

 पंजाब नेशनल बैंक  punjab national bank ...सर्वोत्तम बैंकthe name you can BANK upon...		ARMB : Ground Floor, Aurora Towers, 9, Mehdina Road, Pune - 411001 E mail: cs8762@pnbb.BANK.IN	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.				
SCHEDULE OF THE SECURED ASSETS				
Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower / Guarantors Account	Description of the Immovable Property Mortgage / 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 B) Outstanding Amount as on 28/02/2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	Reserve Price EMD Bid Increase Amount Date / Time of E-Auction
1	Branch - Deccan Gymkhana Pune A/c Number: 139400NC000011655 Mr. Mayur Mane, Mr. Gundappa Mane, Mr. Maruti Mane, Mr. Shivaji Mane and Mrs. Madhura Mane. Also A/c Number : 139400S300012150 Mr. Mithun Mane, Mr. Gundappa Mane, Mrs. Mayur Mane, Mrs. Madhura Mane and Mrs. Jyotsana Mane Mr. Mayur Mane, Mr. Gundappa Mane, Mrs. Madhura Mane, All Resi at : Flat No 601, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mr. Maruti Mane, Mr. Shivaji Mane, Both at : Flat No. 501, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Mr. Mithun Mane, Mrs. Jyotsana Mane, Both at : Flat No. 701, Boston apartment, Prabhat Road, Erandwane, Pune-411052	All that piece and parcel of Flat No 601, Boston apartment, Prabhat Road, Erandwane, Pune -411052 admeasuring 2746.11 Sqft i.e. 255.12 Sq.mtrs, alongwith attached terrace admeasuring area 484.81 Sqft i.e. 45.04 Sq.Meters salaable area 404.22 Sq.meters on 6th floor, together with 1 mechanical car parking unit along with 11.11% share in undivided right, title and interest in common areas and facilities in the building known as Boston Condominium constructed on land bearing CTS No 115/A, having final plot No 43A, having survey No 64, Hissa No 4 at village Erandwane Taluka Haveli, Dist pune and within the local limits of Pune Municipal Corporation within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 416/2025 pending at DRT, Pune	A/17/12/2024 B) 711.71 Lacs+ further interest+ charges w.e.f 01.03.2026 C) 28/02/2026 D) Symbolic	Rs. 730.13 Lakh Rs. 73.01 Lakh Rs. 5.00 Lakh At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026
2	Branch - Deccan Gymkhana Pune A/c Number: 139400NC000011646 Mr. Mithun Mane, Mr. Gundappa Mane, Mr. Maruti Mane, Mr. Shivaji Mane and Mrs. Jyotsana Mane. Also A/c Number : 139400S300012150 Mr. Mithun Mane, Mr. Gundappa Mane, Mrs. Mayur Mane, Mrs. Madhura Mane and Mrs. Jyotsana Mane Mr. Mithun Mane, Flat No 701, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mr. Gundappa Mane, Flat No 601, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mr. Maruti Mane, Flat No 501, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mr. Shivaji Mane, Flat No 501, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mrs. Jyotsana Mane, Flat No 701, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mrs. Madhura Mane, Flat No 601, Boston apartment, Prabhat Road, Erandwane, Pune -411052. Also: Mr. Mayur Mane, Flat No 601, Boston apartment, Prabhat Road, Erandwane, Pune -411052	All that piece and parcel of Flat No 701, Boston apartment, Prabhat Road, Erandwane, Pune -411052 admeasuring 2746.11 Sqft i.e. 255.12 Sq.mtrs, alongwith attached terrace admeasuring area 484.81 Sqft i.e. 45.04 Sq.Meters salaable area 404.22 Sq.meters on 7th floor, together with 1 mechanical car parking unit along with 11.11% share in undivided right, title and interest in common areas and facilities in the building known as Boston Condominium constructed on land bearing CTS No 115/A, having final plot No 43A, having survey No 64, Hissa No 4 at village Erandwane Taluka Haveli, Dist pune and within the local limits of Pune Municipal Corporation within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 415/2025 pending at DRT, Pune	A) 17/12/2024 B) Rs.711.71 Lacs+ further interest + charges w.e.f 01.03.2026 C, 28/02/2025 D) Symbolic Possession	Rs. 730.13 Lacs Rs. 73.01 Lakh Rs. 1.00 Lac At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026
