SAMB, MUMBAI First Floor, PNB Pragati Tower, Bandra Kurla Complex, Bandra-E, Mumbai- 400 051 e-mail :zs8356@pnb.bank.in

Ref: PNB/SAMB-MUM/Axelia Utility/ E-AUCTION/2026 18.11.2026

M/s Axelia Utility Management Pvt Ltd Chetas House, Plot no 1, S no 8+9, Siddhatek Society, Near Pashan Lake, Sutarwadi, Pashan Pune 411 021 **Email : chetascontrol@vsnl.net**	**Mr. Sanjay Kakade (Director and Guarantor)** Plot 55/11, Flat 1, Kakade Paradise, Ashok Path, Law College Road, Near Film Institute, Erandawane, Pune 411 038 **Email : sanjaykakadegroup85@gmail.com**
Mrs Usha Kakade (Director and Guarantor) Plot 55/11, Flat 1, Kakade Paradise, Ashok Path, Law College Road, Near Film Institute, Erandawane, Pune 411 038 **Email : Usk_usha@ymail.com**	**Mr Mahesh Deshmukh (Director and Guarantor)** 1013/14 Swastik Co Op Housing Soc Gokhalenagar Road, Model Colony, Pune 411 016
Mrs Asawari Deshmukh (Director and Guarantor) 1013/14 Swastik Co Op Housing Soc Gokhalenagar Road, Model Colony, Pune 411 016	**Mrs Asawari Deshmukh (Director and Guarantor)** 5 Sanman Apartment, CTS no 1077 A, Shivaji Nagar, Pune 411 016 **Email : chetascontrol@vsnl.net**

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) & Rule 9(1) 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 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*" basis 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).

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The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr 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))	Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 Outstanding Amount as on 30.10.2026 Possession Date u/s 13(4) of SARFESI ACT 2002 Nature of Possession Symbolic/Physical	A)Sale Price (Rs. in Rupees) B)EMD in Rs C)Bid Increase Amount in Rs.	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1	SAMB Mumbai. **M/s Axelia Utility Management Pvt Ltd** Reg: Chetas House, Plot no 1, S no 8+9, Siddhatek Society, Near Pashan Lake, Sutarwadi, Pashan Pune 411 021 • Mr SANJAY KAKADE • Mrs USHA KAKADE • Mr MAHESH DESHMUKH • Mrs ASAWARI DESHMUKH **(All are directors and guarantors)**	All that piece and parcel of land bearing Plot no. 89, 90 and 91 out of Survey no. 23 +24 +55 +56 +58/1, bearing CTS no. 293, admeasuring 1090.14 square meter and building and structures constructed thereon or may be constructed thereon, known as Kakade Palace Mangal Karyalay, situated at Karve Nagar, Hingane Budruk, Taluka Haveli, District Pune-411 052 in name of Shri Sanjay D Kakade and Mrs. Usha S Kakade	A) 03.03.2018 B) Rs 31,52,50,693.50 C) 09.07.2018 D) Symbolic Possession.	A.13,40,00,000 B. 1,34,00,000 C. 10,00,000	28.12.2026 11:00AM to 04:00PM	Not known

पंजाब नेशनल बैंक PNB SAMB BKC MUMBAI PUNJAB NATIONAL BANK

SAMB, MUMBAI First Floor, PNB Pragati Tower, Bandra Kurla Complex, Bandra-E,
Mumbai- 400 051 e-mail :zs8356@pnb.bank.in

TERMS AND CONDITIONS OF E-AUCTION SALE

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 auction sale will be "online through e-auction" portal **https://baanknet.com.**
2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) using their email-id and mobile number. The process of e-KYC is to be done through Digi-locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/s.PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
   (1) **https://baanknet.com** **(2) www.pnbindia.in**
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related Otherwise-Auction from e-auction portal (**https://baanknet.com**).
7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. **10 minutes** time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of **10 minutes** to the last highest bid, the e-auction shall be closed.
9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service ProviderM/s PSB Alliance Pvt. Ltd. Details of which are available on the (**https://baanknet.com**).
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will be sold only above the reserve price.i.e one incremental bid.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of NEFT / RTGS / TRANSFERs issued / transferred from a Scheduled Commercial Bank drawn in Account Name: **SUNDRY – NPA / SARFAESI / AUCTION RELATED, Account No: 835600317118A, IFSC: PUNB0835600, Branch: SAMB MUMBAI, Bank: PUNJAB NATIONAL BANK.** In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to

the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "***AS IS WHERE IS BASIS***" and "***AS IS WHAT IS BASIS***" and "***WHATEVER THERE IS BASIS***".
18. 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.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide. Occupancy certificate be independently verified by prospective auction bidder as same is not in the record of the bank.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser including GST if any.
21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
24. All Additional Amount as Govt. taxes over and above the successful bid price shall be borne by the successful bidder. For detailed term and conditions of the sale, please refer https://baanknet.com
25. In case the subject sale is set aside by any reason whatsoever and not limited to by virtue of any order, decision of any court/tribunal / authority, bank shall not pay any interest, charges, penalties to successful bidder.

Chief Manager
Authorized Officer
Punjab National Bank
Secured Creditor

Date: 18.11.2026
Place: Mumbai