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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**

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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 B) Outstanding Amount 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
15	Branch : Viman Nagar/114210 Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Add:- Flat No 201, 2nd Floor, Cozy Homes Apartment Condominium, Situated at Survey No. 19, Hissa No. 3/1/1/1, Vill- Dhanori, Tal- Haveli, Pune- 411015 in the name of Mr. Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya	Flat No 201, 2nd Floor, Cozy Homes Apartment Condominium, Situated at Survey No. 19, Hissa No. 3/1/1/1, Vill- Dhanori, Tal- Haveli, Pune- 411015 in the name of Mr. Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Encumbrances : Not Known	A) Dt.12/12/2024 B) Rs. 50,16,047/- As On 30.04.2026 + Further Interest W.E.F 01.05.2026 + Charges C) Dt. 13.02.2025 D) Symbolic	Rs. 62.08 Lacs Rs. 6.21 Lacs Rs. 21,000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
16	Branch : Pune Main (450800) M/s Rutu Enterprises Mr. Tusshar Ashok Munoat, To be served through The superintendent Yerwada Central Jail, 44, Samrat Ashok Path, Sector No. 5, Mohanwadi, Yerwada Pune 411006 Also : M/s Rutu Enterprises, Prop. Tusshar Ashok Munoat Shop No. 2, A Wing, Mani Bandh Complex, Opp. Nityanand Hall, Singhgad Road, Hingane Khurd, Pune 411051 Also: M/s Rutu Enterprises, B-116, Parmar Trade Center, Sadhu Vaswani Chowk, Camp, Pune 100001, Also: M/s Rutu Enterprises, 1228/B, Ground Floor, B-1, The Green Apartment Deccan Gymkhana Shivajinagar, Pune 411005 Also: M/s. Rutu Enterprises, Pragati Tusshar Munoat, Flat No. 1104, 11th Floor, Building No-E, Shanti Nagar Hsg Society, Near Durga Mata Mandir, Opp. Mundot heights, gangadham Road, Kondhwa Budruk, Pune 411044 Also: M/s Rutu Enterprises, Pragati Tusshar Munoat, Flat No. 12, 3rd Floor, A-Wing, Vajinath Residency, Narhe, Pune 411041	Commercial Shop No. 30 and Showroom No. 13 Ground Floor, at Bizz Bay Mall, opp. SBI Bank, Near Dorabjee Mall, NIBM Road, Kondhwa Khurd, Pune in the name of Mr. Tushar Ashok Munoat. Encumbrances : Not known	A) Dt. 04/02/2021 B) Rs. 2165.33 Lacs + Further Interest + Charges W.E.F. 01.05.2026 C) Dt. 16/06/2021 D) Physical	Rs. 360.00 Lacs Rs. 36.00 Lacs Rs. 1,00,000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
17	Branch : Pune Main Shri. Vikas Ramchandra Phadtare Shri. Vikas Ramchandra Phadtare, Flat No. 403, on the 4th Floor , Wing-A, in the building Nirmaann Serrene, bearing Survey No. 24, Hissa No. 1/1 of Village Undri, Tal- Haveli, Distt Pune, ALSO: Survey No. 34, Near Kondhwa Budruk, Kamthe Patil Mala, Yewalewadi, NIBM, Pune 411048	Flat No. 403 on the 4th Floor , Wing-A, in the building Nirmaann Serrene, bearing Survey No. 24, Hissa No. 1/1 of Village Undri, Tal- Haveli, Distt Pune Encumbrances : Not known	A) Dt. 17/09/2021 B) Rs. 43,94,380/- as on 30.04.2026 + Further Interest wef 01.05.2026 + Charges C) Dt. 22/03/2022 D) Symbolic	Rs. 46.81 Lacs Rs. 4.68 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
