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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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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 30/09/2026 / 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
13	**Branch : Pune-Bibwewadi/098610** **Nikhil Pramod Ghatkar and Trupti Nikhil Ghatkar** **Nikhil Pramod Ghatkar and Trupti Nikhil Ghatkar, Add:-** Shivam Vihar A- Wing, Flat No. 402, Ambethan Chakan Road, Near Yashwant Nagar, Pune-410501. **Also at :** Flat No. 101, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune. **Also at :** Flat No. 102, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, Kasar Amboli Tal Mulshi, Dist. Pune. **Also at :** 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.** (Admeasuring Area Carpet - 386.68 Sq ft Terence-41.84 Sq ft Parking- 10 Sq mtr) **PROPERTY ID-PUNB87622024181** **Encumbrances : Not Known**	**A) 24/05/2021** **B) Rs. 81.39 Lakhs as on 31/10/2026 + Charges + further interest w.e.f. 01/11/2026** **C) 08/12/2021** **D) Physical Possession**	**Rs. 16.03 Lakh** **Rs. 1.60 Lakh** **Rs. 11000.00**	**Dt. 03/12/2026 at 11.00 Hrs to 15.00 Hrs** (with extension of 10 minutes if necessary)
14	**Branch : Kalyaninagar** **1.) M/S. Renu Hospitality LLP** **1) M/S. Renu Hospitality LLP**, Ground Floor, Nyati Unitree, Yerwada, Nagar Road, Pune 411006. **Also at:** F-801, One North Tower Spica, Sn. 133/136/137, Magarpatta Road, Hadapsar, Pune - 411028. **Also at:** Flat No. C-404, 4th Floor, Wing C, Annapurna Co Op. Hsg Society, Sea Shell, Charkop, Plot No 5,Sy No. 41, Sector 8,Kandiwali West, Mumbai-400067. **2) Smt. Renu Ratan** Flat No. 801, One North Tower Spica, S.No. 133P, 136P, 137P, Magarpatta Road, Hadapsar, Pune 411028. **Also at:** Flat No. C-404, 4th Floor, Wing C, Annapurna Co Op. Hsg Society, Sea Shell, Charkop, Plot No 5,Sy No. 41, Sector 8, Kandiwali West, Mumbai-400067. **3) Smt. Parjeev Kaur** Flat No. 8-A, Officer Hostel, Civil Line, Fountain Chouk, Bharat Nagar Chouk, Ludhiana, Punjab-141001. **Also at:** Flat No. 801, One North Tower Spica, S.No. 133P, 136P, 137P, Magarpatta Road, Hadapsar, Pune 411028.	Flat No. 404, 4th Floor, "Seas Shell Charkop Apartment CHSL", Plot No. 5, RSC – 25, Sector No. 8, S. No. 41, Kandivali West, Charkop, Borivali, Dist Mumbai 400067 (Admeasuring Area 50.18 Sq mtr built up) **Property ID-PUNBYG250028758** **Encumbrances : Not known**	**A. 01/12/2022** **B. Rs. 436.00 Lakhs + charges + intrest w.e.f. 01/11/2026** **C. 31/08/2023** **D. Symbolic Possession**	**Rs. 79.71 Lakhs** **Rs. 7.98 Lakhs** **Rs. 1.00 Lakhs**	**Dt. 03/12/2026 at 11.00 Hrs to 15.00 Hrs** (with extension of 10 minutes if necessary)
15	**Branch : Bhosari** **Keshav Goel & Keshav Goel and Associates** **Keshav Goel & Keshav Goel and Associates** **Address :** Commercial Office No. 01, 2nd Floor, B Wing, Pawani Pride, Plot No. LC1/2, Sector 32 A, PCNTDA , Ravet, Pune	**1)** 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) **Prperty ID PUNB8762202464** **Encumbrances : Not known**	**A. 29/04/2021** **B. Rs. 117.00 lakh + further interest & charges w.e.f. 01/11/2026** **C.19/03/2022** **D. Symbolic**	**Rs 95.42 Lakhs** **Rs 9.55 Lakhs** **Rs 01.00 Lakhs**	**Dt. 03/12/2026 at 11.00 Hrs to 15.00 Hrs** (with extension of 10 minutes if necessary)
16	**Branch : Pashan** **Smt. Mrs. Reena Nilesh Thole** **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 Bagh, 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) **Property ID PUNB8762202552** **Encumbrances : Not Known**	**A) 10/02/2025** **B) Rs.70.92 Lakhs + further interest w.e.f 01/11/2026 + Charges** **C) 21/11/2025** **D) Symbolic Possession**	**Rs. 76.64 Lakh** **Rs. 7.66 Lac** **Rs. 1.00 Lac**	**Dt. 03/12/2026 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 **03/12/2026 & 18/12/2026 @ 11:00 AM. 4)** For detailed term and conditions of the sale, please refer **"https://baanknet.com" & www.pnbindia.in.**

Date :12/11/2026
Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)