



ARMB : Ground Floor, Aurora Towers,
9, Molledina 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 B) Outstanding Amount as on 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 : PUNE CAMP-038600 Swaraj Education Society M/s Swaraj Education Society, Add: "Saideep", Vinayak Colony, Agashivnagar, Malkapur, Taluka-Karad, District-Satara-415539 ALSO : M/s Swaraj Education Society's Swaraj Institute of Management, Add : NH-4, Vanasmachi, Taluka Karad, District Satara-415105 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. Balajiraj Prithviraj Naik Nimbalkar, Add : 870/A, Satyaki Bungalow, Kasba Bawda Road, Kolhapur-416006 ALSO : Mr. Sharadchandra Vishnu Desai, Add : 10, ZP Colony, Agashivnagar, Karad, District Satara-415539 ALSO : Mr. Ajit Kakaso Pawar : Add : At & Post Chitali, Taluka Khatav Distt Satara-415102 ALSO : Mr. Deepak Keshav Nagane, Add : Shreyas Bungalow, Karamveer Nagar, M G Vidyalaya Parisar, Ashta, Taluka- Valava, Sangli-416301	1. Residential Bunglow "Sai Deep", Gr. Floor + 1st Floor, S. No. 146/1, Near Krishna Medical Girls Hostel, Karad, Dist. Satara Encumbrances : Not known 2. NA Open Plot Gat No. 745, Near Swaraj Institute of Management, Bangalore Highway, Village - Vanwasmachi (Umbraj), Tal. Karad, Distt. Satara. Encumbrances : Not known 3. NA Open Plot Gat No. 807, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. Encumbrances : Not known 4. NA Open Plot Gat No. 808, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. Encumbrances : Not known 5. NA Open Plot Gat No. 809, Near Swaraj Institute of Management, Bangalore Highway, Village Vanwasmachi (Umbraj), Tal. Karad, Distt Satara. Encumbrances : Not known 6. 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) 598.14 Lakh+ further interest w.e.f .01.11.2025 + Other charges C) 13.03.2019 D) Symbolic Possession A) 03.11.2018 B) 598.14 Lakh + further interest w.e.f 01.11.2025 + Other charges C) 13.03.2019 D) Symbolic Possession A) 03.11.2018 B) 598.14 Lakh + further interest w.e.f 01.11.2025 + Other charges C) 13.03.2019 D) Symbolic Possession A) 03.11.2018 B) 598.14 Lakh + further interest w.e.f 01.11.2025 + Other charges C) 13.03.2019 D) Symbolic Possession A) 03.11.2018 B) 598.14 Lakh + further interest w.e.f 01.11.2025 + Other charges C) 13.03.2019 D) Symbolic Possession	Rs. 80.33 Lakh Rs. 8.04 Lac Rs. 21,000 Rs. 18.00 Lakh Rs. 1.80 Lakh Rs. 21000/- Rs. 87.89Lakh Rs. 8.79 Lakh Rs. 21000/- Rs. 29.30 Lakh Rs. 2.93 Lakh Rs. 21000/- Rs. 25.52 Lakh Rs. 2.56 Lakh Rs. 21000/- Rs. 44.42 Lakh Rs. 4.45 Lakh Rs. 21000/-	05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) 05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) 05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) 05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) 05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Satara Road-398400 M/s Perfect Corporation Ltd Director-Santosh Bajirao Shelar AND Mrs. Sarika Santosh Shelar M/s Perfect Corporation Ltd Add 2 : Gat No.105, Piracha Mala Rahimpatpur Road, at Kabse Mansur, Tal. Karad, Dist. Satara. ALSO : Mr. Santosh B Shelar, Mrs. Sarika Santosh Shelar, Gat No.105, Piracha Mala Rahimpatpur Road, at Kabse Mansur, Tal. Karad, Dist. Satara. ALSO : Mr. Satish Pharande, Flat No.F2, 27/21A, Plot No.1, Shantia Shrushti – II , Teshwani Colony , Godoli , Satara - 415002. ALSO : Mr. Ramchandra Bableshwar Flat No.106, Building A , Heaven Park, Katraj Knodhwa Road, Pune - 411028.	