3	Branch - Deccan Gymkhana Pune M/s. Mahalaxmi Earthmovers M/s, Mahalaxmi Earthmovers, Prop: Anna B Mahadik, At Gandhi Complex office No. 05, Bhukhand -186, Market Yard, Pune 411003. Also: Mr. Anna B Mahadik, Sector R-2, Tower No. 7, Flat No. 1004, 19th Floor, "Anand Park Town", Hadapsar, Pune 411028. Also: M/s Mahalaxmi Earthmovers, Prop: Anna B Mahadik, Commercial & residential building Gat No.1001, "Shree Mahalaxmi Geights" at Village Uri Kanchan, Tal-Haveli, Pune-412202	All that part and parcel of property situated at Gat No.1001, admeasuring about 59 Ares out of which 02 Ares situated at "Shri Mahalaxmi Heights" at Village Uri Kanchan, Tal-Haveli, Pune-412202 Encumbrances : Not known	A) 26/11/2018 B) Rs. 228.09 Lakhs + further interest + charges w.e.f 01.03.2026 C, 30/03/2019 D) Symbolic Possession	Rs. 212.49 Lacs Rs. 21.30 Lacs Rs. 5.00 Lac At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026
4	Branch - Deccan Gymkhana/094110 Prasad Prakash Rao Kulkarni Flat No 4, Chintamani Apartments Plot No 30, Paud Road, Kothrud, Pune-411038 Also: Shri Prasad Prakash Rao Kulkarni, Flat No 1005 10th Floor, Galaxy Vineet, gat No 350, Bavdhan, BK, Tal Mulshi Pune-411021	Flat No 1005 10th Floor, Galaxy Vineet, gat No 350, Bavdhan, BK, Tal Mulshi Pune-411021 carpet area 66.27 sq mt and car parking 9.29 sq mt. Encumbrances : Not known	A) 01/08/2019 B) Rs. 90.81 Lakhs + further interest + charges w.e.f 01.03.2026 C, 24/10/2019 D) Physical Possession	Rs. 56.65 Lakhs Rs. 05.67 Lakhs Rs 01.00 Lakh At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026
5	Branch : BO Deccan Gymkhana, 094110 Pune Manisha Construction Company Partner(s)- Mr. Gundappa Laxman Mane, Mr. Shivaji Laxman Mane, Mr. Maruti Laxman Mane M/s. Manisha Construction Company, Manisha Capital, Plot No 62/11, Opp Sonal Hall, Erandwane, Pune 411004. Gundappa Laxman Mane (Partner), Flat No 601, Boston Apartment, Prabhat Road, Pune 411004. Mr. Shivaji Laxman Mane (Partner) Flat No. 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Also Manisha Villa, Bharane Tal : Khed, Dist Rahagiri-15621. Mr. Maruti Laxman Mane (Partner), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Also Manisha Villa, Bharane Tal : Khed, Dist Rahagiri-15621. Mr. Maruti Laxman Mane (Partner), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Mr. Santosh Laxman Mane (Guarantor), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Mr. Manoj Laxman Mane (Guarantor), Flat No 401, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004	All that piece and parcel of the property i.e. Apartment No. 2, on still floor, admeasuring area 91.88 sq.mtrs built-up alongwith adjoining terrace admeasuring area 13.94 sq.mtrs alongwith 12.24% undivided share in the common areas and facilities and alongwith exclusive car park No. 2, in the building styled as "Amrit Blossoms" constructed on Final Plot No. 117/12/12, now bearing CTS No. 83+85/2/5B, situated at village Erandwane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune All that piece and parcel of the property i.e. Apartment No. 3, on still floor, admeasuring area 62.80 sq.mtrs built-up alongwith 9.74% undivided share in the common areas and facilities, in the building styled as "Amrit Blossom" constructed on Final Plot No. 117/12/12, now bearing CTS No. 83+85/2/5B, situated at village Erandwane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune	A, 30/12/2024 B, Rs 963.25 Lakh + further interest + charges + w.e.f 01/03/2026 C, 11/03/2025 D, Symbolic Possession	Rs. 310.50 lakhs Rs. 31.05 lakhs Rs. 05.00 Lakh At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026
