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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**

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 B) Outstanding Amount as on 31/05/2026 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 : PNB- Camp, Pune-038600 Sandeep Dattatray Pawar Sandeep Dattatray Pawar, Neha Sandeep Pawar, Both at : D-1103, Amit Colori, Undri, Pune 411060 Also : Flat No. 705, 7th Floor, Wing A-3, in the scheme named, Gagan Akanksha Phase-1, Gat No-524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Pune 412202.	Flat No. 705, 7th Floor, Wing A-3, in the scheme named, Gagan Akanksha Phase-1, , Gat No-524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Koregaon Mul Taluka Haveli, Pune 412202, Area:-43.20 Sq.Mtr. PROPERTY ID : PUNB87622024205 Encumbrances : Not Known	A) 01.08.2024 B) Rs. 110.80 lakh + further interest w.e.f. 01.06.2026 + other charges C) 05/04/2025 D) Physical Possession	Rs. 21.98 Lakh Rs. 2.20 Lakh Rs. 21,000/-	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : PNB- Camp, Pune-038600 Sandeep Dattatray Pawar Sandeep Dattatray Pawar, Neha Sandeep Pawar, Both at : D-1103, Amit Colori, Undri, Pune 411060 Also : Flat No. 705, 7th Floor, Wing A-3, in the scheme named, Gagan Akanksha Phase-1, Gat No-524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Pune 412202.	Flat No. 708, 7th Floor at Wing A-3 in the scheme named Gagan Akanksha Phase I, at Gat No. 524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Koregaon Mul Taluka Haveli, Pune 412202 AREA:45.72 Sq.Mtr PROPERTY ID : PUNB87622024206 Encumbrances : Not Known	A) 01.08.2024 B) Rs. 110.80 lakh + further interest w.e.f. 01.06.2026 + other charges C) 05/04/2025 D) Physical Possession	Rs. 21.89 Lakh Rs. 2.19 Lakh Rs. 21,000/-	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Kalyaninagar 133110 Rajesh Vitthal Chougule Rajesh Vitthal Chougule, Add:- Flat no-A-801, Sr No-298/20/2021, Nyati Evita Bldg A Brisa Lohegaon, Pune-411047	Shaurya Homes Building, Wing no-A, Flat no-A-403, 4th Floor, S.No-29, Hissa no-1/20/1 & 1/4 Near 29, Gold Coast & Atria Society Dhanori, Pune-411005 Area:-100.92 Sq.Mtr Property ID:- PUNB8762202515 Encumbrances : Not known	A) Dt. 04/09/2024 B) Rs. 103.32 lakh + further interest + charges w.e.f. 01.06.2026 C) Dt. 11/12/2024 D) Symbolic	Rs. 73.25 Lacs Rs. 7.33 Lacs Rs. 1,00,000/-	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : Pune Camp 038600 Rekha Gopal Sharma Rekha Gopal Sharma, Flat No.-501, Floor 5th Wing B “sai Sankul Bulding Shree Nagar, Kalewadi Road, Rahatani Tal-haveli Dist-pune-411017. Also : Sr No 79/11/3 Azhad Colony, Nadhe Nagar Kalewadi.	Flat No.-501, Floor 5th , Wing B “Sai Sankul Bulding Shree Nagar, Kalewadi Road, Rahatani Tal-Haveli Dist-Pune-411017. Area:-58.17 Sq.Mtr. Property ID:- PUNB8762202525 Encumbrances : Not known	A) Dt. 02/12/2024 B) Rs. 58.67 Lakh + further interest w.e.f 01/06/2026 + Other Charges C) Dt. 07/02/2025 D) Symbolic	Rs. 51.25 Lacs Rs. 5.13 Lacs Rs. 50,000/-	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch - Bhosari M/s Ace Spasm enterprises through its proprietor Mr. Arvind Vitthal Shingade, Address: Flat No. 8 2nd Floor, Lokesh Co-Op Housing Society Ltd., Plot No. 18C, S.No. 99, CTS No. 6687, 6688, Near Yashwant Nagar Chowk, Pimpri Waghire, Pune 411018. Also at : S. No. 227, H No. D9/B, Sandvik Colony, Bhosari, Pune 411039. Also at : Plot No. b-46, Pandare Industrial Area, Village Pandare, Taluka Baramati Dist Pune – 413110. Also at : Shop/Office No. 60B, 1st Floor, Plot No. PAP/J-60, J-Block, Durga Hotel Lane, MIDC, Pimpri Industrial Area, Village – Bhosari, Tal – Haveli, Dist Pune 411026.	