



'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. **Tel.:** 020-2733 5351

Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Sr. No.	Name of Borrowers / Guarantors	Total dues as on 28/10/2024	Short description of the immovable property and Type of Possession	Reserve Price
				EMD Amt.
				Bid Increment Amt.
1	Pimpri Budruk Branch Borrower : 1. Mr Yogesh Ramnarayan Agarwal 2.Mrs Indu Ramnarayan Agarwal Flat No 01,Ground Floor,ShivAgrasen Apt, Milkat No 7/298,S.No 53/1,Near Water Tank, Rajgurunagar, Tal-Khed, Dist-Pune 410505 Guarantor: 3. Mr Sachin Gulab Rakshe Rakshewadi,Near S T Stand, Rajgurunagar, Tal-Khed Dist-Pune 410505	Rs. 29,31,951/- (Rupees Twenty Nine Lakhs Thirty One Thousand Nine Hundred Fifty One Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	Flat No 01, Ground Floor, Shiv Agrasen Apartment, constructed on land bearing Milkat No 7/298, Gat. No 53/1, situated Near Water Tank, Rajgurunagar, Tal-Khed Dist-Pune-410505, area 74.3218 sqm., 800 sq. ft. Possession Type: Physical Encumbrances known to Bank: NIL	RP : 16,80,000/- EMD : Rs. 1,68,000/- BI : Rs 30,000/-
2	Lonavala Branch Borrower 1. Mr. Naresh Nagaram Suryavanshi, 2. Mr. Gopal Nagaram Suryavanshi Albuja House Flat No 2, House No. 201, Opp.to ST Stand Lonavala Tal Maval, Pune 410401	Rs. 26,80,522/- (Rupees Twenty Six Lakhs Eighty Thousand Five Hundred and Twenty Two Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	Flat No.301 at Third Floor in Apartment named 'Savitri Shankar Apartment', Plot No. 3A, CTS No.1139, 1140, Near Malav Valencia Building, Shedavali Road, Anand Nagar, Khopoli, Village Chinchvali Shekin, Tal Khalapur, Dist. Raigad – 410203, Area 425 sq. ft Possession Type: Physical Encumbrances known to Bank: NIL	RP : Rs. 8,60,000/- EMD : Rs. 86,000/- BI : Rs 30,000/-
3			Flat no.403 at Fourth Floor in Apartment named 'Savitri Shankar Apartment', Plot No. 3A, CTS No.1139, 1140, Near Malav Valencia Building, Shedavali Road, Anand Nagar, Khopoli,Village-Chinchvali Shekin, Tal Khalapur, Dist. Raigad – 410203, area 650 sq. ft, carpet area 380.17 sq. ft. Possession Type: Physical Encumbrances known to Bank: NIL	RP : Rs. 13,16,000/- EMD : Rs. 1,31,600/- BI : Rs 30,000/-
4	Akurdi branch Borrower : 1. Late Mahesh Mangilal Bajrange, 2. Legal Heir: Smt Gayatri Mahesh Bajrange, 3. Legal Heir: Mr Lalit Mahesh Bajrange, 4. Legal Heir : Miss Jayshree Mahesh Bajrange, 5. Legal Heir : Miss Drishti Mahesh Bajrange (Minor) Represented by Natural guardian Smt Gayatri Mahesh Bajrange Address 1: Flat No- 09 Fifth Floor, CTS No 4487, Sr No 251/1/1 Link Road Skyline Oasis, Chinchwad, Pune-411033 Address 2: Flat No 304 3rd Floor Shantali Homes, CTS No 128 Chikhali Tal Haveli Dist Pune 412114.	Rs. 21,85,504/- (Rupees Twenty One Lakhs Eighty Five Thousand Five Hundred and Four Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	Flat no-304, Third floor, Shantali Homes, CTS No 128, Village Chikhali, Tal Haveli Dist- Pune admeasuring 42.00 Sq. Mtrs (Carpet area) + 7.00 Sq. Mtrs Terrace, Total 49.00 Sq. Mtrs. Possession Type: Physical Encumbrances known to Bank: NIL	RP : Rs. 26,91,000/- EMD : Rs. 2,69,100/- BI : Rs 50,000/-