6	Branch : BO Deccan Gymkhana, 094110 Pune Manisha Construction Company Partner(s)- Mr. Gundappa Laxman Mane, Mr. Shivaji Laxman Mane, Mr. Maruti Laxman Mane M/s. Manisha Construction Company, Manisha Capital, Plot No 62/11, Opp Sonal Hall, Erandwane, Pune 411004. Gundappa Laxman Mane (Partner) Flat No 601, Boston Apartment, Prabhat Road, Pune, 411004. Mr. Shivaji Laxman Mane (Partner) Flat No. 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Also Manisha Villa, Bharane Tal : Khed, Dist Rahagiri-15621. Mr. Maruti Laxman Mane (Partner), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Also Manisha Villa, Bharane Tal : Khed, Dist Rahagiri-15621. Mr. Maruti Laxman Mane (Partner), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Mr. Santosh Laxman Mane (Guarantor), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Mr. Manoj Laxman Mane (Guarantor), Flat No 401, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004	A) All that piece and parcel of the property i.e. Unit No. F-9, on first floor, admeasuring area 29.26 sq.mtrs i.e. 315 sq. ft, built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune B) All that piece and parcel of the property i.e. Unit No. 10, on the First floor, admeasuring area 29.26 sq.mtrs i.e. 315 sq. ft, built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune C) All that piece and parcel of property i.e. Unit No. 11 & 12, on First floor, admeasuring area 69.53 sq.mtrs i.e. 748.50 sq.ft, built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune D) All that piece and parcel of the property i.e. Unit No. 13 & 14, on First floor, admeasuring area 74.22 sq.mtrs i.e. 799 sq. ft, built-up alongwith double basement parking No. 42 & 45, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune	A, 30/12/2024 B, Rs 963.25 Lakh + further interest + charges + w.e.f 01/03/2026 C, 11/03/2025 D, Symbolic Possession	Rs. 401.70 lakh Rs. 40.17 lakh Rs. 5.00 lakh At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026
7	Branch : BO Deccan Gymkhana, 094110 Pune Manisha Construction Company Partner(s)- Mr. Gundappa Laxman Mane, Mr. Shivaji Laxman Mane, Mr. Maruti Laxman Mane M/s. Manisha Construction Company, Manisha Capital, Plot No 62/11, Opp Sonal Hall, Erandwane, Pune 411004. Gundappa Laxman Mane (Partner), Flat No 601, Boston Apartment, Prabhat Road, Pune, 411004. Mr. Shivaji Laxman Mane (Partner) Flat No. 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Also Manisha Villa, Bharane Tal : Khed, Dist Rahagiri-15621. Mr. Maruti Laxman Mane (Partner), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Also Manisha Villa, Bharane Tal : Khed, Dist Rahagiri-15621. Mr. Maruti Laxman Mane (Partner), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Mr. Santosh Laxman Mane (Guarantor), Flat No 501, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004. Mr. Manoj Laxman Mane (Guarantor), Flat No 401, Boston Apartment, Prabhat Road, Deccan Gymkhana, Pune 411004	All that piece and parcel of the property i.e. Flat No. 2, on the 1st floor, admeasuring area about 1063 sq. ft. i.e. 98.75 sq.mtrs alongwith terrace 154 sq. ft. i.e. 14.31 sq.mtrs built-up alongwith access to common areas i.e. passage, staircase and public road, togetherwith 6.36% undivided interest in common areas and facilities in the building known as "Swagat Shilp Apartments/Condominium", constructed on land bearing Plot No. 2 out of Final Plot No. 50/2, bearing corresponding CTS No. 111/2, situated at village Erandwane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 and the said land admeasuring area 691.57 sq.mtrs Encumbrances : Sale is subject to outcome of SA no 453/2025 pending before DRT, Pune	A, 30/12/2024 B, Rs 963.25 Lakh + further interest + charges + w.e.f 01/03/2026 C, 11/03/2025 D, Symbolic Possession	Rs. 187.24 lakh Rs. 18.73 lakh Rs. 5.00 Lakh At 11:00 Hrs to 15:00 Hrs (With Extension of 10 Minutes if necessary) Dt. 27/03/2026

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