



पंजाब नैशनल बैंक  **punjab national bank**
...भरोसे का प्रतीक ! ...the name you can BANK upon !

ARMB : Ground Floor, Aurora Towers, 9,
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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 30/06/2026 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 : Pimple Gurav, Pune Archana Shivaji Dede Archana Shivaji Dede, Mr. Shivaji Shahu Dede, Flat No. 107, 1st floor, in Building Project named Sai Kunj situated at Gat no 661 near Aherwadi Chowk, Chikhali Pune.	Flat no 107, 1st floor, in Building Project named Sai Kunj situated at Gat no 661 (P), 662, 663 near Aherwadi Chowk, Chikhali, Pune. (Admeasuring Area 525 Sq ft Built up including terrace) Property ID : PUNB8762202429 Encumbrances : Not Known	A) Dt. 06/07/2022 B) Rs. 46.43 Lacs + further interest & charges w.e.f 01/07/2026 C) Dt. 22/11/2022 D) Symbolic Possession	Rs. 32.56 Lac Rs. 3.26 Lac Rs 21,000 Lac	04/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch - Shirur, Pune M/s Raj Developers M/s Raj Developers, Prop. Prashant Narayan Thorat, H No. 1231, Gujar Mala, Shirur, Dist Pune 412210. ALSO : Prashant Narayan Thorat, H No. 1231, Gujar Mala, Shirur, Dist Pune 412210	Residential Plot in Survey No. 1154/2F/1, C.T.S No. 2033(P) Gujar Mala, Village Shirur, Tal Dist. Shirur, Pune 412210. (Admeasuring Area 2152 Sq ft Bounded By East : Out of S No 1154/2F, South : Out of S No 1154/K, West : Out of S No 1154/2F, North : S No 1154/1) Property ID : PUNB87622024119 Encumbrances : Not Known	A) Dt. 19/07/2019 B) Rs. 54,44,358.00 + further interest & charges w.e.f 01/07/2026 C) Dt. 09/01/2020 D) Symbolic Possession	Rs. 28.50 Lacs Rs. 2.85 Lacs Rs. 21,000/-	04/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Bhosari Skywin Industries Skywin Industries, Prop Mr. Dattatraya M. Raut, Runal Florence, Phase I, Flat No. E- 5, First Floor, Plot No. 19+21, Sector 21, Yamunanagar, Nigdi Pradhikaran, Taluka - Haveli, Pune - 411044	Runal Florence, Phase I, Flat No. E- 5, First Floor, Plot No. 19+21, Sector 21, Yamunanagar, Nigdi Pradhikaran, Taluka-Haveli, Pune - 411044. (Admeasuring Area 783 sq ft Built up + Parking 100 Sq ft) Property ID : PUNB87622024101 Encumbrances : Not Known	A) 04/07/2022 B) Rs. 336.61 Lakhs+ further interest & charges w.e.f 01/07/2026 C) 04/10/2022 D) Symbolic Possession	Rs. 52.90 Lacs Rs 5.30 Lacs Rs 21,000/-	04/08/2026 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 04/08/2026 @ 11:00 AM. 4) For detailed term and conditions of the sale, please refer **"https://baanknet.com"** & www.pnbindia.in.

Date : 16/07/2026
Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)