

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ

(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)

ਸੈਮਵਰਟ

ਪ੍ਰਥਮ ਤਲ, ਬਲਾਕ-3, ਏਨੀਕਸੀਸੀ

ਪੂਰੀ ਕਿਦਵਾਈ ਨਗਰ, ਈਸਟ ਕੀਦਵਾਈ-110023

ਈ-ਮੇਲ: ho.samvertical@psb.co.in

ਪੰਜਾਬੀ ਭਾਸ਼ਾ ਵਿਭਾਗ



PUNJAB & SIND BANK

(A Government Of India Undertaking)

SAMVERT

1st Floor, NBCC Building

Block-3, East Kidwai Nagar,

New Delhi- 110023

E-mail: ho.samvertical@psb.co.in

PSB/SAMVERT/ 2026-27

Date: 26.05.2026

Regd/Speed Post

M/s Patil Constructions Infrastructure Ltd. Address: Corporate Office, 3 rd Floor, PMPML Commercial Building No-1, Shankarsheth Road, Opp. Income Tax Building, Swargate, Pune- 411042	Mr. Malikarjun Baswantrao Patil Address : Flat No- 10, Konark Aditya, Golibar Maidan, Camp, Pune 411001
Mr. Abhinav Malikarjun Patil Address : Flat No- 10, Konark Aditya, Golibar Maidan, Camp, Pune 411001	Mr. Malikarjun Baswantrao Patil Bungalow No – 95, Clover Hills, Kondhwa, Khurd, NIBM Undri Road, Pune- 411048
Mr. Abhinav Malikarjun Patil Address : Bungalow No – 95, Clover Hills, Kondhwa, Khurd, NIBM Undri Road, Pune- 411048	Mrs. Sangita Malikarjun Patil Address : Flat No- 10, Konark Aditya, Golibar Maidan, Camp, Pune 411001
Mr. Bhimrao Basantrao Patil Address : Flat No- 10, Konark Aditya, Golibar Maidan, Camp, Pune 411001	Mrs. Sangita Malikarjun Patil Address : Bungalow No – 95, Clover Hills, Kondhwa, Khurd, NIBM Undri Road, Pune- 411048
Mr. Bhimrao Basantrao Patil Address : : Bungalow No – 95, Clover Hills, Kondhwa, Khurd, NIBM Undri Road, Pune- 411048	Mr. Shailesh Shivraj Desmukh Address: Building No- A-7, Flat No- 802, Ganga Satellite, Wanwadi, Pune 400040
Mr. Nagnath Hanumanthrao Patil Jalkote Address: 117, Aniskha Baner Road, National Co-operative Housing Society , Aundh, Pune- 411007	Mr. Abhishek Bhimrao Patil Address: Flat No- 10, Konark Aditya, Golibar Maidan, Camp, Pune 411001
Mrs. Aruna Bhim Rao Patil M/s Patil Construction & infrastructure Ltd	Mr. Kasinath Madhvrao Patil,



Address : Flat No- 10, Konark Aditya, Golibar Maidan, Camp, Pune 411001	Address: Village Hanghara PK, Mekhed, Disst- Nanded- 431715
Mrs. Aruna Bhim Rao Patil Address : : Bungalow No – 95, Clover Hills, Kondhwa, Khurd, NIBM Undri Road, Pune- 411048	.
Mr. Manik Rao I Patil, Address : S/o Ishwarro Patil, Near Naik School, Nalegaon, Talchakur, Distt- Latur- 413254	Mr. Virbhadr S Eklare Address: S/o Sitaramppa Eklare, Salubai Galli, Purna, Distt- Parbhani 431511
M/s Malikarjun Construction Co. Ltd Address: Corporate Office, 3 rd Floor, PMPML Commercial Building No-1, Shankarsheth Road, Opp. Income Tax Building, Swargate, Pune- 411042	M/s Baswant Builders & Developers Pvt. Ltd. Address: Corporate Office, 3 rd Floor, PMPML Commercial Building No-1, Shankarsheth Road, Opp. Income Tax Building, Swargate, Pune- 411042
M/s Patil Industries Pvt. Ltd Address: Corporate Office, 3 rd Floor, PMPML Commercial Building No-1, Shankarsheth Road, Opp. Income Tax Building, Swargate, Pune- 411042	M/s Abhinav Landmarks Pvt Ltd. Address: Corporate Office, 3 rd Floor, PMPML Commercial Building No-1, Shankarsheth Road, Opp. Income Tax Building, Swargate, Pune- 411042

