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ARMB : Ground Floor, Aurora Towers,
9, Moledina Road, Pune - 411001
E mail : cs8762@pnb.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 Properties Mortgaged / Owner's Name (Mortgagers 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 ——— C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive		
1	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, Shivtirth 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. 643.02 Lakhs + further interest w.e.f 01.03.2026 + other charges C) 01.12.2018 D) Symbolic Possession	Rs. 84.16 Lakhs Rs. 8.42 Lakhs Rs. 1.00 Lakhs	23.03.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			A) 30/08/2018 B) Rs. 643.02 Lakhs + further interest w.e.f 01.03.2026 + other charges C) 01.12.2018 D) Symbolic Possession		
2	Branch : Hadpsar (999600) Mahendra Dnyanoba jagtap Shri Mahendra Dnyanoba Jagtap, Add : Flat No.3, “DNYANRAJ BUILDING”, S. No. 19 , Gondhale Nagar Kaman, Hadaspar, 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. 333.89 Lakh + further interest w.e.f. 01.03.2026 + other charges C) 08.01.2021 D) Symbolic Possession	Rs. 169.66 Lakhs Rs. 16.97 Lakhs Rs. 1.00 Lakhs	23.03.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Satara Road-398400 M/s Perfect Corporation Ltd Director-Santosh Bajirao Shelar AND Mrs. Sarika Santosh Shelar M/s Perfect Corporation Ltd Add 2 : Gat No.105, Piracha Mala Rahimatpur Road, at Kabse Mansur, Tal. Karad , Dist. Satara. ALSO : Mr. Santosh B Shelar, Mrs. Sarika Santosh Shelar, Gat No.105, Piracha Mala Rahimatpur Road, at Kabse Mansur, Tal. Karad , Dist. Satara. ALSO : Mr. Satish Pharande, Flat No.F2, 27/21A, Plot No.1, Shantia Shrushti – II , Teshwant Colony , Godoli , Satara - 415002. ALSO : Mr. Ramchandra Bableshwar Flat No.106, Building A, Heaven Park , Katraj Knodhwa Road, Pune - 411028.	Factory Land & Building situated at Gat No.105 (Old Gat No.934), Piracha Maal, Masur - Rahimatpur Road, Village - Masur , Taluka - Karad, District - Satara - 415106.) AND Plant and Machinery situated at above factory and useful in mfg of Pet Puffets Trays, Plastics films etc for agro & pharma industries Encumbrances : Not known	A) 02.01.2017 B) 1352.79 Lakh + further interest w.e.f 01.03.2026 C) 17.05.2017 D) Symbolic Possession	Rs. 418.84 Lakh Rs. 41.89Lakh Rs. 2.00 Lakhs	23.03.2026 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 23/03/2026 at 11.00 AM. 4) For detailed term and conditions of the sale, please refer “<https://baanknet.com>” & www.pnbindia.in.

Date : 06/03/2026
Place: Pune

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Authorised Officer,
Punjab National Bank (Secured Creditor)