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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

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 / 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 – Satara Road (398400)** **Mrs. Sheetal Yogesh Kshirsagar** **Sheetal Yogesh Kshirsagar**, **Mr. Yogesh Ashok Kshirsagar**, **Mr. VinodAshok Kshirsagar, All at:** Flat No.25 A, at Ground Floor, Satya River Co-opertative Housing Ltd., Bhau Patil Road, Bopadi, Pune-411003	Flat No.25 A, at Ground Floor, Satya River Co-opertative Housing Ltd., Bhau Patil Road, Bopadi, Pune-411003 **Encumbrances : Not Known**	A) 04/09/2024 B) Rs. 30.58 Lakh + further interest w.e.f 01/04/2026 + other charges C) 12/12/2024 D) Symbolic Possession	Rs. 95.85 Lakh Rs. 9.59 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	**Branch : Kasabapeth, Pune-218520** **M/s Shravan Joshi Engineering Pvt ltd** **M/s Shravan Joshi Engineering Pvt ltd**, Shop no. 15, Ground Floor, Wing B,Orchid Complex, 1367, Sadashiv Peth, Off Bajirao Road, Pune -411030. **Also: Kavita Joshi, Legal Heir Late Shri GB Joshi** 30, Yashshree Society, Near Mit College, Off Paud Road, Pune. **Also: Smt. Asha Joshi, Legal Heir of Late Shri GB Joshi**, Bunglow No. 148, Forest Trails, Paranjape Cresent Bunglow, Paud Road, Bhugaon Pune. **Also: Savita Joshi &Other Legal Heir of Late Shri GB Joshi** Bunglow No. 148, Forest Trails, Paranjape Cresent Bunglow, Paud Road, Bhugaon Pune. **Also: Known and Unkown Legal Heir of Late Shri GB Joshi** Bunglow No. 148, Forest Trails, Paranjape Cresent Bunglow, Paud Road, Bhugaon Pune. **Also: Suraj k Ranade** 30, Yashshree Scoiety, Near MIT College Off Paud Road Kothrud, Pune 411038. **Also: Mahesh Duraiswamy** 1/3, Trust Pakkam South Street Devnathan Street, Mandeveli, Chennai, Tamilnadu 600028.	Shop no. 15, Ground Floor, Wing B ,Orchid, Complex, CTS-1367, (Old No 689)Sadashiv Peth, Off Bajirao Road , Pune -411030. **Encumbrances : Not Known**	A) 24/09/2020 B) Rs.513.87 Lakh + further interest w.e.f 01/04/2026 + other Charges C) 31/12/2020 D) Physical Possession	Rs. 172.34 Lakh Rs. 17.24 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	**Branch : PNB- Camp, Pune-038600** **Sandeep Dattatray Pawar** **Sandeep Dattatray Pawar**, **Neha Sandeep Pawar, Both at :** D-1103, Amit Colony, Undri, Pune 411060 **Also :** Flat No. 705, 7th Floor, Wing A-3, in the scheme named,Gagan Akanksha Phase-1, Gat No-524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Pune 412202. **Also :** Flat No. 708,7th Floor at Wing A-3 in the scheme named Gagan Akanksha Phase I, at Gat No. 524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Pune 412202	Flat No. 705, 7th Floor, Wing A-3, in the scheme named,Gagan Akanksha Phase-1, , Gat No-524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Pune 412202 **Encumbrances : Not Known**	A) 01.08.2024 B) Rs. 110.16 lakh + further interest w.e.f 01/04/2026 + other charges C) 14/10/2024 D) Physical Possession	Rs. 21.98 Lakh Rs. 2.20 Lakh Rs. 21,000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		Flat No. 708,7th Floor at Wing A-3 in the scheme named Gagan Akanksha Phase I, at Gat No. 524, Koregaon Mul, Off Naigaon Road, Opposite Pragyadham Hospital, Pune 412202 **Encumbrances : Not Known**	A) 01.08.2024 B) Rs. 110.16 lakh + further interest w.e.f .01/04/2026 +other charges C) 14/10/2024 D) Physical Possession	Rs. 21.89 Lakh Rs. 2.19 Lakh Rs. 21,000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	**Branch : PUNE CAMP-038600** **Swaraj Education Society** **M/s Swaraj Education Society, Add:** "Saideep", Vinayak Colony, Agashivnagar, Malkapur, Taluka- Karad, District - Satara- 415 539 **ALSO : M/s Swaraj Education