SUB: NOTICE UNDER SECTION 13 (4) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002 READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Sir(s)/ Madam

As you are aware, the Authorized Officer of Punjab & Sind Bank, M. G Road, Pune Branch has taken symbolic possession of the assets on described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the SARFAESI Act in connection with the outstanding dues payable by you addressees jointly and severally in favour of Punjab & Sind Bank, M. G Road, Pune.

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ

(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)

ਸੈਮਵੇਰਟ

ਪ੍ਰਥਮ ਤਲ, ਖੰਡ-3, ਏਨਬੀਸੀਸੀ

ਪੂਰੀ ਕਿਦਵਾਈ ਨਗਰ, ਈਨਈਵਿਲੀ-110023

ਈ-ਮੇਲ: ho.samvertical@psb.co.in

ੴ ਸ੍ਰੋ ਗੁਰਗ੍ਰੰਥ ਸਾਹਿਬ ਜੀ ਕੀ ਫ਼ਤਹਿ



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The undersigned intends to sell the assets through e-auction fully described in the Schedule of Sale Notice. Hence in terms of provisions of the subject Act and rules made there-under, I hereby send 30 days sale notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the bank under the subject Act/or any other law in force.

Yours faithfully,
ਕੁਰਤੋ ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
For PUNJAB & SIND BANK
ਅਧਿਕਤ ਅਧਿਕਾਰੀ / Authorised Officer
27/05/26
Punjab & Sind Bank

CC: Sale Notice with detailed Terms and Conditions enclosed.



[APPENDIX-IV-A]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Notice for sale of immovable assets under the Securitization 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 public in general and in particular to the Borrower and Guarantors that the below described immovable property mortgaged to the secured creditor, the symbolic possession of which has been taken by the Authorized Officer of Punjab & Sind Bank (secured creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" basis.

Date and time of e-auction : 10.07.2026 Time : 12.00 Noon to 01:00 PM	Date of Inspection-20.06.2026 Between 11.00 AM to 1.00 PM	Last date of submission of EMD- 09.07.2026 up to 5.00 PM
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Details of Sale Notice for Sale of Immovable Property are as under:-

Name of the Borrower & Guarantors	Borrower : M/s Patil Construction Infrastructure Ltd 1. Mr. Malikarjun Baswantrao Patil 2. Mr. Abhinav Mallikarjun Patil 3. Mrs. Sangita Malikarjun Patil 4. Mr. Bhimrao Basantrao Patil 5. Mr. Shailesh Shivraj Deshmukh 6. Mr. Nagnath Hanumanthrao Patil 7. Mr. Abhishek Bhimrao Patil 8 Mrs. Aruna Bhimrao Pati 9. Mr. Kashinath Madhavrao Patil 10.Mr. Manikrao I Patil 11. Mr. Virbhadra S Eklare
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(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)

ਸੈਮਵਰਟ

ਪ੍ਰਥਮ ਤਲ, ਖੰਡ-3, ਐਨਬੀਸੀਸੀ

ਪੂਰਵੀ ਕਿਦਵਾਈ ਨਗਰ, ਐਨ ਐਨ ਡਿਲੀ-110023

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ੴ ਸ੍ਰੀ ਗੁਰਗ੍ਰੰਥ ਸਾਹਿਬ ਜੀ ਕੀ ਫ਼ਤਹਿ



