AVANSE FINANCIAL SERVICES LIMITED

Registered Address: 4th Floor, Times Square, Andheri-Kurla Road, Gamdevi, Marol, Andheri East, Marol Naka, Mumbai 400 059

Branch Address: Avanse Financial Services Ltd 2nd floor, Office No 201, 127/1A, Server Space, A.G.Technology Park, Hotel Sarjaa Rd, Sanewadi, Aundh, Pune, Maharashtra 411007 Landmark - Above Gold Gym

SALE NOTICE/ E-AUCTION

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

1st E-Auction 30 days 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) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

1.Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower(s), or their legal heirs/representatives 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 Avanse Financial Services Ltd (AFSL) on 25th May, 2026, will be sold on **"As is where is", "As is what is", "Whatever there is" and without recourse basis"** on **25/05/2026,** for recovery of **Rs. 26,85,179.53/- (Rupees Twenty Six Lakh Eighty Five Thousand One Hundred Seventy Nine & Fifty Three paise Only)** outstanding as on 18th Feb, 2025 inclusive of interest charged up to **18th Feb, 2025**, due to the Secured Creditor i.e. Avanse Financial Services Ltd. from **1. Abhijit Ashok Pendam 2.Ashok Mangruji Pendam 3. Rukhma Ashok Pendam,** as the Co-Borrowers.

The reserve price will be **Rs. 26,44,535/-** & the earnest money deposit will be **Rs.2,64,453 /-**

Description of Secured Asset	Type of Possession	Reserve Price (Rs) / Incremental Amount	Earnest Money (Rs)	Date of Inspection
House No 182, 1st Floor, Sheet No 11, Survey No. 1066, P.H. No.6, B.N. No. 197, Tal- Chimur Nagar parishad Chimur. Morya-Chimur Gupndev Ward No.13, Old National School, Chandrapur - 442903	Physical	**Rs. 26,44,535/-**	**Rs. 2,64,453/-**	**20-11-2026 between 01.34 PM**

The description of the property that will be put up for sale is in the Schedule. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender personally. 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 property sold.

If the Borrower pays the amount due to the Avanse Financial Services Ltd. (AFSL) in full before the date of sale, the sale is liable to be stopped. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction will take place through portal **https://sarfaesi.auctiontiger.net** or Auctiontiger Mobile App (Android) and also physically in our office on **04/12/2026** between **2.00 pm to 3.00 pm** with unlimited extension of 5 minutes each.

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 lot shall at once again be put up to auction
2. The Property shall not be sold below the reserve price.
3. Bid Increment amount will be Rs. 10,000/-.
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 Avanse Financial Services Ltd. Registered & Corporate Office Times Square Building E Wing, 4th Floor, Opp. Mittal Industrial Estate, Gaondevi Andheri-Kurla Road, Marol Andheri (East), Mumbai - 400 059 before **5.00 PM** on the said **04/12/2026** and The Demand Drafts will be returned to the unsuccessful bidders.
5. The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorized Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.
6. For reasons recorded, it shall be in the discretion of the 'Authorized Officer' to adjourn /discontinue the sale.
7. Inspection of the property is fixed on **20th Nov 2026** between 01.34 pm and also may be done with prior appointment with Authorised Officer. **(Plz call to Mr. Rahul Jangra (Mobile No. 9979935506) and/or Mr. Ashish Chaturvedi on 9321413969.**
8. The person declared as bid winner shall, immediately after such declaration, deposit twenty-five per cent (25%) of the purchase amount to the 'Authorized Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.
9. In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorized 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. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Avanse Financial Services Ltd. and the defaulting purchaser shall forfeit all the claims over the property or to any part of the sum for which it may be subsequently sold.
10. Details of any encumbrances, known to the Avanse Financial Services ltd., to which the property is liable: Nil. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: Nil Nothing other than the above
11. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider, **E-Procurement Technologies Ltd.** Name: Ram Sharma, Email ID: **ramprasad@auctiontiger.net** & Contact No. 8000023297.
12. For detailed terms and conditions of the Sale, please refer to the link provided in the website i.e. **https://www.avanse.com/** and/or **https://sarfaesi.auctiontiger.net.**
13. **Note:** The intending bidders may contact the Authorised Officer Mr. Rahul Jangra (Mobile No. 9979935506) / Email Id: rahul.jangra@avanse.com and also to **Mr. Ashish Chaturvedi 9321413969 / Email Id : ashish.chaturvedi@avanse.com.**

Sd/-
Authorised Officer
For Avanse Financial Services Ltd.

Place : Pune
Date: 02nd Nov 2026