5	Branch name: Indrayaninagar Borrower : 1. M/s. Sahil Engineering Works Prop. Mr. Sandeep Gangaram Shinde Flat No. 6, 2nd Floor, Shri Ganraj Apartment, Dighi Bhosari Road, Dighi, Pune- 411015 2. Mr. Sanjay Vishwanath Mule At Chikhali, Post Moshi, Dist. Pune- 412105	Rs. 13,45,644/- (Rupees Thirteen Lakhs Forty Five Thousand Six Hundred and Forty Four Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	Flat No. 6, 2nd Floor, Shri Gajanan Apartment, S. No. 78, Hissa No. 3/1/7, situated Near Gajanan Maharaj Mandir, Dighi Bhosari Road, Dighi, Pune- 411015 (Total Area: 425.00 Sq. Ft.) Possession Type: Physical Encumbrances known to Bank: NIL	RP : Rs. 12,91,000/- EMD : Rs. 1,29,100/- BI : Rs 30,000/-
6	Branch name: Hinjewadi, Borrower 1. Mr. Vijay Omprakash Agrawal Office No. 103, Regenet Plaza, Baner Pashan Link Road, Pune 411057 Also at Flat No. 303, 3rd Floor, Village Residency, Gat No. 2, Chandkhed, Tal. Maval, Pune-410506 Also at: Flat No. 304, 3rd Floor, Village Residency, Gat No. 2, Chandkhed, Tal. Maval, Pune- 410506. Also at: B – 1104, Crystal Garden, Baner Pashan Link road, Pune 411057	Rs. 79,92,096/- (Rupees Seventy Nine Lakhs Ninety Two Thousand and Ninety Six Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	All that piece and parcel of Flat No. 303, 3rd Floor, Village Residency, Gat No. 2, Near Old Jakat Naka & HP Petrol Pump, Chandkhed, Tal. Maval, Dist. Pune- 410506, area 858 sq. ft. BUA and Carpet area 660 sq. ft. Possession Type: Physical Encumbrances known to Bank: NIL	RP : Rs. 21,59,978/- EMD : Rs. 2,15,997/- BI : Rs 30,000/-
7			All that piece and parcel of Flat No. 304, 3rd Floor, Village Residency, Gat No. 2, Near Old Jakat Naka & HP Petrol Pump, Chandkhed, Tal. Maval, Dist. Pune- 410506, area 735 sq. ft. BUA and Carpet area 565.54 sq. ft. Possession Type: Physical Encumbrances known to Bank: NIL	RP : Rs. 18,50,330/- EMD : Rs. 1,85,033/- BI : Rs 30,000/-
8	Branch name: Indrayaninagar Borrower : 1) Mr. Arvind Gopalrao Deshmukh Flat No. A 202, Gat No. 41, Orbit Booneville Shivajiwadi, Moshi Pune 412105	Rs. 38,66,331/- (Rupees Thirty Eight Lakhs Sixty Six Thousand Three Hundred and Thirty One Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	Flat A 202, 2nd floor, A wing, Orbit Booneville, New Gat No.41, Old Gat No. 42, situated at Shivajiwadi, Moshi, Tal. Haveli, Dist. Pune- 412105, built-up area area 832 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	RP : Rs. 27,95,220/- EMD : Rs. 2,79,522/- BI : Rs 50,000/-
