is **Rs.10,000/-. 10.** This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Mumbai
Date : 30.10.2026

(Authorised Officer)
For Aadhar Housing Finance Limited