



ARMB, Kolhapur
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Date : 05.05.2026

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

Lo t. N o.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name {mortgaggers of property(ies)}	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Lakhs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount as on	B) EMD		
	Name & addresses of the Borrower / Guarantors Account		C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
1.	Panjim	Flat No. BET-4, 8 th Floor, 'B' Building, Akar Heights, Sancoale, Vasco Da Gama, Goa – 403710; admeasuring super built-up area of 76.16 Sq. Mtrs.	A) 01.12.2025	A) Rs.37.50 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
	Name of Account : Mr. Shashank Sagvekar and Mrs. Srushti Sagvekar		B) Rs.44,56,699.57 as on 31.10.2025 + further interest	B) Rs.3.75 Lac		
	Borrower Name : Mr. Shashank Sagvekar		C) 30.01.2026	C) Rs.0.10 Lac		
	Co-borrower Name : Mrs. Srushti Sagvekar		D) Physical			
2.	Ponda	Flat A-6 admeasuring 83 Sq Mtr, situated on Second Floor of	A) 07.10.2021	A) Rs.37.00 Lac	26.05.2026 From 11.00	Encumbrance – Not Known
	Name of Account : Mr.			B) Rs.3.70 Lac C) Rs.0.10 Lac		

	Anil Singh Rajpurohit	Building known as "Poonam Apartment" constructed in the property known as "Casas de Morada" situated at Ponda, within the limits of Ponda Municipal Council of Taluka and Sub District of the North Goa District, Flat bounded by: EAST: Property of Shri S Ramnathkar, WEST: Ponda Khandepar Road, SOUTH: Property of S Ramnathkar, NORTH: Flat No. A5 belonging to Dalvi.	B) Rs.27,77,286.68 as on 31.10.2025 + further interest C) 18.02.2022 D) Symbolic		A.M. to 4.00 P.M.	
	Borrower Name : Mr. Anil Singh Rajpurohit					
3.	Ponda	1) Mortgage of Shop No. 12-B, Sameera Plaza, Upper Bazar, Dada Vaidya Chowk, Sadar, Ponda, North Goa – 403401 2) Plot No. 44, Survey No. 275/2, Usgaon, Ponda, South Goa, Goa; admeasuring 270 Sq. Mtrs.	A) 03.04.2017 B) Rs.43,23,273.00 as on 31.01.2025 + further interest C) 14.06.2017 D) Symbolic	A) Rs.33.00 Lakh B) Rs.3.30 Lakh C) Rs 0.10 Lakh A) Rs.36.50 Lakh B) Rs.3.65 Lakh C) Rs 0.10 Lakh	26.05.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
	Name of Account : M/s. Clear Vision Computers					
	Borrower Name : M/s. Clear Vision Computers					
	Co-Borrower Name : Mr. Sushant Volvoikar					
4.	Mapusa	Flat No. G2, admeasuring 75 Sq. Mtrs., H. No. 177/2, Regency Apartment, Opp. Dominic & Father College Institute, Pirazona, Moira, Bardez, Goa - 403514	A) 16.01.2023 B) Rs.31,30,412.65 as on 31.12.2025 + further interest C) 20.04.2023 D) Symbolic	A) Rs.31.00 Lac B) Rs.3.10 Lac C) Rs.0.10 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
	Name of Account : Mr. Uday Khorjekar and Mrs. Purnima Khorjekar					
	Borrower Name : Mr. Uday Khorjekar					
	1) Co-borrower Name : Mrs. Purnima Khorjekar					

