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ARMB : Ground Floor, Aurora Towers, 9, Moledina Road, Pune - 411001
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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 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 |
|---|---|---|---|---|---|
| 23 | **Branch : Chakan, Pune**<br>**Pradeepkumar Bhaulal Thakrele**<br>**Pradeepkumar Bhaulal Thakrele,** Flat No. 608, 6th Floor, Wing-B, "GREEN ESTATE" Gat No. 2457, Old Gat No.4237, Village-Chakan, Tal-Khed, Pune - 410501 | Flat No-608, 6th Floor, Wing-B, "GREEN ESTATE" Gat No-2457, Old Gat No.4237, Village-Chakan, Tal-Khed, Pune - 410501, admeasuring carpet area 631 sqft & terrace area 32 sqft.<br>**Encumbrances : Not known** | A) Dt. 01/01/2020<br>B) Rs. 53.45 Lacs + further interest and other charges w.e.f. 01/06/2026<br>C) Dt. 18/07/2022<br>D) Symbolic Possession | Rs. 27.45 Lakh<br>Rs. 2.75 Lakh<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 24 | **Branch : Viman Nagar/114210**<br>**Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya**<br>**Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya**<br>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<br>**Encumbrances : Not Known** | A) 12/12/2024<br>B) Rs. 51.08 Lac + further interest w.e.f 01/06/2026 + Charges<br>C) 13/02/2025<br>D) Symbolic Possession | Rs. 62.08 Lacs<br>Rs. 6.21 Lacs<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 25 | **Branch : Chakan, Pune (651400)**<br>**Mr. Ravi Maruti Nivangune**<br>**Mr. Ravi Maruti Nivangude** Flat No.6.G+1 Floor,Building "C" Sankalp Nagari, S.No.82/2/2, Dhanori, Pune-411015. **ALSO:** Flat No.10,G+2 Floor, Building 'C', Sankalp Nagari, S.No.82/2/2, Dhanori, Pune-411015 | Flat No. 6, G+1 Floor, Building 'C', Sankalp Nagari, S.No.82/2/2, Dhanori, Pune - 411015.<br>**Encumbrances : Not known** | A. 30/09/2016<br>B. Rs. 119.10 Lacs + further interest & charges w.e.f 01/06/2026<br>C. 12/01/2017<br>D. Symbolic | Rs. 27.01 Lacs<br>Rs. 2.71 Lacs<br>Rs. 21,000 | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 26 | **Branch : Chakan, Pune (651400)**<br>**Mr. Ravi Maruti Nivangune**<br>**Mr. Ravi Maruti Nivangude** Flat No.6.G+1 Floor,Building "C" Sankalp Nagari, S.No.82/2/2, Dhanori, Pune-411015. **ALSO:** Flat No.10,G+2 Floor, Building 'C', Sankalp Nagari, S.No.82/2/2, Dhanori, Pune-411015 | Flat No.10, G+2 Floor, Building 'C', Sankalp Nagari, S.No.82/2/2, Dhanori, Pune - 411015.<br>**Encumbrances : Not known** | A. 30/09/2016<br>B. Rs. 119.10 Lacs + further interest & charges w.e.f 01/06/2026<br>C. 12/01/2017<br>D. Symbolic | Rs. 27.01 Lacs<br>Rs. 2.71 Lacs<br>Rs. 21,000 | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 27 | **Branch : Pashan-049500**<br>**Subhangi Suraj Padwalkar**<br>**Mrs. Subhangi Suraj Padwalkar**, Flat No.501, 5th Floor,Building/Wing No. East-B,Opulent Central Park,S.No.86, Hissa No.2B/2/1/4,2B/2/1, 2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk.,Tasil-Haveli, Dist- Pune - 412307. **Also at: Mr. Suraj C Padwalkar**, Flat No.501, 5th Floor, Building/Wing No. East-B,Opulent Central Park,S.No.86, Hissa No.2B/2/1/4,2B/2/1, 2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk.,Tasil-Haveli, Dist-Pune - 412307. **Also at:** 30, Ward No.3, behind jakat naka, Shewalewadi, Solapur road, Rajyog Bhawan, Manjari-412307. **Also at:** Shop No.52, 1st Floor, Bhosale Shinde Arcade, J m Road, Deccan Gymkhana, Pune -411004. **Also at:** Shop No.34, 1st Floor, Bhosale Shinde Arcade, J M Road, Deccan Gymkhana, Pune -411004. | Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park,S.No.86, Hissa No.2B/2/1/4, 2B/2/1/5,2B/2/1, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk.,Tasil-Haveli, Dist- Pune , Maharastra-412307 admeasuring carpet area 69.67 sq mtr i.e 750 sq ft car parking area 09.00 sqmtr.