9	Branch name : Pimple Saudagar, Puner Borrower : 1) Mr. Sanjay Vasudeorao Rode, 2) Mrs. Smita Sanjay Rode, Both R/o D 1802, 24K Opula, 18th Floor, Pimple Nilakh, Pune-411027, 3) Mr. Vasudeorao Raghoba Rode and 4) Mrs. Mira Vasudeorao Rode, Both R/o Ward No. 07, Jawahar Nehru Ward, Near Durga Mata Mandir, Kalameshwar, Nagpur 441501	Rs. 2,87,24,262.20 (Rupees Two Crore Eighty Seven Lakhs Twenty Four Thousand Two Hundred Sixty Two and Twenty Paise Only) plus unapplied interest thereon @ 9.45 % p.a. with monthly rest w.e.f. 09/08/2024 apart from penal interest, cost and expenses thereon as per demand notice dated 09/08/2024 minus recovery if any	Flat No. 1802, on the 18th floor and 19th floor in building D, Project name "24K OPULA", Survey No. 17/1/1/1+2+3+4 (Plot A), 18/3A/2, 18/3C/1, 18/3D, 18/6A+6C and 18/6B+6D admeasuring carpet area 223.34 sq. mtrs. plus 2 covered car parking plus enclosed balcony area 39.60 sq. mtr.s. plus terrace area 53.69 sq. mtr.s. plus dry balcony area 8.47 sq. mtr.s. situated at Mouje Pimple Nilakh, Taluka Haveli, District Pune within the jurisdiction of Pimpri Chinchwad Municipal Corporation Possession Type: Symbolic Encumbrances known to Bank: NIL	RP : Rs. 4,57,93,800/- EMD : Rs. 45,79,380/- BI : Rs. 2,00,000/-
10	Branch name : Kasarwadi Borrower : 1) Yogiraj Enterprise, Proprietor Uday Baban Panchbhai Flat No. 23, A Apartment, 3rd Floor, 'Swami Samarth Building' constructed on land bearing CTS NO. 4378, Sr. No. 216 Hissa No. 2, City Survey No. 4378, situated at Near Bansal City, Dighi Road, Bhosari, PUNE-411039	Rs. 35,29,404/- (Rupees Thirty Five Lakh Twenty Nine Thousand Four Hundred Only) plus unapplied interest thereon w.e.f. 01-12-2023 apart from penal interest, cost and expenses thereon as per demand notice dated 12/03/2024 minus recovery if any	Flat No. 23, A Apartment, 3rd Floor, 'Shree Swami Samarth Building' constructed on land bearing CTS NO. 4378, Sr. No. 216 Hissa No. 2, City Survey No. 4378, situated at Near Bansal City, Bhosari-Dighi Road, Bhosari, Tal. Haveli, Dist. Pune- 411039, area 361 sq. ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	RP : Rs.14,14,669/- EMD : Rs. 1,41,466/- BI : Rs. 30,000/-
11	Branch name : Housing Finance Branch, Wakad Borrower : 1) Mr. Anand Tanaji Patil, 2) Mrs. Ujjwala Anand Patil ,At post Brahampurli, Tal. Mangalwedhe, Dist Solapur-413305	Rs. 78,50,940/- (Rupees Seventy-Eight Lakhs Fifty Thousand Nine Hundred and Forty Only) plus unapplied interest thereon w.e.f. 01.05.2024 apart from penal interest, cost and expenses thereon as per demand notice dated 01/05/2024 minus recovery if any	Flat no. 402, 4th Floor, B Wing, Shaurya Co-operative Housing Society Ltd., carpet area 766.97, attached terrace area 89.25 sq. ft., along with covered car parking area	



ADITYA BIRLA HOUSING FINANCE LIMITED
Registered Office-Indian Rayon Compound, Veraval, Gujarat – 362266
Branch Office-G Corp Tech Park, 8th floor, Kasar Wadavali, Ghodbunder Road, Thane, MH-400601

DEMAND NOTICE (under Rule 3 (1) of Security Interest (Enforcement) Rules, 2002)
SUBSTITUTED SERVICE OF NOTICE U/s 13 (2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.