Society's Swaraj Institute of Management, Add :** NH-4, Vanvasmachi, Taluka Karad, District Satara- 415 105 **ALSO : Mr. Ajit Dinkarrao Thorat, Mr. Deepak Dinkarrao Thorat, Mr. Dinkarrao Shankar Thorat, Add:** "Saideep", Vinayak Colony,Agashivnagar, Malkapur, Taluka- Karad, Satara- 415 539 **ALSO : Mr. Balajiraje Prithviraj Naik Nimbalkar, Add :** 870/A, Satyaki Bungalow, Kasba Bawda Road, Kolhapur- 416 006 **ALSO : Mr. Sharadchandra Vishnu Desai, Add :** 10, ZP Colony, Agashivnagar, Karad , District Satara- 415 539 **ALSO : Mr. Ajit Kakaso Pawar : Add :** At & Post Chitali, Taluka Khatav Distt Satara- 415 102 **ALSO : Mr Deepak Keshav Nagane, Add :** Shreyas Bungalow ,Karamveer Nagar, M G Vidyalaya Parisar, Ashta, Taluka- Valava, Sangli- 416 301	1. Residential Bunglow "Sai Deep", Gr. Floor + 1st Floor, S. No. 146/1, Near Krishna Medical Girls Hostel, Karad, Dist. Satara **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 104.90 Lakh Rs. 10.49 Lakh Rs. 1.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		2. NA Open Plot Gat No. 745, Near Swaraj Institute of Management, Bangalore Highway, Village - Vanwasmachi (Umbraj), Tal. Karad, Distt. Satara. **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 18.00 Lakh Rs. 1.80 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		3. NA Open Plot Gat No. 807, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 75.33 Lakh Rs. 7.54 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		4. NA Open Plot Gat No. 808, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad Distt Satara. **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 25.11 Lakh Rs. 2.52 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		5. NA Open Plot Gat No. 809, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 21.87 Lakh Rs. 2.22 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		6. College premises consisting Ground Floor + 1st Floor, Gat No. 636, Near Jain Mahavir Temp-le, Bangalore Highway, Village Vanwasmachi (Umbrai), Tal. Karad, Dist. Satara-415105 **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 446.23 Lakh Rs. 44.63 Lakh Rs. 2.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		7. NA Open Plot Gat No. 810, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. **Encumbrances : Not known**	A) 03.11.2018 B) 635.26 Lakh+ further interest w.e.f 01.04.2026 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 38.07 Lakh Rs. 3.81 Lakh Rs. 21000/-	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	**Branch - Ranjangaon** **Smt. Divya Vijay Karle (Divya Adinath Kothule),** **Mr. Adinath Ramdas Kothule**, **Both At :** At Post Khandala, Near Shani Mandir, Karle Wasti, Ahmednagar 414006 **& Also At :** Flat No. 104, 1st Floor, Wing B, Green City, Bhairav Dhan, Plot No. A, S. No. 319 & 320, Shirur - Golegaon road, Shirur, Pune - 412210	Flat No. 104, 1st Floor, Wing B, Green City, Bhairav Dhan, Plot No. A, S. No. 319 & 320, Shirur - Golegaon Road, Shirur, Pune – 412210 **Encumbrances : Not Known**	A) Dt. 08.08.2022 B) Rs. 29.32 Lakh + further interest w.e.f 01.04.2026 + Charges C) Dt. 18.01.2023 D) Physical Possession	Rs. 20.70 Lacs Rs. 2.07 Lacs Rs. 21000.00	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	**Branch - Pimpri** **Smt. Surekha Hanumant Janjire,** Flat No D2-502, Verve Apartment, Laxmi Chowk Road, Wakad, Pune- 411057 **And Also At : Smt. Surekha Hanumant Janjire,** Flat No. 110, 1st Floor, Scheme NO. 1, Building No. A4. Shrinath Housing Society, Sector No. 34 and Sector No 36, Rahatani Link Road, Thergaon, Pune 411033 **And Also At : Smt. Surekha Hanumant Janjire,** Kasari, Post : Kadasakhar, Tal Aashti, Beed 414208	Flat No. 110, 1st Floor, Scheme NO. 1, Building No. A4. Shrinath Housing Society, Sector No. 34 and Sector No 36, Rahatani Link Road, Thergaon, Pune 411033 **Encumbrances : Not Known**	A) Dt. 08/12/2021 B) Rs. 11.68 Lakhs as on 31.03.2026 + Future Interest and other recovery charges w.e.f. 01.04.2026 C) Dt. 17/06/2022 D) Symbolic Possession	Rs. 17.10 Lakh Rs. 1.71 Lakh Rs. 21000.00	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