Address: Plot No. b-46, Pandare Industrial Area, Village Pandare, Taluka Baramati Dist Pune – 413110. Land Area: 4997 Sqm., Boundaries: 1. Towards The North By : MIDC land (services Corridor) 2. Towards The South By : Plot no B-47 3. Towards The East By : 20 Mtr Wide MIDC Road 4. Towards The West By : Plot No A-1 Encumbrances : Sale is subject to outcome of SA No. 126/2022 Pending before honourable DRT Pune	A) Dt. 22/04/2021 B) Rs. 480.91 Lakhs + further interest and charges w.e.f 01-06-2026 C) Dt. 20/09/2021 D) Physical Possession (Open Land)	Rs. 209.44 Lakh Rs. 21.00 Lakh Rs. 5.00 Lakh	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	Branch - Ranjangaon Shri Shekhar Sakharam Dalvi, Flat No 7, Swami Chhya Phase 2, Near Tehsil Office. Vitthal Nagar, Shirur 412210 Also At : Flat No. 304 On 3rd Floor of Building Wing A, 9 Green Sr. No. 65/6A + 6B/1/1 At Vill Hadapsar Tal. Haveli, Dist. Pune 411028	Flat No. 304 On 3rd Floor of Building Wing A, 9 Green Sr. No. 65/6A+6B/1/1, At Vill Hadapsar, Tal Haveli, Dist Pune 411028 (Carpet Area 960 Sq fts) Encumbrances : Not Known	A) Dt. 15-10-2024 B) Rs. 32.45 Lakhs + further interest w.e.f 01.06.2026 + Charges C) Dt. 25/01/2025 D) Physical Possession	Rs. 53.10 Lakh Rs. 5.31 Lakh Rs. 1.00 Lakh	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
7	Branch : Wagholi , Pune M/s Shree Om Ceramics, Gat No.395, Awhalwadi Wagholi Road, Near Shree Dutt Enterprises, Awhalwadi, Taluka Haveli, Pune – 412207. Mr.Maruti Baban Pasalkar, Flat No. B-502, Shriram Residency, Kesnand Road, Wagholi, Pune – 412207. Mrs.Savita Maruti Pasalkar, Flat No. B-502, Shriram Residency, Kesnand Road, Wagholi, Pune – 412207 Mr.Sanjay Shashikant Gutthe, Gat No. 0823, Vitthalwadi, A/P, Wagholi, Pune – 412207. Mr.Sanjay Shashikant Gutthe, S.No.9, Tukaram Nagar, Near New Saibaba Mandir, Kharadi Road, Chandannagar, Pune - 411014	Flat No.203, 2nd Floor, D – wing, Nandini Orchid, Gat No.11 & 12, Hadapsar Saswad Road, Wadki, Distt. Pune – 412308 Encumbrances : Not known Flat No.103, 1st Floor, D – wing, Nandini Orchid, Gat No.11 & 12, Hadapsar Saswad Road, Wadki, Distt. Pune – 412308 Encumbrances : Not known	A) Dt. 03/10/2019 B) Rs. 108.60 Lacs + further interest w.e.f 01.06.2026 C) Dt. 07/01/2020 D) Physical A) Dt. 03/10/2019 B) Rs. 108.60 Lacs + further interest w.e.f 01.06.2026 C) Dt. 07/01/2020 D) Physical	Rs. 26.79 Lacs Rs. 2.68 Lacs Rs. 21,000/- Rs. 26.79 Lacs Rs. 2.68 Lacs Rs. 21,000/-	Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
8	Branch : Pimpri Mr. Lukman Harun Nadaf (Borrower), Add:- Flat No 14 ,3rd floor ,building A, Sukhwani Residency A Co-Op Housing Society, SNo 19/3+4+5A+5B, Dapodi, Pune-411012 And also at : House No 497, S T Road, Shelar Chawl, Barathe Vasti, Dapodi, Pune-411012.	All that piece and parcel of the Flat No 14 on 3rd floor admeasuring 720sq ft in the building A in the Sukhwani Residency A Co-Op Housing Society Ltd constructed on the land situated at Dapodi bearing SNo 19/3+4+5A+5B, 20/7 within the limits of the Pimpri Chinchwad Municipal Corporation. (Carpet Area 720 Sq ft) Encumbrances : Not known	A) Dt. 18/12/2025 B) Rs. 43,28,979.28/- + Charges + further interest w.e.f 01.06.2026 C) Dt. 25/02/2026 D) Symbolic	Rs. 47.30 Lacs Rs. 4.73 Lacs Rs. 21,000/-	Dt. 17/07/2026 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 **above mentioned**. 4) For detailed term and conditions of the sale, please refer “<https://baanknet.com>” & www.pnbindia.in.

Date : 25/06/2026 Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)