

AAVAS FINCIERS LIMITED
(CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office
Mansarovar Industrial Area, Jaipur. 302020

AUCTION NOTICE

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
Pradip Prangopal Goswamy, Rupali Pradip Goswami Guarantor : Ayyaz Moula Sayyad (AC NO.) LNPUN00315-	Rs. 14,10,829.00/- Dues As On 19 Jan 2026	4 Jun 19 Rs. 1306088.41/- Dues As On 3 Jun 19	7 Aug 25	Survey No. 59, Hissa No. 4/16, Flat No. 403, 4th Floor, 'Ask Star', Village – Kondhwakhurd, Pune Municipal Corporation, Taluka – Havell, District – Pune, Maharashtra. Admeasuring 525 Sq. Ft.	Rs. 1050400/-	Rs. 105040/-	11.00 Am To 01.00 Pm 21 Feb 2026	Office No.201, Atharva Plaza, 2nd Floor, Pune Satara Road, Dhankawadi, Pune-411043, 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 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 therefor. 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 on 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.

Place : Maharashtra Date : 21-01-2026

Authorised Officer Aavas Financiers Limited

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Tower, First Floor, Tavarekere Main Rd, S.G. Palya, Bengaluru, Karnataka 560029
Branch Address:- Kisetu Saison Finance (India) Private Limited, 405 – 408, 4th Floor, Zenith Complex,
28/1, Opp: Krushi Bhavan, Near Agricultural College, Shivajinagar, Pune, Maharashtra – 411005.

**POSSESSION
NOTICE**

designed being the Authorised Officer of the **Kisetsu Saison Finance (India) Private Limited**, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under

of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of **Kisetsu Saison Finance (India) Private Limited.**, for the amount and interest thereon as per loan agreement. The borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

No.	Agreement No.	Name of the Borrower/Co-Borrower/Guarantor	Demand Notice Date & Amount	Date & Type of Possession Taken
1.		Mr. Sandip Dattaram Wadkar	Rs. 65,76,478/- (Rupees Sixty Five Lakh)	14.01.2026 8

1.	8665461	1. Mr. Sandip Dattaram Wadkar, 2. Mrs. Sharada Sandip Wadkar, 3. Mr. Manoj Dattaram Wadkar	Rs. 65,76,178/- (Rupees Sixty Five Lakh Seventy Six Thousand One Hundred Seventy Eight Only)	14-01-2026 & Symbolic Possession
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Place: PUNE Authorized Officer,
Dated: 20.01.2026 (Kisetsu Saison Finance (India) Private Limited.)

Authorized Officer,
TCS (India) Private Limited.)