18	Branch : KOTHRUD - 397400 Yashwant Ramchandra Haryan Yashwant Ramchandra Haryan, Mrs. Yamini Yashwant Haryan, Both at : Flat No. 508, 5th Floor, Building No. B-1, Acme Aureli Scheme, Ambegaon Budruk, Pune -411046	Residential Flat No. 508, 5th Floor, Building No. B-1, Acme Aureli Scheme, S. No. 3/1 to 4/1/1, S. No. 3/1 to 4/1/4/2, S. No. 3/1 to 4/1/4/1, S. No. 4/1 to 4/1/3, 2/5/2/3, 2/5/2, 2/5/2/1, 2/5/2/2, 2/5/2/4, 2/5/2/2/5, 2/5/2/6, Plot No. B, Village: Ambegaon, Budruk, Taluka: Haveli, District -Pune Encumbrances : Not known	A) Dt. 04/01/2018 B) Rs. 91.24 Lacs + Further Interest W.E.F 01.05.2026 + Other Charges C) Dt. 24/05/2018 D) Symbolic	Rs. 49.52 Lacs Rs. 4.95 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
19	Branch : Bibwewadi (098610) Dilip Uttam Shinolikar Dilip Uttam Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	Flat no 1004, 10th floor, Wing C, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411043	A) Dt. 26/12/2022 B) Rs. 98.03 lakhs as on 30.04.2026 + further interest + charges w e f 01.05.2026 C) Dt. 24/04/2023 D) Symbolic	Rs. 43.54 Lacs Rs. 4.36 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
20	Branch : Bibwewadi (098610) Dilip Uttam Shinolikar Dilip Uttam Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	Flat no 403, 4th Floor Wing A, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411043.	A) Dt. 26/12/2022 B) Rs. 98.03 lakhs as on 30.04.2026 + further interest + charges w e f 01.05.2026 C) Dt. 24/04/2023 D) Physical	Rs. 28.19 Lacs Rs. 2.82 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
21	Branch : Bibwewadi (098610) Nutan Dilip Shinolikar Nutan Dilip Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	Flat no 1003, 10th floor, Wing A, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411043.	A) Dt. 26/12/2022 B) Rs. 78.77 lakhs as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 24/04/2023 D) Physical	Rs. 27.69 Lacs Rs. 2.77 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
22	Branch : Bibwewadi (098610) Nutan Dilip Shinolikar Nutan Dilip Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	Flat no 1004, 10th Floor Wing A, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411043	A) Dt. 26/12/2022 B) Rs. 78.77 lakhs as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 24/04/2023 D) Physical	Rs. 27.97 Lacs Rs. 2.80 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
23	Branch : Bibwewadi (098610) Pravin Uttam Shinolikar Pravin Uttam Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	Flat no 1001, 10th Floor, Wing A, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411046	A) Dt. 26/12/2022 B) Rs. 89,76,698.57 as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 24/04/2023 D) Symbolic	Rs. 43.56 Lacs Rs. 4.36 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
24	Branch : Bibwewadi (098610) Pravin Uttam Shinolikar Pravin Uttam Shinolikar, Add:- Venkatesh Plaza, S No 22, Flat No 8, 2nd Floor, Balaji nagar Dhankawadi, Pune 411043	Flat no 802, 8th floor, Wing A, in the building Hamy Park situated at Plot no A, Survey no 19/1 to 4A/18 to 19/1 to 4B. Village Katraj, Pune 411046	A) Dt. 26/12/2022 B) Rs. 89,76,698.57 as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 24/04/2023 D) Physical	Rs. 26.60 Lacs Rs. 2.66 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