7	**Branch - Bhosari** **M/s Ace Spasm enterprises through its proprietor** **Mr. Arvind Vitthal Shingade, Address:** Flat No. 8 2nd Floor, Lokesh Co-Op Housing Society Ltd., Plot No. 18C, S.No. 99, CTS No. 6687, 6688, Near Yashwant Nagar Chowk, Pimpri Waghire, Pune 411018. **Also at :** S. No. 227, H No. D9/B, Sandvik Colony, Bhosari, Pune 411039. **Also at :** Plot No. b-46, Pandare Industrial Area, Village Pandare, Taluka Baramati Dist Pune – 413110. **Also at :** Shop/Office No. 60B, 1st Floor, Plot No. PAP/J-60, J-Block, Durga Hotel Lane, MIDC, Pimpri Industrial Area, Village – Bhosari, Tal – Haveli, Dist Pune 411026.	Address: Plot No. b-46, Pandare Industrial Area, Village Pandare, Taluka Baramati Dist Pune – 413110. Land Area:4997 Sqm **Encumbrances : Sale is subject to outcome of SA No. 126/2022 Pending before honourable DRT Pune**	A) Dt. 22/04/2021 B) Rs. 471.00 Lakhs as on 31.03.2026 + Future Interest and other recovery charges w.e.f. 01.04.2026 C) Dt. 20/09/2021 D) Physical Possession (Open Land)	Rs. 209.44 Lakh Rs. 21.00 Lakh Rs. 5.00 Lakh	Dt. 28/04/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
8	**Branch : Deccan, Wagholi & Pashan** **Sabavath Anita Gopal Naik,** Flat No. 1105, CERATEC CITY, Wing –A,S. No. 33/6/B, Near akurdi City,Katraj-Kondhwa Road, Pune-411046	Flat No. 1105, 11th Floor, Wing A, Ceratec City, Hissa No. 6B, 6B/8/1, 6B/12, S. No. 33,Near Akurdi City, Katraj Kondhwa Road,Yeolewadi , Pune. 411046. **Encumbrances : Subject to the Matter SA No. 237/2025 at DRT, Pune**	A) Dt. 01/10/2021 B) Rs 118.88 Lakhs as on 31.01.2026 + further interest w.e.f 01.04.2026+ Charges C) Dt. 15/02/2022 D) Physical Possession	Rs. 52.63 Lacs Rs. 5.30 Lacs Rs 1,00,000/-	Dt. 28.04.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
9	**Branch : Pimpri** **Mr. Lukman Harun Nadaf (Borrower), Add:-** Flat No 14 ,3rd floor ,building A, Sukhwani Residency A Co-Op Housing Society, SNo 19/3+4+5A+5B, Dapodi, Pune-411012 **And also at :** House No 497, S T Road, Shelar Chawl, Barathe Vasti, Dapodi, Pune-411012.	All that piece and parcel of the Flat No 14 on 3rd floor admeasuring 720sq ft in the building A in the Sukhwani Residency A Co-Op Housing Society Ltd constructed on the land situated at Dapodi bearing SNo 19/3+4+5A+5B, 20/7 within the limits of the Pimpri Chinchwad Municipal Corporation. **Encumbrances : Not known**	A) Dt. 18/12/2025 B) Rs. 43,82,500.05/- as on 31.03.2026 + Charges + further interest w.e.f. 01.04.2026 C) Dt. 25/02/2026 D) Symbolic	Rs. 47.30 Lacs Rs. 4.73 Lacs Rs. 21,000/-	Dt. 15.05.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
10	**Branch - Ranjangaon** **Shri Shekhar Sakharam Dalvi,** Flat No 7, Swami Chhya Phase 2, Near Tehsil Office. Vitthal Nagar, Shirur 412210 **Also At :** Flat No. 304 On 3rd Floor of Building Wing A, 9 Green Sr. No. 65/6A + 6B/1/1 At Vill Hadapsar Tal. Haveli, Dist. Pune 411028	Flat No. 304 On 3rd Floor of Building Wing A, 9 Green Sr. No. 65/6A+6B/1/1, At Vill Hadapsar, Tal Haveli, Dist Pune 411028 **Encumbrances : Not Known**	A) Dt. 15-10-2024 B) Rs. 31.73 Lakhs + further interest w.e.f 01.04.2026 + Charges C) Dt. 25/01/2025 D) Physical Possession	Rs. 53.10 Lakh Rs. 5.32 Lakh Rs. 1.00 Lakh	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 : 08/04/2026
Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)