5.	Madgaon Name of Account : Mr. Manoj Kumar Choudhary and Mrs. Mamta Choudhary	Flat No. F-2, 1st Floor, Building – 1 (Building – A), Solitaire Classic; admeasuring 80 Sq. Mtrs., enrolled in land revenue office No. 64, bearing Survey No. 3/9 at Davorlim Village, Salcete Taluka, Goa	A) 03.04.2018 B) Rs.68,93,721.86 as on 31.12.2025 + further interest C) 29.11.2018 D) Symbolic	A) Rs.27.00 Lac B) Rs.2.70 Lac C) Rs.0.10 Lac	26.05.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
	Borrower Name : Mr. Manoj Kumar Choudhary					
	Co-borrower Name : Mrs. Mamta Choudhary					
6.	Panaji, 18th June Road Account Name : Mr. Nandlal Mourya and Ms. Rajkumari Kushawaha Borrower Name : Mr. Nandlal Mourya Co-borrower : Ms. Rajkumari Kushawaha	Mortgage of Residential Flat no. 007, Bearing Municipal House no. 1/3249/F-007, On Third Floor, In The Building “BANJARA HILLS” In Plot No. AA-13, Bearing Survey No. 65/0 (Part), Situated at Village Bordem, Taluka Bicholim, Goa, admeasuring 63 Sq. Mtrs.	A) 15.04.2024 B) Rs.28,24,654.00 + further interest C) 19.09.2024 D) Physical	A) Rs.24.00 Lakh B) Rs.2.40 Lakh C) Rs 0.10 Lakh	26.05.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
		Mortgage of Residential Flat no. 008, Bearing Municipal House no. 1/3249/F-008, On Third Floor, In The Building “BANJARA HILLS” In Plot No. AA-13, Bearing Survey No. 65/0 (Part), Situated at Village Bordem, Taluka Bicholim, Goa, admeasuring 63 Sq. Mtrs.	A) 15.04.2024 B) Rs.28,25,376.00 + further interest C) 19.09.2024 D) Physical	A) Rs.24.00 Lakh B) Rs.2.40 Lakh C) Rs 0.10 Lakh		
7.	Mapusa Name of Account : Mr. Randhir Singh Borrower Name : Mr. Randhir Singh	Mortgage of Residential Flat No. 002, Banjara Hill, admeasuring 44.38 Sq. Mtrs., Galvaril Dongor or Laker situated at village Bordem, SY No. 65/0, within the limit of Bicholim Municipality, Taluka and Sub-district of Bicholim, Mapusa, North Goa, Goa – 403504.	A) 31.12.2022 B) Rs.40,32,151.86 as on 31.01.2025 + further interest C) 06.03.2023 D) Symbolic	A) Rs.16.50 Lac B) Rs.1.65 Lac C) Rs.0.10 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known

8.	Ponda Account Name : Mr. Satyendra Naik Name of Borrower : Mr. Satyendra Naik Name of Guarantors : 1) Mrs. Bindya S. Naik 2) Mr. Devendra G. Naik 3) Mrs. Diksha D. Naik 4) Mr. Rajendra G. Naik 5) Mrs. Riya R. Naik	House No.49/1, Savitri Niwas, Davorlim, P.O. Navelim, Salcete, Goa, Pin – 403707 admeasuring Ground Plus One 78.72 Sq. Mtrs and is bounded by: EAST: By house of Mrs. Gulab WEST: by house of Mr. Raju and one society building SOUTH: By house of Rajendra & Devendra NORTH: By building complex	A) 20.05.2024 B) Rs.68,33,324.02 as on 31.01.2026 + further interest C) 10.09.2025 D) Symbolic	A) Rs.66.10 Lac B) Rs.6.61 Lac C) Rs.0.10 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
9.	Mapusa Name of Account : Mrs. Shashikala Anil Kumar Singh and Mr. Anil Kumar Singh Borrower Name : Mrs. Shashikala Anil Kumar Singh Co-borrower Name : Mr. Anil Kumar Singh	Equitable Mortgage of Residential Flat No. 003, 1 st Floor, Banjara Hills Apartment, Laker, Bordem, Bicholim, North Goa, Goa - 403504 admeasuring 48.95 Sq. Mtr.	A) 14.08.2024 B) Rs.25,14,813.86 as on 31.03.2025 + further interest C) 10.01.2025 D) Symbolic	A) Rs.18.00 Lac B) Rs.1.80 Lac C) Rs.0.10 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
10	Mapusa Name of Account : Mr. Sunil Kumar Laxminarayan Choudhary Borrower Name : Mr. Sunil Kumar Laxminarayan Choudhary Co-borrower Name : Mrs. Seeta Devi	Equitable Mortgage of Flat no 005 & 006, plot no AA-13 Survey no 65/0 with super built up area of 55.90 Sq.mtrs, 2nd floor Banjara Hill, Burdem, bicholim Near Housing Board colony Mapusa Goa north Goa -403504	A) 06.09.2021 B) Rs.56,73,504.86 as on 31.10.2025+ further interest C) 17.09.2022 D) Symbolic	A) Rs.37.00 Lac B) Rs.3.70 Lac C) Rs.0.10 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known

