



E-AUCTION SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

Under SARFAESI Act, 2002, r/w rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers, Guarantors AND Mortgagor that the below described immovable property/ies are mortgaged to the Secured creditor. The physical possession of the property has been taken by the Authorised Officer of Godrej Finance Limited. The said immovable property will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" on **06.01.2026** for recovery of Rs. 3,41,63,670/- (Rupees Three Crores Forty-One Lakhs Sixty-Three Thousand Six Hundred Seventy Only) due as on 15.12.2025 with further interest from 16.12.2025 due to Godrej Finance Limited, from

1. M/s. Aditi Irrigation Technologies Private Limited

Office No 101 Lotus Court, Pune Satara Road, Parvati Pune, Near Panchami Hotel, Pune - 411009 Maharashtra

2. Mr. Pramod Arvind Ballal

C-503, 9 Green Park Apartment, Sahakar Nagar, Pune, Maharashtra, 411009

3. Mrs. Aditi Pramod Ballal

C-503, 9 Green Park Apartment, Sahakar Nagar, Pune, Maharashtra, 411009

(Hereinafter collectively referred to as the "**Borrowers**")

Description of Immovable Property:

All those Piece and Parcel of property bearing Office No. 101, First Floor, Area admeasuring 2600 Sq. Ft. (built up) Lotus Court, Final Plot No. 477, T.P. Scheme No. 3, C.T.S. No. 4618, S. No.: 42/A/3/2A, Parvati, Tq. Haveli, Dist. Pune. (State of Maharashtra) is bounded as under: East - By Pune Satara Road, West - By Property Bearing Final Plot No. 631/2, North - By T.P. Scheme Road, South - By Jakat Naka and Property of Parvati Industrial Estate.

Possession Status	: Physical Possession
Reserve Price	: Rs. 2,55,88,000/- (Rupees Two Crores Fifty-Five Lakhs Eighty-Eight Thousand Only).
Earnest Money Deposit	: Rs. 25,58,800/- (Rupees Twenty-Five Lakhs Fifty-Eight Thousand Eight Hundred Only)
Multiplier Amount	: Rs.10,000/- (to improve the bid offer).
Date & Time of Inspection	: 19.12.2025 to 05.01.2026 - 10.00 AM to 04.00 PM. (Contact Nos: Mr. Sagar Karnik - 9930088906).
Last Date & Time for Submission of EMD along with requisite documents	: 05.01.2026 - 4 PM
Date & Time of E-Auction Sale	: 06.01.2026- 11.00 AM to 01.00 PM
E-Auction Portal Name	: https://bankauctions.in
Communication Address	: The Authorised Officer, Godrej Finance Limited, Third floor, Gulmohar Plaza, ITI Road, Aundh, Pune - 411007. Contact Persons: Mr. Rahul Bhure - 7350911355

TERMS & CONDITIONS:

1. The interested buyers are advised to go through the company's website www.godrejcapital.com for detailed terms and conditions. The present notice is also uploaded on the Company's official website at finance.godrejcapital.com/gf/information-and-policies.
2. The auction sale will be 'Online E-Auction' Bidding through website <https://bankauctions.in>.
3. Intending bidders shall hold a valid digital signature certificate and email address. For details with regard to digital signature, please contact our Authorised e-Auction Service Provider M/s 4 Closure having support Help Desk No. 040-23736405, 8142000062/66 and e-mail ID info@bankauctions.in.

4. Bidders are advised to go through the website <https://bankauctions.in> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.
5. Prospective bidders may avail online training on e-auction from our Authorised e-Auction Service Provider, M/s 4 Closure having support Help Desk No. 040-23736405, 8142000062/66 and e-mail ID info@bankauctions.in.
6. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
7. Earnest Money Deposit (EMD) shall be deposited in favour of Godrej Finance Limited., through Electronic mode (RTGS/NEFT) to credit of Account No. 119605003893, Bank Name - ICICI Bank LTD, Branch - Godrej IT Park, Mumbai, IFSC Code: ICIC0001196, before submitting the bids online on or before 04 PM on 05.01.2026 to Godrej Finance Limited.
8. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Legal Department, Godrej Finance Limited, Third floor, Gulmohar Plaza, ITI Road, Aundh, Pune - 411007 before 4 PM on 05.01.2026. The interested buyer/s may contact the Authorized Officer in the above said address.
9. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand Only).
10. The property is being sold with all the existing and future encumbrances, whether known or unknown to the company. The Authorised Officer/Secured Creditor shall not be responsible in any manner whatsoever for any third-party claims/rights/dues. The purchaser shall not be entitled to make any claim against the Authorised Officer/Secured Creditor on a later date.
11. In case of more than 1 bid, the highest amount mentioned bid will be accepted.
12. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the e-auction sale proceedings on the same day or next working day of the sale in the same mode as stipulated above. The balance of the purchase price shall have to be paid within 15 days of acceptance & confirmation of sale conveyed to them failing which, company is at liberty to forfeit the amount deposited by the successful bidder without any notice.



13. The EMD of the unsuccessful bidder/ participants will be returned within 10 working days from the closure of the sale proceedings without any interest.
14. The sale is subject to confirmation by the company. If the borrowers/co-borrower's/ guarantor/mortgagor pay the amount due to the company in full before date of sale, no sale will be conducted.
15. The properties are sold in "as is where is basis and as is what is condition" and the intending bidder/ participants should make discreet enquiries as regards any claim, charges on the properties of any authority, besides the company's charges and should satisfy themselves about the title extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the properties put for sale, charges/encumbrances over the properties or on any other matter, etc., will be entertained after submission of the tender/bid.
16. The property specified in the schedule hereinabove has been stated to the best of the information of the Authorised Officer. The Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
17. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
18. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
19. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002 and The Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
20. Neither the Company nor the service provider will be responsible for any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

Place: Pune

Date: 15.12.2025

For Godrej Finance Limited,

Authorised Officer