**Sale Notice
For Sale of
immovable Properties**

**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 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 constructive / physical / symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Lot. No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of property(ies)) & Details of the encumbrances known to the secured creditors	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
			B) Outstanding Amount as on 31/12/2025		
1	Branch : Pashan Smt. Mrs. Reena Nilesh Thole Smt. Mrs. Reena Nilesh Thole, Flat No. 2, 1 st Floor, Shivayan Heights, Sr. No. 774+775/2, Plot No. 25, Near Karmayogi Nagar, Off Untawadi, Bhujbal Farm link road, Dist Nashik 422008. Also At: Flat No. 103 first floor, Pranav CHS, Near Blood Bank, Pathak Bag, Navi Peth, Pune - 411030	Flat No. 2, 1 st Floor, Shivayan Heights, Sr. No. 774+775/2, Plot No. 25, Near Karmayogi Nagar, Off Untawadi, Bhujbal Farm link road, Dist Nashik 422008. Encumbrances : Not Known	A) 10/02/2025 B) Rs. 63,79,247.70 + as on 31/12/2025 + further interest w.e.f 01/01/2026 + Charges C) 04/07/2025 D) Symbolic Possession	Rs. 67.71 Lakh Rs. 7.00 Lac Rs. 21000	23.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Bhosari M/s Skywin Industries M/s Skywin Industries, Prop Mr. Dattatraya Mahadev Raut, Gala No F-16, Vishweshwar industrial Premises Co-operative Society Ltd Plot no.134 & 135 ,Sector No. 7, PCNTDA of Village Bhosari , Taluka- Haveli, Pune – 411026. Prop Mr. Dattatraya Mahadev Raut, Runal Florence, Phase I, Flat No. E- 5, First Floor, Plot No. 19+21, Sector 21, Yamunanagar, Nighdi Pradhikaran, Taluka - Haveli, Pune -411044	Property 1: Gala No F-16, Vishweshwar industrial Premises Co-operative Society Ltd Plot no.134 & 135 ,Sector No. 7, PCNTDA of Village Bhosari , Taluka- Haveli, Pune – 411026. Encumbrances : Not Known Property 2: Runal Florence, Phase I, Flat No. E- 5, First Floor, Plot No. 19+21, Sector 21, Yamunanagar, Nighdi Pradhikaran, Taluka-Haveli, Pune -411044. Encumbrances : Not Known	A) 04/07/2022 B) Rs. 390.53 Lakhs + interest w.e.f 01/01/2026 + charges C) 04/10/2022 D) Symbolic Possession	(Property 1) Rs. 70.96 Lakhs Rs. 8.00 Lakhs Rs. 1 Lakhs (Property 2) Rs. 57.16 Lakhs Rs. 6.00 Lakhs Rs. 1 Lakhs	06.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : KOTHRUD - 397400 M/s B D Mistry, Beheraram D Sharma-shri Soham Beheraram Sharma M/s B D Mistry, Shri Soham Beheraram Sharma, Guarantor and also son & Legal Heir of Late Shri Beheraram D Sharma Prop M/s B D Mistry, Siddharth Tower Office No 318, 3rd Floor, Near Sangam Press Kothrud, Pune 411029 ALSO : Flat No 22, 3rd Floor, "Rohan Corner", Gaurihar Co-Op Housing Society, Plot No. A-6 & A-7, Out of Sr. No. 120, Shvitirth Nagar Paud Road, Kothrud, Pune -411038 ALSO : 1. Office No. 811 & 812, 8th Floor, Siddhartha Tower, Premises no. 1, CTS No. 421, S No. 12/ 3B, Kothrud, Pune - 411038 ALSO : Industrial Unit 21, 1st floor, "Continental Industrial Estate", Plot No. 6 out of Sr. No. 17, Hissa No. 1-B, CTS No. 697, Near Sangam Press, Kothrud, Pune -411038 ALSO : Flat No A2, 2 Yash Const, S No. 19 1 8b, Home Col Pl 30, Karve Nagar, Pune 411052	Industrial Unit No. 21, 1st floor, "Continental Industrial Estate", Plot no. 6 out of Sr. No. 17, Hissa No. 1-B, CTS No. 697, Near Sangam Press, Kothrud, Pune -411038 This sale is subject to outcome of SA/235/2024 filed before DRT Pune Encumbrances : Not Known 1. Office No. 811, 8th floor, Siddhartha Tower, Premises no. 1, CTS No. 421, S No. 12/ 3B, Kothrud, Pune - 411038 Encumbrances : Not Known 2. Office No. 812, 8th floor, Siddhartha Tower, Premises no. 1, CTS No. 421, S No. 12/ 3B, Kothrud, Pune - 411038. This sale is subject to outcome of SA/235/2024 filed before DRT Pune, Encumbrances : Not Known	A) 30/08/2018 B) Rs. 626.88 Lakhs + further interest w.e.f 01.01.2026 + other charges C) 01.12.2018 D) Symbolic Possession A) 30/08/2018 B) Rs. 626.88 Lakh + further interest w.e.f. 01.01.2026 + other charges C) 01.12.2018 D) Symbolic Possession	Rs. 83.36 Lakhs Rs. 8.34 Lakhs Rs. 1.00 Lakhs Rs. 178.79 Lakhs Rs. 17.88 Lakhs Rs. 2.00 Lakhs	06.