Factory Land & Building situated at Gat No.105 (Old Gat No.934), Piracha Mala, Masur - Rahimpatpur Road, Village - Masur , Taluka - Karad, District - Satara - 415106.) AND Plant and Machinery situated at above factory and useful in mfg of Pet Puffets Trays, Plastics films etc for agro & pharma industries Encumbrances : Not known	A) 02.01.2017 B) 1292.92 Lakh + further interest w.e.f 01.11.2025 C) 17.05.2017 D) Symbolic Possession	Rs. 371.30 Lakh Rs. 37.13Lakh Rs. 21000/-	05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Satara Road (398400) Mrs. Sheetal Yogesh Kshirsagar Sheetal Yogesh Kshirsagar. Mr. Yogesh Ashok Kshirsagar, Mr. Vinod Ashok Kshirsagar, All At : Flat No. 25 A, at Ground Floor, Satya River Co-operative Housing Ltd. Bhau Patil Road Bopadi Pune -411003	Flat No. 25 A, at Ground Floor, Satya River Co-operative Housing Ltd. Bhau Patil Road Bopadi Pune -411003 Encumbrances : Not known	A) 04.09.2024 B) 28.83 Lakh + further interest w.e.f. 01.11.2025 + other charges C) 12.12.2024 D) Symbolic	Rs. 93.60 Lakh Rs. 9.36 Lakh Rs. 21,000/-	05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : KOTHRUD - 397400 Yashwant Ramchandra Haryan Yashwant Ramchandra Haryan, Mrs. Yamini Yashwant Haryan, 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, 2/5/1, 2/5/2, 2/5/2, 2/5/24, 2/5/2/5, 2/5/2/6, Plot No. B, Village: Ambegaon, Budruk, Taluka: Haveli, District- Pune Encumbrances : Not known	A) 04.01.2018 B) 86.59 Lakh+ further interest w.e.f 01.11.2025 + other charges C) 24.05.2018 D) Symbolic Possession	Rs. 55.02 Lakh Rs. 5.50 Lakh Rs. 21000/-	05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch : PUNE-BIBWEWADI/098610 Nikhil PramodGhatkar and Trupti Nikhil Ghatkar Nikhil PramodGhatkar and Trupti Nikhil Ghatkar, Add- ShivamVihar A- Wing, Flat No. 402, AmbethanChakan Road, Near Yashwant Nagar, Pune - 410501	1) Flat No. 101, 1st floor, Shree Ganesh Residency, at Gat No. 65 P. No. 7 and 8, KasarAmboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil PramodGhatkar 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, KasarAmboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil PramodGhatkar 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, KasarAmboli Tal Mulshi, Dist. Pune, In the name of Mr. Nikhil PramodGhatkar and Mrs. Trupti Nikhil Ghatkar Encumbrances : Not known	A) 24.05.2021 B) Rs. 79,36,878.86 as on 31.10.2025 + Charges + further interest C) 08.12.2021 D) Physical	Rs. 16.02 Lacs Rs. 1.60 Lacs Rs. 21000/- Rs. 16.20 Lacs Rs. 1.62 Lacs Rs. 21,000/- Rs. 16.15Lacs Rs. 1.61Lacs Rs. 21000	05.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	Branch : PUNE CAMP-038600 Prashant Atmaram Shahane and Dipali Shahane and Prashant Goldsmith Mr. Prashant Atmaram Shahane, Mrs. Dipali Prashant Shahane (Co-Borrower), Both At : Flat No. 204 & 204-A 2nd Building No. A-3, "Lunkad Amazon Co-Operative Housing Society Ltd., Village -Lohgaon, Taluka Haveli, Dist Pune - 411014 Also : Prashant Goldsmith - Prop. Prashant Atmaram Shahane, Shop No. 9, at Post Shikrapur, Pune Nagar Road, Taluka Shirur Dist. Pune - 412208 Also : Mr. Prashant Atmaram Shahane & Mrs. Dipali Shahane, Flat No. 603, 6th floor in Tower No. F, Panchashil Tower, Mouje Wagholi, Tal. Haveli, Dist Pune 412207. Also : Mrs. Dipali Prashant Shahane - (Guarantor of Prashant Goldsmith account) Flat No. 204 & 204-A, 2nd Building No. A-3, "Lunkad Amazon Co-Operative Housing Society Ltd., Village - Lohgaon, Taluka Haveli, Dist Pune -411014	Flat No. 603, 6th floor in Tower No. F, 3 covered car parking Space, Panchashil Tower, Mouje Wagholi Tal-Haveli, Dist Pune - 412207 Encumbrances : Not known	A) 01.07.2025 B) 357.16 Lakh+ further interest w.e.f 01.11.2025 + other charges C) 22.09.2025 D) Symbolic Possession	Rs. 479.28 Lakh Rs. 47.93 Lakh Rs. 21000/-	24.12.2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
