



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 (Mortgagors 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	Reserve Price EMD Bid Increase Amount	Date / Time of E-Auction
			B) Outstanding Amount as on 30/04/2026		
1	Branch : Pimple Saudagar, Pune Mr. Ashok Baban Navalkar and Mrs. Surekha Ashok Navalkar Mr. Ashok Baban Navalkar and Mrs. Surekha Ashok Navalkar, Flat No. 23, 5th Floor, rachana Blossom, S. No. 60/2/1, 60/3/1, Plot No. B, Aundh, Tal Haveli, Dist Pune 411007 ALSO : Shop No. 54, Ground Floor, Building No. B, Lakeshore Residency, S. No. 393/2B + 2A/1, Talegao Dabhade, Tal Maval Dist Pune 410506	Flat No. 23, 5th Floor, rachana Blossom, S. No. 60/2/1, 60/3/1, Plot No. B, Aundh, Tal Haveli, Dist Pune 411007 Encumbrances : Not known	A) 30/12/2024	Rs. 45.70 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 46,03,113/- as on 30/04/2026 + further interest w.e.f 01/05/2026	Rs. 4.57 Lac	
2	Branch : Bhosari 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	Shop No. 54, Ground Floor, Building No. B, Lakeshore Residency, S. No. 393/2B + 2A/1, Talegao Dabhade, Tal Maval Dist Pune 410506 Encumbrances : Not known	A) 30/12/2024	Rs. 50.20 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 46,03,113/- as on 30/04/2026 + further interest w.e.f 01/05/2026	Rs. 5.02 Lac	
3	Branch : Kasabapeth, Pune M/s Shraavan Joshi Engineering Pvt Ltd M/s Shraavan 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 Society, Near MIT College Off Paud Road Kothrud, Pune 411038. Also: Mahesh Duraiswamy 1/3, Trust Pakkam South Street Devnathan Street, Mandaveli, Chennai, Tamilnadu 600028.	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	Rs. 14.18 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 106.20 Lakh as on 30/04/2026 + further interest w.e.f 01/05/2026 + Charges	Rs. 2.00 Lac	
4	Branch : Ranjangaon Smt. Divya Vijay Karle (Divya Adinath Kothule) 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	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	Rs. 172.34 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 520.91 Lakh as on 30/04/2026 + further interest w.e.f 01/05/2026 + other Charges	Rs. 17.24 Lac	
5	Branch : Deccan Gymkhana Pune (094110) M/s K P TECH IMPEX M/s K P TECH IMPEX, Prop. Mr. Manoj Kumar S Lunkad, Flat No. B-407, Sy.No.587, Hyde Park, Market Yard, Pune-411037 Mr. Manoj Kumar S Lunkad Flat No 401,4th floor, Atharva Jayatu,Zebion House" Final Plot No.280 Sub Plot 7, New S no 524 (Part) CTS No383/8, New Timber Merchant Society, Ghorpadl Peth Pune-411042 ALSO : Mr. Surekha Manoj Lunkad, Flat No 401, 4 th Floor Plot,No.280, Sub Plot No7, New S NO 524 (Part)CTS No383/8 ,New Timber Merchant Society, Ghorpade Peth, Pune-411042	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) 08/08/2022	Rs. 21.60 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 29.96 Lakh as on 30/04/2026 + further interest w.e.f 01/05/2026 + other Charges	Rs. 2.16 Lac	
6	Branch : Deccan Gymkhana Pune (094110) Mr. Anna B Mahadik & Mrs. Manisha Anna Mahadik Mr. Anna B Mahadik & Mrs. Manisha Anna Mahadik, Flat No. 1604, Sector R-2, Sy No. 138, Tower No. 7 16th Floor "Amanora Park Town", Sadesataranali Hadapsar Pune 411028	Flat No. 401, 4th Floor , admeasuring about 77.88 Sq. Mtrs. Carpet in area (including areas of balconies) with adjoining same level terrace having area about 104.36 Sq. Mtrs., Atharva Jayatu, New S.No. 524 (part), CTS No.383/8, New Timber Merchant Society, Ghorpade Peth (old Nisbat Munjeri) , Pune Encumbrances : Not Known	A) 07/10/2019	Rs. 163.80 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 622.20 Lakh as on 30/04/2026 + further interest w.e.f 01/05/2026 + other Charges	Rs. 16.38 Lac	
6	Branch : Deccan Gymkhana Pune (094110) Mr. Anna B Mahadik & Mrs. Manisha Anna Mahadik Mr. Anna B Mahadik & Mrs. Manisha Anna Mahadik, Flat No. 1604, Sector R-2, Sy No. 138, Tower No. 7 16th Floor "Amanora Park Town", Sadesataranali Hadapsar Pune 411028	All that part and parcel of Flat No. 1604, Sector R-2, Sy No. 138, Tower No. 7 16th Floor "Amanora Park Town", Sadesataranali Hadapsar Pune 411028, Carpet Area : 1278.44 Sq Feets Encumbrances : Not known	A) 07/10/2019	Rs. 153.03 Lac	26/05/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
			B) Rs. 174.19 Lakh as on 30/04/2026 + further interest w.e.f 01/05/2026	Rs. 15.303 Lac	

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 26.05.2026 @ 11:00 AM 4) For detailed term and conditions of the sale, please refer "https://baanknet.com" & www.pnbindia.in.

Date : 08/05/2026
Place: Pune

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

Authorised Officer,
Punjab National Bank
(Secured Creditor)