

Aadhar Housing Finance Ltd.



Corporate office: office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072

Ahmedabad Branch: 301,3rd Floor,ABC-3,Opp Hotel Regenta, Near Girish Cold Drinks, Uma Shankar Joshi Marg, Off C.G.Road,Navrangpura, Ahmedabad-380009,GJ

Ahmedabad Chandkheda Direct Branch: Office No. 19, 04Th Floor, Nakshttra Opp. Maniprabhu School, I.O.C Road, Chandkheda, Ahmedabad-382424,(GJ).

Modasa Branch: 1st Floor,Shop 7,8,9,10 of Balaji Complex, Situated at Plot No.-2 of N.A , Survey No.387/P-3,Paikky village Modassa,Ta.Modassa, Dist Aravali.Gujarat-383315

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:

Sl No.	Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date & Amount	Description of the Immovable property	Reserve Price (RP)	EMD (10% of RP)	Nature of possession
1	(Loan Code No. 03500001521, 03510000325 & 03510001374 / Ahmedabad Branch) Bhikhabhai Shankarbhay Makwana (Borrower) Sonalben Bhikhabhai Makwana (Co-Borrower)	13-05-2026 & ₹ 22,72,988/-	All that piece and parcel of the property bearing, Survey No.1112/1 ,Flat No.105 In Block -H , Raghuleela Residency, Takshila Road, Vastral Sub Plot No.67/2, Ahmedabad, Gujarat 382415. Boundaries: East: Flat No.H-104, West: Block No.G, North: Flat No.H-106, South: Common Plot	Rs. 24,19,200/-	Rs. 2,41,920/-	Symbolic
2	(Loan Code No. 29410000389 / Ahmedabad Chandkheda Direct Branch) Dharmesh Manharbhai Gajjar (Borrower) Kavitaaben Dharmeshkumar Gajjar (Co-Borrower)	13-05-2026 & ₹ 14,00,239/-	All that piece and parcel of the property bearing, R.S. No. 516 (Old R.S. No. 284), Adm. 53.70 Sq.Mtrs, Flat No. F/102 1St Floor Jaldhara Enclave Off. Dholka Ahmedabad Highway Dholka Dholka Ahmadabad, Gujarat 382225. Boundaries: East: Adj.Block No.E, West: Passage Stari & There After Flat No.F-101, North: Soc. Road, South: Common Plot Wall With Flat No.F-103	Rs. 11,62,080/-	Rs. 1,16,208/-	Symbolic
3	(Loan Code No. 39510000091 / Modasa Branch) Niravkumar Narsinhbhai Nayi (Borrower) Kokilaben Nayi (Co-Borrower)	09-06-2026 & ₹ 10,96,285/-	All that piece and parcel of the property bearing, Block No-A, Flat No. 107, First Floor, Nityadarshan Khalikpur Road, Khalikpur Village, Plot No.02, Ta- Modasa, Dist-Arvalli, Gujarat 383315. Boundaries: East: Open Land, West: Common Passage, North: Flat No. 106, South: Flat No.108	Rs. 11,88,000/-	Rs. 1,18,800/-	Symbolic
4	(Loan Code No. 39510000107 / Modasa Branch) Abhaykumar Manishbhai Pandya (Borrower) Jyotiben Dinesh Pandya (Co-Borrower)	09-06-2026 & ₹ 10,52,591/-	All that piece and parcel of the property bearing, Block No-A, Flat No.101 FF, Nityadarshan, Khalikpur R.S. No. 29/Bpaiki1, Village Kalikpur, Plot No. 02, Ta-Modasa, Dist. Arvalli, Gujarat 383315. Boundaries: East: Door of Such Flat & Then Common Passage, West: Personal Wall of Such Flat, North: Flat No-2 With Common Middle Wall, South: Personal Wall of Such Flat and Then Staircase	Rs. 9,26,100/-	Rs. 92,610/-	Symbolic

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **07-10-2026 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.
- Date of Opening of the Bid/offer (Auction Date) for Property is **08-10-2026 on https://bankeauctions.com at 03:00 PM to 04:00 PM.**
- 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’.
- The Demand Draft Should be made in favor of ‘Aadhar Housing Finance Limited’ Only.
- 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.
- 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>
- For further details contact Authorised officer of **Aadhar Housing Finance Limited, Pandit Pradeep Pachori (Contact No.9111131122)** OR the service provider **M/s C1 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.
- 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**.
- The Bid incremental amount for auction is **Rs.10,000/-**.
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Place : Gujarat
Date : 03.09.2026

Sd/- Authorised officer
Aadhar Housing Finance Limited