



ARMB : Ground Floor, Aurora Towers, 9, Moledina Road, Pune - 411001
E mail: cs8762@pnb.BANK.IN

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 28/02/2026 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 : Kasbapeth (218520) Mrs. Maya Deepak Patil & Mr. Deepak Yashwant Patil Mrs. Maya Deepak Patil, Flat No.54, 9th Floor, Chintamani Heaven Near City Pride Kothrud, Pune – 411038 ALSO : Flat No. 904, Building No. A-11, Krishma Society, Kothrud, Pune - 411038 ALSO : Flat No. D4, S.No. 90/2/1B/15, Emerald, Virbhadrnagar, Behind Sadanand Hotel, Baner - 411045 Mr. Deepak Yashwant Patil, Flat No.54, 9th Floor, Chintamani Heaven Near City Pride, Kothrud, Pune – 411038 ALSO : Flat No.904, Building No. A-11, Krishma Society, Kothrud, Pune - 411038 ALSO : Flat No. D4, S.No. 90/2/1B/15, Emerald, Virbhadrnagar, Behind Sadanand Hotel, Baner - 411045 ALSO : Office No.122, Siddharth Towers, S.No.12, Kothrud, Pune - 411038	Duplex Flat No. D4, S No 90/2/1B/15, Emerald, Virbhadrnagar, Behind Sadanand Hotel, Baner - 411045 Encumbrances : Not Known	A) 02.08.2022 B) Rs. 63.75 Lakh + further interest w.e.f 01.04.2026 + other Charges C) 19.11.2022 D) Symbolic Possession	Rs. 137.49 Lakhs Rs. 13.75 Lakhs Rs. 1.00 Lakhs	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	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, Also : B-21, Vijay Nagar, Kalewadi opp Seva Vikas Bank Haveli Pune - 411017	Flat No.- 501, Floor 5th Wing B "Sai Sankul Bulding Shree Nagar, Kalewadi Road, Rahatani Tal-Haveli, Dist. Pune-411017. Encumbrances : Not Known	A) 02.12.2024 B) Rs. 57.80 Lakh+ further interest w.e.f 01.04.2026 + Other Charges C) 07.02.2025 D) Symbolic Possession	Rs. 51.25 Lakhs Rs. 5.13 Lakhs Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : KOTHRUD - 397400 Yashwant Ramchandra Haryan 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 Encumbrances : Not known	A) 04.01.2018 B) Rs. 90.46 Lakh+ further interest w.e.f 01.04.2026 + other charges C) 24.05.2018 D) Symbolic Possession	Rs. 49.52 Lakh Rs. 4.96 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : Bhosari (291900) M/s. Microfine Engineering 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, Also at : S. No. 224/3/1, Dighi Road, Opp. Siddheshwar School, Bhosari, Pune 411039 And Also-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 Encumbrances : Not Known	A) 10/05/2021 B) Rs.105.15 Lakh+ further interest w.e.f 01.04.2026 + other charges C) 06/12/2021 D) Symbolic Possession	Rs. 14.18 Lakh Rs. 2.00 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch : Talegaon (EOBC) Mr. Rajesh Kumar Chauhan Mr. Rajesh Kumar Chauhan, Address: House No. 786, C/o. Balkrushna Kotulkar, Near Shivaji Theatre, Somwar Peth, Talegaon 410506. Address: Flat No. 102, 1st Floor, Tushar Co-op. Housing Society Ltd, Plot No. 283, S. No. 37-45, CTS No. 674, Yashwant Nagar, Talegaon Dabhade, Tal -Maval, Pune - 410507	Address: Flat No. 102, 1st Floor, Tushar Co-Op Housing Society Ltd, Plot No. 283, S. No. 37-45, CTS No. 674, Yashwant Nagar, Talegaon Dabhade, Tal -Maval, Pune - 410507. Encumbrances : Not Known	A) 20/07/2022 B) Rs.27.29 Lakhs As on 31.03.2026 + further interest w.e.f 01.04.2026 + Charges C) 21/01/2023 D) Physical Possession	Rs. 18.98 Lakh Rs. 1.90 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	Branch : Bhosari Keshav Goel & Keshav Goel and Associates 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 32A, PCNTDA, Ravet, Pune.	Commercial Office No. 01, 2nd Floor, B Wing, Pawani Pride, Plot No. LC1/2, Sector 32 A, PCNTDA, Ravet, Pune. Encumbrances : Not known Kendriya Vihar Co-op Hsg Soc, Flat no 32, Building No C-2 1st floor Sector no 4 At post Bhosari Tal Haveli, Dist Pune 411070. Encumbrances : Not known	A) 29/04/2021 B) Rs 143.93 lakh + further interest & charges w.e.f. 01.04.2026 C) 19/03/2022 D) Symbolic Possession A) 18/03/2023 B) Rs 143.93 lakh + further interest & charges w.e.f. 01.04.2026 C) 12/07/2023 D) Symbolic Possession	Rs. 95.42 Lakh Rs. 9.55 Lakh Rs. 01.00 Lakh Rs. 59.36 Lakh Rs. 6.00 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