<br>**Encumbrances : Not Known** | A) 24/05/2021<br>B) Rs. 60.49 Lakh + further charges & interest w.e.f. 01/06/2026<br>C) 03/03/2022<br>D) Symbolic Possession | Rs. 50.01 Lakh<br>Rs. 5.01 Lakh<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 28 | **Branch : Pashan-049500**<br>**M/S Suraj Technology, Prop- Mr. Suraj C Padwalkar**<br>**M/S Suraj Technology**<br>**Prop- Mr. Suraj C Padwalkar**<br>Shop No.34, 1st Floor, Bhosale Shinde Arcade, J M Road, Deccan Gymkhana, Pune -411004,<br>**Also at:** Shop No.52, 1st Floor, Bhosale Shinde Arcade, J m Road, Deccan Gymkhana, Pune -411004. **Also at:** 30, Ward No.3, behind jakat naka, Shewalewadi, Solapur road, Rajyog Bhawan, Manjeri-412307. **Also at:** Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park, S.No.86, Hissa No.2B/2/1/4, 2B/2/1, 2B/2/1/5, Off Manjari Stud farm, Next to Bharat Petrol pump, Manjari Budruk.,Tasil-Haveli, Dist- Pune -412307. | Shop no 34, 1st floor, Survey no 65,Final plot No 658, CTS No. 629A/5, Bhosale shinde Arcade Village Mouje Shivajinagar ( Bhamburda) Taluka- haveli, Dist-Pune 411045 admeasuring 190 Sqft i.e 17.65 Sqmt builtup.<br>**Encumbrances :** This sale is subject to outcome of SA No 451/2026 filed by borrower before DRT, Pune. | A) Dt. 24/05/2021<br>B) Rs. 99.37 Lacs + further interest & charges w.e.f 01/06/2026<br>C) Dt. 24/02/2022<br>D) Symbolic | Rs. 35.05 Lacs<br>Rs. 3.50 Lacs<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| | | Shop no 52, 1st floor, Final plot No 658, CTS No. 629A/5, Bhosale shinde Arcade Village Mouje Shivajinagar (Bhamburda) Taluka-Haveli, Dist-Pune 411045 admeasuring 210 Sqft i.e 19.50 Sqmt builtup.<br>**Encumbrances :** This sale is subject to outcome of SA No 451/2026 filed by borrower before DRT, Pune. | A) Dt. 24/05/2021<br>B) Rs. 99.37 Lacs + further interest & charges w.e.f 01/06/2026<br>C) Dt. 24/02/2022<br>D) Symbolic | Rs. 38.73 Lacs<br>Rs. 03.87 Lacs<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 29 | **Branch : Pune Main (014110)**<br>**Shri. Vikas Ramchandra Phadtare**<br>**Shri. Vikas Ramchandra Phadtare,** Flat No. 403, 4th Floor, Wing- A, Nirmaan Serrene, Survey No. 24, Hissa No. 1/1, Undri, Pune- 411046. **ALSO:** Survey No. 34, Near Kondhwa Budruk, Kamthe Patil Mala, Yewalewadi, NIBM, Pune 411048 | Flat No. 403, 4th Floor, Wing- A, Nirmaan Serrene, Survey No. 24, Hissa No. 1/1, Undri, Pune- 411046.<br>**Encumbrances : Not known** | A) 17/09/2021<br>B) Rs. 44.39 Lacs + further interest & charges wef 01/06/2026<br>C) 22/03/2022<br>D) Symbolic Possession | Rs. 46.81 Lacs<br>Rs. 4.69 Lacs<br>Rs. 21,000 | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 30 | **Branch : Kalyani Nagar, Pune**<br>**Vishwas Printer (Prop. Vinay Vikram Shinde)**<br>**Vishwas Printer (Prop. Vinay Vikram Shinde)**<br>**Vinay Vikram Shinde (Prop.), Both at :** Flat No 30, 3rd Floor, Shri Niwas Housing Society, Sr. No. 54, Hissa No 2A/1, Sun Orian Road, Kudale Baug Village, Wadgaon Bk, Pune 411041, **Also at :** Sr. No. 111/11, Near Jotiba Mangal Karyalaya, Vijay Nagar, Kalewadi, Pune 411017. **Mahadev D Kanbarkar**, Flat No 30, 3rd Floor, Shri Niwas Housing Society, Sr. No. 54, Hissa No 2A/1, Sun Orian Road, Kudale Baug Village, Wadgaon Bk, Pune 411041 | Flat No 30, 3rd Floor, Shri Niwas Housing Society, Sr. No. 54, Hissa No 2A/1, Sun Orian Road, Kudale Baug Village, Wadgaon Bk, Pune 411041.