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) 06.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : Hadpsar (999600) Mahendra Dnynobajagtap Shri Mahendra Dnynobajagtap, Add : Flat No.3, " DNYANRAJ BUILDING", S. No. 19, Gondhale Nagar Kaman, Hadapsar, Pune - 411 028 ALSO : M/S HOTEL DYANRAJ , Khamgaon Road , Village-Khamgaon , Taluka – Daund, Dist. Pune –412214	All that piece and parcel of Gat No. 866 along with construction of Hotel Building on the said plot Gram panchayat Milkat No. 1493 Dhanraj Hotel at Khamgaon Tashil –Daund District-Pune-412214 Encumbrances : Not Known	A) 10.01.2020 B) Rs. 326.70 Lakh+ further interest + charges w.e.f 01.01.2026+ other charges C) 08.01.2021 D) Symbolic Possession	Rs. 188.51 Lakhs Rs. 18.86 Lakhs Rs. 1.00 Lakhs	06.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch : Kasbapeth (218520) Mrs. Maya Deepak Patil & Mr. Deepak Yashwant Patil Mrs. Maya Deepak Patil, Flat No.54, 9th Floor, Chintamani Heaven Near City Pride Kothrud, Pune - 411038 ALSO : Flat No. 904, Building No. A-11, Krishna Society, Kothrud, Pune -411038 ALSO : Flat No. D4, S.No. 90/2/1B/15, Emerald, Virbhadranagar, Behind Sadanand Hotel, Baner - 411045 Mr. Deepak Yashwant Patil, Flat No.54, 9th Floor, Chintamani Heaven Near City Pride, Kothrud, Pune - 411038 ALSO : Flat No.904, Building No. A-11, Krishna Society, Kothrud, Pune -411038 ALSO : Flat No. D4, S.No. 90/2/1B/15, Emerald, Virbhadranagar, Behind Sadanand Hotel, baner -411045 ALSO : Office No.122, Siddharth Towers, S.No.12, Kothrud, Pune -411038	Duplex Flat No. D4, S No 90/2/1B/15, Emerald, Virbhadranagar, Behind Sadanand Hotel, Baner - 411045 Encumbrances : Not Known	A) 02.08.2022 B) Rs. 62.00 Lakh + further interest w.e.f 01.01.2026 + other Charges C) 19.11.2022 D) Symbolic Possession	Rs. 137.49 Lakhs Rs. 13.75 Lakhs Rs. 1.00 Lakhs	06.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	Branch : Kasbapeth 21-8520 M/S S Datta Mineral Water Pvt. Ltd. M/S S Datta Mineral Water Pvt. Ltd., Geeta Vilas Row House No.1 Geeta Nagar Dindori Road, Nashik Add:-Flat No. B-707 Nandini Spring Field Society, Manjri BK, Pune 412307 Also : Sayali Dattatray Aware (Director & Guarantor), Kamini Dattatray Aware (Director& Guarantor), Piyush Dattatray Aware(Director& Guarantor), Add-Geeta Vilas Row house No.1 Geeta Nagar Dindori Road Nashik Add-Factory- At Post Yavati Taluka -Shrigonda, Dist - Ahmednagar, ALSO : F-202, Madhav Baug D P, Road, Malwadi - Hadapsar, Pune - 411028 ALSO : M/S S Datta Mineral Water Pvt. Ltd., Factory Land and shed of Industrial unit Gat No. 271/1 at Village-Yewati, Tal. Shrigonda, Dist Ahmednagar. (Owned by Ms Datta Minerals Pvt Ltd) ALSO : M/S S Datta Mineral Water Pvt. Ltd, NALand situated at Survey No. 279, Village - Yewati, Taluka - Shrigonda, DistrictAhmednagar-414001)	1. Factory Land and shed of Industrial unit Gat No. 271/1 at Village-Yewati, Tal. Shrigonda, Dist Ahmednagar Encumbrances : Not Known 2. NA Land situated at Survey No. 279, Village - Yewati, Taluka - Shrigonda, DistrictAhmednagar Encumbrances : Not Known	A) 06.07.2015 B) Rs. 842.60 Lakh + further interest w.e.f. 01.01.2026 + other Charges C) 21.07.2016 D) Symbolic Possession	Rs. 48.60 Lakhs Rs. 4.86 Lakhs Rs. 21000/- Rs. 4.23 Lakhs Rs. 0.43 Lakhs Rs. 21000/-	06.02.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

TERMS & CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions : 1) The property/ies are being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" WHATEVER THERE IS BASIS". 2) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation, 3) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 23/02/2026, & 06/02/2026 at 11.00 Hrs to 15.00 Hrs . 4) For detailed terms and conditions of the sale, please refer "<https://baanknet.com>" & www.nphindia.in

and conditions of the sale, please refer "<https://baanknet.com>" & www.pnbindia.in.
Date : 19/01/2026

Authorised Officer,

Date : 19/01/2026 Authorised Officer,
Place: Pune Punjab National Bank (Secured Creditor)

STATUTORY SALE NOTICE UNDER RULE 2(2) OF THE CAREFACT ACT, 2008

**Authorised Officer,
Punjab National Bank (Secured Creditor)**