7	Branch : Pashan Smt. Mrs. Reena Nilesh Thole Smt. Mrs. Reena Nilesh Thole, Flat No. 2, 1 st 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, 1 st Floor, Shivayan Heights, Sr. No. 774+775/2, Plot No. 25, Near Karmayogi Nagar, Off Untawadi, Bhujbal Farm link road, Dist Nashik 422008. Encumbrances : Not Known	A) 10/02/2025 B) Rs 65.85 lakh + further interest & charges w.e.f. 01.04.2026 C) 04/07/2025 D) Symbolic Possession	Rs. 67.71 Lakh Rs. 7.00 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
8	Branch : Pune-bibwewadi/098610 Nikhil Pramod Ghatkar and Trupti Nikhil Ghatkar Nikhil Pramod Ghatkar and Trupti Nikhil Ghatkar Shivam Vihar A-Wing, Flat No. 402, Ambethan Chakan Road, Near Yashwant Nagar, Pune-410501 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 2. Flat No. 102, 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 3. 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 Encumbrances : Not Known 2. Flat No. 102, 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 Encumbrances : Not Known 3. 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 Encumbrances : Not Known	A) 24/05/2021 B) Rs.83,70,585.56 as on 31.03.2026 + Charges + further interest w.e.f 01.04.2026 C) 08/12/2021 D) Physical Possession	Rs.16.02 Lakh Rs.1.60 Lakh Rs. 21000 Rs.16.24 Lakh Rs.1.62 Lakh Rs. 21000 Rs.16.16 Lakh Rs.1.62 Lakh Rs. 21000	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
9	Branch : Kondhwa Pune M/s Kamal Metal Corporation Mrs. Kamal Narayan Makam (proprietor M/s Kamal Metal Corporation), Mr. Yogesh Narayan Makam (Guarantor), Both at: D-403, Fourth Floor, Parmar Pavan Co -op Housing Society Limited, Kondhwa Khurd, Lulla Nagar, Pune-411048.	D-403, Fourth Floor, Parmar Pavan Co -op Housing Society Limited, Near Fakhri Hall, Kondhwa Road, Kondhwa Khurd, Lulla Nagar, Pune-411048. Encumbrances : Not known	A) 25/07/2022 B) Rs 56.96 Lakh+ further interest + charges w.e.f 01.04.2026 C) 30/01/2023 D) Symbolic Possession	Rs.55.77 Lakh Rs.5.58 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
10	Branch : Kalyani Nagar, Pune/133110 Rajesh Vitthal Chougule Rajesh Vitthal Chougule, Flat no-A-801, Sr No-298/20/2021, Nyati Evita Bldg A Brista 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-41105 Encumbrances : Not known	A) 04/09/2024 B) Rs.101.09 lakhs as on 31.03.2026 + further interest + charges w.e.f. 01.04.2026 C) 11/12/2024 D) Symbolic Possession	Rs. 73.25 Lakh Rs. 7.33 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
11	Branch : Kalyani Nagar, Pune (133110) Mr. Kailas Ramchandra Mane and Mrs. Pratibha Kailas Mane Mr. Kailas Ramchandra Mane and Mrs. Pratibha Kailas Mane Add: Flat No. 401, 4th Floor, Building Sadashiv, Gram Panchayat Milkat No 155 & 692 (Part) village Bavdan Budruk, Tal. Mulshi, Pune-411021	Flat No. 401, 4th Floor, Building Sadashiv, Gram Panchayat Milkat No 155 & 692 (Part) village Bavdan Budruk, Tal. Mulshi, Pune-411021 Encumbrances : Not known	A) 03/08/2022 B) Rs. 38,91,828.94 as on 31.03.2026 + further interest + charges w.e.f 01.04.2026 C) 17/01/2023 D) Symbolic Possession	Rs. 29.76 Lakh Rs. 2.98 Lakh Rs.21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
12	Branch : Viman Nagar/114210 Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya Rakesh Kumar Maurya and Mrs. Jayshree Rakesh Maurya 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 Encumbrances : Not Known	A) 12/12/2024 B) Rs. 49,70,315.49. as on 31.03.2026 + further interest + Charges C) 13/02/2025 D) Symbolic Possession	Rs. 62.08 Lakh Rs. 6.21 Lakh Rs. 21000/-	Dt. 28/04/2026 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 : 09/04/2026
Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)