7	Branch : Pashan-049500 M/S Suraj Technology Prop- Mr. Suraj C Padwalkar M/S Suraj Technology Prop- Mr. Suraj C Padwalkar Shop No.34, 1st Floor, Bhosale Shinde Arcade, J M Road, Deccan Gymkhana, Pune -411004. Also at: Shop No.52, 1st Floor, Bhosale Shinde Arcade, J M Road, Deccan Gymkhana, Pune -411004. Also at: 30, Ward No.3, behind jakat naka, Shewalewadi, Solapur road, Rajyog Bhawan, Manjeri-412307. Also at: Flat No.501, 5th Floor, Building/Wing No. East-B, Opulent Central Park, S.No.86, Hissa No.2B/2/14, 2B/2/1, 2B/2/1/5, Off Manjri Stud farm, Next to Bharat Petrol pump, Manjri Budruk, Tasil-Haveli, Dist- Pune, Maharashtra-412307.	1. Shop no 34, 1st floor, Survey no 65,Final plot No 658, CTS No. 629A/5, Bhosale shinde Arcade Village Mouje Shivajinagar (Bhamburda) Taluka- haveli, Dist- Pune 411045 admeasuring 190 Sqft i.e 17.65 Sqmt builtup. Encumbrances : Not Known 2. Shop no 52, 1st floor, Final plot no 658, CTS No. 629A/5, Bhosale shinde Arcade Village Mouje Shivajinagar (Bhamburda) Taluka- Haveli, Dist-Pune 411045 admeasuring 210 Sqft i.e 9.29 Sqmt builtup. Encumbrances : Not Known	A) Dt. 24/05/2021 B) 91.36 Lakh + further interest + charges w.e.f 01/11/2025 C) Dt. 24/02/2022 D) Symbolic	Rs. 35.05 lac Rs. 3.50 lac Rs. 21,000/- Rs. 38.73 lac Rs. 03.87 lac Rs. 21,000/-	05/12/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
8	Branch : BO Deccan Gymkhana, 094110 Pune M/s. Manisha Construction Company M/s. Manisha Construction Company, Manisha Capital, Plot No 62/11, Opp. Sonal Hall, Erandwane, Pune 411004, Also Mr. Gundappa Laxman Mane, Flat No. 601, Boston apartment, Prabhav road, Pune, 411004 Also Mr. Maruti Laxman Mane, Flat no 201, Boston apartment, Prabhav Road, Pune, 411004, Also Mr. Shivaji Laxman Mane, Manisha Villa, Bharane, Tal Khed Ratnagiri 415621, Also Mr. Sadashiv Laxman Mane, S No 64, CTS 115 A, Boston, Flat No 501, Prabhav Road, Erandwane, Pune 411004 Also Mr. Santosh Laxman Mane, S No 64, CTS 115 A, Boston Apartment, Flat no 301, Prabhav Road, Erandwane Pune 411004.	1) All that piece and parcel of the property i.e. Flat No. 9 , on the 3rd floor, built-up area 490 sq. ft. i.e. 45.52 sq.mtrs along with 4.42% undivided share in the common area and facilities and along with exclusive use of car park No. 17, admeasuring area 100 sq. ft. i.e. 9.29 sq.mtrs. In the building known as "Rachana Sanskruti" constructed on land bearing Sub Plot No. 1B out of Final Plot No. 117+121/2, now bearing CTS No. 85/2+83/1, situated at village Erandwane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 and the said land admeasuring area 506 sq.mtrs owned by Mr. Santosh Laxman Mane . 2) All that piece and parcel of the property i.e. Flat No. 10 , on the 3rd floor, built-up area 715 sq. ft. i.e. 66.42 sq.mtrs along with car parking No. 10 admeasuring area 100 sq. ft. i.e. 9.29 sq.mtrs along with 6.45% undivided share in the common areas and facilities, in the building known as "Rachana Sanskruti" constructed on land bearing Sub Plot No. 1B out of Final Plot No. 117+121/2, now bearing CTS No. 85/2+83/1, situated at village Erandwane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 and the said land admeasuring area 506 sq.mtrs Manjri Laxman Mane . 3) All that piece and parcel of the property i.e. Flat No. 12 , on the 3rd floor, built-up area 525 sq. ft. i.e. 48.77 sq.mtrs along with 4.72% undivided share in the common areas and facilities, in the building known as "Rachana Sanskruti" constructed on land bearing Sub Plot No. 1B out of Final Plot No. 117+121/2, now bearing CTS No. 85/2+83/1, situated at village Erandwane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 and the said land admeasuring area 506 sq.mtrs Manjri Laxman Mane . Encumbrances : Not Known	A) Dt. 30/12/2024 B) 928.38 Lakh + further interest + charges w.e.f 01/11/2025 C) Dt. 11/03/2025 D) Symbolic	Rs. 402.00 Lacs Rs. 40.20 Lacs Rs. 1.00 Lacs	05/12/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

.... continue on next page