11	Mapusa Name of Account : Mr. Thaverappa Lamani and Mrs. Sharu Lamani Borrower Name : Mr. Thaverappa Lamani Co-borrower Name : Mrs. Sharu Lamani	Equitable Mortgage of Flat no.009, Banjara Hill, Galvaril Dongor or Laker situated at village Bordem, SY no. 65/0, Plot No. AA13, within the limit of Bicholim Municipality, Taluka and Sub District of Bicholim, Mapusa, North Goa, Goa, Pin: 403504 admeasuring 65.76 Sq. Mtrs along with terrace area of 20.73 Sq. Mtrs.	A) 22.05.2024 B) Rs.38,08,753.83 as on 31.10.2025 + further interest C) 10.01.2025 D) Symbolic	A) Rs.26.00 Lac B) Rs.2.60 Lac C) Rs.0.10 Lac	08.06.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
12	Mapusa Name of Account : Mr. Anand Mahalle and Mrs. Anita Mahalle Borrower Name : Mr. Anand Mahalle Co-borrower Name : Mrs. Anita Mahalle	Mortgage of Residential Flat K-1, K-2, Ground Floor, K building, Tara Gardens, admeasuring 105.00 Sq. Mtr., Near Saraswat High School, Vidyannagar, Surveyed under City Survey Mapusa under Chalta No. 52 of P T Sheet No. 155 Khorlim Ward, Mapusa City, Goa 403507	D) 30.09.2021 E) Rs.49,64,453.86 F) 28.03.2022 D) Symbolic	A) Rs.51.00 Lac B) Rs.5.10 Lac C) Rs.0.10 Lac	17.03.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known
13	Verna Account Name : Mr. Dinesh Sakhalkar and Mrs. Punam Sakhalkar Borrower Name : Mr. Dinesh Sakhalkar Co-borrower : Mrs. Punam Sakhalkar	Shop No. 112 (M. H. No. 14/1851), having built up area of 29.89 Sq. Mtrs. at Mabai Hotel, constructed on property know as CASAS DE MARGAO, Opp. Grace Church, Varde Valvaikar Road, Margao, Dist. South Goa, Goa – 403601; bounded by: EAST : Corridor and part of building WEST : Corridor NORTH : Part of building belonging to Mabai Hotel SOUTH : Part of building belonging to Walter De Costa	A) 09.09.2021 B) Rs.16,54,451.00 + further interest C) 19.09.2024 D) Symbolic	A) Rs.33.00 Lakh B) Rs.3.30 Lakh C) Rs 0.10 Lakh	17.03.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance – Not Known

		Residential Flat on Ground Floor having Super built-up area of 80 Sq. Mtr. (56.85 Sq. Mtr. as per approved plan) on Ground Floor of building constructed at Chalta No. 152 of PT Sheet No. 241 in a plot of Land known as NAICALEM BATA situated at Aqueim, Margao, Goa	D) 09.09.2021 E) Rs.13,49,000.11 + further interest F) 19.09.2024 D) Symbolic	A) Rs.29.00 Lakh B) Rs.2.90 Lakh C) Rs 0.10 Lakh		
14	Account Name : Prabha Electricals and Communications Borrower Name : Prabha Electricals and Communications Co-borrower : Mr. Sadasivan Muraleedharan Guarantor : Mr. Ashish Muraleedharan	EM of Shop No 9, Rukmini Residency, in Property known as Uzornory bearing Chalta No. 76, 77 & 78, Vasco Da Gama, Goa	A) 05.08.2019 B) Rs.1,53,19,670.29 + further interest C) 17.12.2025 Physical	A) Rs.15.00 Lakh B) Rs.1.50 Lakh C) Rs 0.10 Lakh	27.03.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance- Not known
15	Ponda Account Name : Gaurish Desai Borrower Name : Gaurish Desai Co-borrower : Mrs. Supriya Desai	EM of Flat No. F-4 in building "Ashvek Classic" at Joefil Nagar, Ponda, Goa EM of Shop No. 47 admeasuring about 15.00 Sq. Mtrs. of super built up area on the Ground Floor of the Building "Super Market Phase II' in the property known as "Ramani Thikan" situated at Ponda, Goa (Construction in the Property bearing Survey No. 164/7 of Ponda)	A) 01.06.2019 B) Rs.21,97,169.00 + further interest C) 13.08.2019 1. Symbolic	A) Rs.35.00 Lakh B) Rs.3.50 Lakh C) Rs 0.10 Lakh A) Rs.19.50 Lakh B) Rs.1.95 Lakh C) Rs 0.10 Lakh	27.03.2026 From 11.00 A.M. to 4.00 P.M.	Encumbrance- Not known

TERMS AND 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 sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be “online through e-auction” portal <https://www.baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider’s website <https://baanknet.com> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
 - (1) <https://baanknet.com>
 - (2) www.pnbindia.in
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-auction portal (<https://baanknet.com>).
7. Bidder’s e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a

Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
18. 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.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer "<https://baanknet.com>" & www.pnbindia.in.

Date: 05.05.2026
Place: Kolhapur

Sh. Venkatagiri M.

Authorized Officer
Punjab National Bank
Secured Creditor