<br>**Encumbrances : Not known** | A) Dt. 22/12/2021<br>B) Rs 57.28 Lacs as on 31/05/2025 + further interest w.e.f. 01/06/2026<br>C) Dt. 01/08/2022<br>D) Symbolic Possession | Rs. 27.80 Lacs<br>Rs. 2.79 Lac<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 31 | **Branch : KOTHRUD - 397400**<br>**Yashwant Ramchandra Haryan**<br>**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<br>**Encumbrances : Not known** | A) 04/01/2018<br>B) Rs 92.13 Lacs + further interest w.e.f 01/06/2026 + other charges<br>C) 24/05/2018<br>D) Symbolic Possession | Rs. 49.52 Lacs<br>Rs 4.95 Lacs<br>Rs. 21,000/- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 32 | **Branch : Pashan**<br>**Smt. Mrs. Reena Nilesh Thole**<br>**Smt. Mrs. Reena Nilesh Thole,** Flat No. 2, 1st Floor, Shivayan Heights, Sr. No. 774+775/2, Plot No. 25, Near Karmayogi Nagar, Off Untawadi, Bhujbal Farm Link Road, Dist Nashik - 422008. **Also At:** Flat No. 103 first floor, Pranav CHS, Near Blood Bank, Pathak Bag, Navi Peth, Pune - 411030 | Flat no. 2, 1st floor Shivayan Heights, Sr. No. 774+775/2, Plot no. 25, Near Karmayogi Nagar, Off Untawadi,Bhujbal Farm link road, Dist Nashik 422008 (Admeasuring Carpet Area 1703 Sq Ft)<br>**Prperty ID-PUNB8762202552**<br>**Encumbrances : Not Known** | A) 10/02/2025<br>B) Rs.67.73 Lakhs + further interest w.e.f 01/06/2026 + Charges<br>C) 21/11/2025<br>D) Symbolic Possession | Rs. 76.64 Lakh<br>Rs. 7.66 Lakh<br>Rs. 1.00 Lakh | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 33 | **Branch : Bhosari**<br>**M/s. Microfine Engineering,** Plot No.46, Sector No 7, PCNTDA, Bhosari, Pune.411026. **And Also :** S. No. 224/3/1, Dighi Road, Opp. Siddheshwar School, Bhosari, Pune 411039. **Mr. Bhimrao Ganpatrao Pandit,** Plot No.46, Sector No 7, PCNTDA, Bhosari, Pune.411026. **And Also :** S. No. 224/3/1, Dighi Road, Opp. Siddheshwar School, Bhosari, Pune 411039. **Sh. Vijay Mahadev Maskar,** Flat No. 17 4th floor, Sawali Park, Sr. No. 205, Hissa No.2, Mahadev nagar, Lane NO. 2, Bhosari-Dighi Road, Bhosari, Pune 411039 | Flat No. 17 4th floor, Sawali Park, Sr. No. 205, Hissa No.2, Mahadev nagar, Lane NO. 2, Bhosari-Dighi Road, Bhosari, Pune 411039.<br>**Property ID PUNB8762202518**<br>**Encumbrances : Not known** | A) Dt. 10/05/2021<br>B) Rs.107.69 Lakh + further interest w.e.f 01/062026 + Charges<br>C) Dt. 06/12/2021<br>D) Symbolic | Rs. 14.38 Lakhs<br>Rs. 2.00 Lakhs<br>Rs. 21,000 /- | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 34 | **Branch : Bhosari**<br>**Keshav Goel & Keshav Goel and Associates**<br>**Keshav Goel & Keshav Goel and Associates,.** Flat No. 32, First Floor,C-2, Kendriya Vihar Phase I, Kendriya Vihar Co- Operative Hsg Soc Ltd, Pune Nashik Road, Sector 4, PCNTDA, Bhosari, Pune 412105. **Also at:** Commercial Office No. 01, 2nd Floor, B Wing, Pawani Pride, Plot No. LC1/2, Sector 32 A, PCNTDA , Ravet, Pune. **And Also @** Commercial Office No. 01, 2nd Floor, B Wing, Pawani Pride, Plot No. LC1/2, Sector 32 A, PCNTDA , Ravet, Pune | Commercial Office No. 01, 2nd Floor, B Wing, Pawani Pride, Plot No. LC1/2, Sector 32 A, PCNTDA , Ravet, Pune. (Admeasuring Carpet Area 91.20 sq mtr include parking)<br>**Prperty ID-PUNB8762202464**<br>**Encumbrances : Not known** | A) 29/04/2021<br>B) Rs. 147.03 lakh + further interest & charges w.e.f. 01/06/2026<br>C) 19/03/2022<br>D) Symbolic Possession | Rs. 95.42 Lakh<br>Rs. 9.55 Lakh<br>Rs. 01.00 Lakh | Dt. 17/07/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) |
| 35 | | Flat No. 32, Building C-2, Kendriya Vihar Phase I, Kendriya Vihar Co-op Housing Society, Bulk Land No. 5, Sector No. 4, PCNTDA, Bhosari, Taluka Haveli, Dist. Pune. (Admeasuring Carpet Area 1180 Sq Ft + Parking)<br>**Prperty ID-PUNB8762202511**<br>**Encumbrances : Not known** | A) 18/03/2023<br>B) Rs. 147.03 lakh + further interest & charges w.e.f 01/06/2026<br>C) 12/07/2023<br>D) Symbolic Possession | Rs. 59.36 Lakh<br>Rs. 6.00 Lakh<br>Rs. 1.00 Lakh | 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 : 29/06/2026 Place: Pune**

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

**Authorised Officer,**
**Punjab National Bank (Secured Creditor)**