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	Corporate Guarantee- 1. M/s Malikaarjun Constructions Co Ltd 2. M/s Baswant Builders & Developers Pvt Ltd 3. M/S Patil Industries Pvt Ltd 4. M/s Abhinav Landmarks Pvt ltd
Demand Notice date & Amount	27.07.2022 & Rs. 90.47 Cr. + future interest and costs thereon
Account Details	
Total O/s as on	Total Rs.148.93 Cr as on 31.03.2026 + Future interest and costs

SI. No	Details of Properties	Minimum Reserve Price (Amt. in lacs)	
		EMD Amount (Minimum 10% of reserve price) (Amt. in lacs)	
		Bid increase amount 1% of Reserve price (Amt. in lacs)	
1.	Registered Mortgage Property Bearing Survey No. 148 Kompally Village, Quthbullapur Mandal Sub District Mandal, Rangareddy District, (In Hasmathpet Village, Balanagar Mandal Under GHMC Kukatpally Circle, R.R. District (AP), Admeasuring 6266.15 Sq.Yard (56395 Sqft) Owner: Mr. Bhimraobaswantrao	MRP	2830.00
		EMD	283.00
		Bid increase Amount	28.30

EMD submission A/C Details- A/C Name- - NEFT INWARD STP PARKING, A/C No. 07445040070003, IFSC Code- PSIB0000744, Branch Name- Punjab & Sind Bank, SAMVerT New Delhi-110023
Name of the Authorised officer- Mr. Suneel Panwar , Chief Manager, Mob. No.-9855227889

TERMS & CONDITIONS

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS.
2. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances



whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

3. Ongoing Litigation: SA No.14/2023 pending before DRT Aurangabad and O.S. No. 78 of 2026 pending before ASCJ, MEDCHAL MALKAJIGIR.
4. The online E-auction shall be held through auction platform i.e. <https://baanknet.com> on the date and time provided. The intending bidders/purchasers are required to register through <https://baanknet.com> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance.
5. **EMD Payment:** The intending Bidders/Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanknet.com>, auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest.
6. While bidding, the bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID. For queries contact number-8291220220. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://baanknet.com>.
7. Bidder's e-Wallet should have sufficient balance equivalent to or above the 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 quote and the increase in the bid amount must be of increment amount mentioned. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on M/s Patil Construction & Infrastructure Ltd



operational part of e-Auction and follow them strictly. The secured asset shall not be sold below the reserve price.

9. The successful auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorised officer/Secured creditor on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months.
10. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited by the Bank and Authorised 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.
11. **Default of payment:** Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and /or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
12. The Authorised officer reserve the right to accept any or reject any/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 regards shall be final
13. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours.
14. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorised Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/ Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees id any in respect of and/or in relation to the sale of the said property. Successful Bidder/s has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

पंजाब एंड सिंध बैंक

(भारत सरकार का उपक्रम)

सैमवर्ट

प्रथमतः, खंड-3, एनबीसीसी

पूर्वी किदवाई नगर, ईनई दिल्ली-110023

ई-मेल: ho.samvertical@psb.co.in

ੴ ਸ੍ਰੋ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ



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15. 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 glitches or reason/contingencies affecting the e-auctions.
16. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.
17. The Sale is subject to confirmation by the Secured Creditor Bank.
18. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorised Officer.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/ documentations and specifications before submitting the bid.
20. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. And also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody prior and future.
21. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof.
22. 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 deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
23. This notice is also be treated as 30 days statutory sale notice to borrower & guarantors under rule 8(6) SARFAESI Security Interest (enforcement) rules-2002.

Date: 27.05.2026

Place: ARB, ABIDS, HYDERABAD

कृते पंजाब एंड सिंध बैंक
For PUNJAB & SIND BANK


अधिकृत अधिकारी / Authorised Officer
Authorised Officer
Punjab & Sind Bank