25	Branch : Bibwewadi (098610) Nikhil Pramod Ghatkar and Trupti Nikhil Ghatkar, Add:- Shivam Vihar A- Wing, Flat No. 402, Ambethan Chakan Road, Near Yashwant Nagar, Pune-410501 1. Flat No. 101, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar. 2. Flat No. 102, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar. 3. Flat No. 103, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar.	1. Flat No. 101, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar. 2. Flat No. 102, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar. 3. Flat No. 103, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil Pramod Ghatkar and Mrs. Trupti Nikhil Ghatkar	A) Dt. 24/05/2021 B) Rs. 84,46,157.61 as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 08/12/2021 D) Physical A) Dt. 24/05/2021 B) Rs. 84,46,157.61 as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 08/12/2021 D) Physical A) Dt. 24/05/2021 B) Rs. 84,46,157.61 as on 30.04.2026 + further interest + charges wef 01.05.2026 C) Dt. 08/12/2021 D) Physical	Rs. 16.02 Lacs Rs. 1.61 Lacs Rs. 21000/- Rs. 16.24 Lacs Rs. 1.63 Lacs Rs. 21000/- Rs. 16.16 Lacs Rs. 1.62 Lacs Rs. 21000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
26	Branch : Deccan,Wagholi & Pashan Sabavath Anita Gopal Naik, Flat No. 1105, CERATEC CITY, Wing -A,S. No. 33/6/B, Near akurdi City,Katraj- Kondhwa Road, Pune-411046. & Also at : Flat No. 1105, CERATEC CITY, Wing -A,S. No. 33/6/B, Near akurdi City,Katraj- Kondhwa Road, Pune-411046	Flat No 1105, 11th Floor, Wing A, Ceratec City, Hissa No. 6B, 6B/8/1, 6B/12, S. No. 33,Near Akurdi City, Katraj Kondhwa Road,Yeolewadi , Pune.411046.	A) Dt. 01/10/2021 B) Rs. 118.88 Lakhs as on 30.04.2026+ further interest w.e.f 01.05.2026+ Charges C) Dt. 15/02/2022 D) Physical	Rs. 52.63 Lacs Rs. 5.30 Lacs Rs. 100000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
27	Branch : Kondhwa/ 663100 Mr. Latif Abu Shaik (Borrower), Add:- C/o Latif Shaikh, Opp Chaman Shah, Dargah Kashiwadi, Bhavani Peth, Pune-411042. And also at : Flat No 04, 2nd Floor admeasuring about 1080 sq. ft in the building Prime Vihar Co-operative Housing Society situated at S No 61/8/11, Wanawadi, Pune-411040. Mrs Chandi Abu Shaik (Guarantor), Add: E405, Brahma Exuberance NIBM Road, Kondhwa, Pune-411048.Mr. Imran Razak Balayil (Guarantor), Add: Flat No 6, Sus Road, Swami Samarth, Near Sai Chowk, Pashan, Pune-411021	Flat No 04, 2nd Floor admeasuring about 1080 sq. ft in the building Prime Vihar Co-operative Housing Society situated at S No 61/8/11, Wanawadi, Pune-411040 Owned by Mr Latif Abu Shaikh	A) Dt. 01/10/2021 B) Rs. 81,65,756.08 as on 30.04.2026 + Charges + further interest w.e.f. 01.05.2026 C) Dt. 15/02/2022 D) Physical	Rs. 66.57 Lacs Rs. 6.66 Lacs Rs. 100000/-	Dt. 16/06/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
28	Branch : Talegaon M/S Aztecs Solutions LLP, Mr. Snehkumar Haushiram Sonawane, Flat no 103 Building No H Lake Shore Residency , Gat No 393/2B2A/1, Old Sr No 393/2A/2 Khalade Mala, Village -Talegaon Dabhade TI Maval Dist Pune -410507. Rutuja Ajay Mahale, Matoshri Sadan , Nishigandha Colony Behind Yamaha Showroom Gulewadi Tal Sangamner dist Ahmednagar- 422608.Mrs. Jyoti Snehkumar Sonawane, Flat no 103 Building No H LakeShore Residency Gat No 393/2B2A/1, Old Sr No 393/2A/2 Khalade Mala. Village -Talegaon Dabhade TI Maval Dist Pune -410507.	Flat no 103 Building No H Lake Shore Residency, Gat No 393/2B2A/1, Old Sr No 393/2A/2 Khalade Mala, Village -Talegaon Dabhade TI Maval Dist Pune-410507	A) Dt. 30/06/2025 B) Rs. 165.35 Lakhs + further interest + Charges C) Dt. 11/09/2025 D) Symbolic	Rs. 36.04 Lacs Rs. 4.00 Lacs Rs. 21000/-	Dt. 16/06/2026 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 16/06/2026 @ 11:00 AM. 4) For detailed term and conditions of the sale, please refer “<https://baanknet.com>” & www.pnbindia.in.

Date : 30/05/2026
Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)