Notice is hereby given to the borrowers as mentioned below that since they have defaulted in repayment of the Credit facility availed by them from **Aditya Birla Housing Finance Limited (ABHFL)**, their loan accounts have been classified as **Non-Performing Assets** in the books of the Company as per RBI guidelines thereof. Thereafter, ABHFL has issued **demand notices** under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) on the last known addresses of the said borrowers thereby calling upon and demanding from them to repay the entire **outstanding amount** together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices. However, the demand notice is also being served by way of publication, as per Rule 3 of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules):

Sl. No	Name and Address Borrower/ Co-Borrower and Guarantor / Co-Guarantor & Loan A/C No.	NPA Date	Date of Demand Notice	Amount due as per Demand Notice (as on Date)
1	1. DAYANAND KISANRAO BHOSALE Bunglow At Cts Final Plot No. 180/2, Tp No. 2, Tuljapur Ves, Na, Near Maheshwari Bhawan, Bhavani Peth, Tal. North Solapur, District-Solapur, Maharashtra-413002. 2. POOJA DAYANAND BHOSALE Bunglow At Cts Final Plot No. 180/2, Tp No. 2, Tuljapur Ves, Na, Near Maheshwari Bhawan, Bhavani Peth, Tal. North Solapur, District-Solapur, Maharashtra-413002. 3. DAYANAND KISANRAO BHOSALE 175/11, Bhavani Peth, Solapur, Maharashtra-413002. 4. POOJA DAYANAND BHOSALE 175/11, Bhavani Peth, Solapur, Maharashtra-413002. 5. DAYANAND KISANRAO BHOSALE C/O New Mallikarjun Road Uns Transport 73/4b Bhavani Peth, Vishranthi Chowk, Solapur, Maharashtra-413002. 6. DAYANAND KISANRAO BHOSALE C/O New Mallikarjun Road Lines 73/4 B, Bhavni Peth, Vishranthi Chowk, Solapur, Maharashtra-413002. 7. DAYANAND KISANRAO BHOSALE 73b/1, Bhavani Peth, Sonani Nagar, Solapur North, Solapur, Maharashtra-413002. 8. POOJA DAYANAND BHOSALE 73b/1, Bhavani Peth, Sonani Nagar, Solapur North, Solapur, Maharashtra-413002. Loan Account No. LNNAG0HL-11210108475 and LNNAG0HL-11210108476	01-02-2025	11.02.2025 & Old notice dated 10.07.2023 withdrawn. This publication to be treated as Effective notice.	Rs. 26,83,026.00/- (Rupees Twenty Six Lac Eighty Three Thousand Twenty Six Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 05.02.2025
2	1. DATTATRAY TRIMBAK JADHAV Flat No. 668, 10th Floor, Flat No. 38, Wing A, Radhika Vihar, Awhalewadi, Pune Maharashtra-412207. 2. SEEMA DATTATRAY JADHAV Flat No. 668, 10th Floor, Flat No. 38, Wing A, Radhika Vihar, Awhalewadi, Pune Maharashtra-412207. 3. J D ENTERPRISES Flat No. 668, 10th Floor, Flat No. 38, Wing A, Radhika Vihar, Awhalewadi, Pune Maharashtra-412207. 4. DATTATRAY TRIMBAK JADHAV A 204, Kulsawmini Vrindawan, Spine City Mall, Sector No. 9, Spine Rd, Pune, Maharashtra-411039. 5. SEEMA DATTATRAY JADHAV A 204, Kulsawmini Vrindawan, Spine City Mall, Sector No. 9, Spine Rd, Pune, Maharashtra-411039. 6. J D ENTERPRISES A 204, Kulsawmini Vrindawan, Spine City Mall, Sector No. 9, Spine Rd, Pune, Maharashtra-411039. 7. SEEMA DATTATRAY JADHAV C/O J D Enterprises Plot No. 23, Flat No. 204, Sec No. 09, Kulsawmini Vrindawan, Indrayaninger, Bhosani, Pune, Maharashtra-411026. 8. J D ENTERPRISES Plot No. 23, Flat No. 204, Sec No. 09, Kulsawmini Vrindawan, Indrayaninger, Bhosani, Pune, Maharashtra-411026. Loan account No. LNPUNHL -09170030349, LNPUNHL -09170030215 & LNPUNHL -10190058398	03-02-2025	11.02.2025	Rs. 35,25,122.76/- (Rupees Thirty Five Lakh Twenty Five Thousand One Hundred Twenty Two and Seventy Six Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 06.02.2025
3	1. RAFIK IQBAL SHAIKH Unit No. 602, 6th Floor, F-Wing, Building No. 3, Phase 2, Vishal Vishwa, Revenue Record No. 3, Plot No. Cat No. 367, Talegaon Road, Talegaon, Dharmdhere, Pune, Mali Mala, Pune, Maharashtra-412208. 2. ISMAIL IQBAL SHAIKH Unit No. 602, 6th Floor, F-Wing, Building No. 3, Phase 2, Vishal Vishwa, Revenue Record No. 3, Plot No. Cat No. 367, Talegaon Road, Talegaon, Dharmdhere, Pune, Mali Mala, Pune, Maharashtra-412208. 3. RAFIK IQBAL SHAIKH Kalubai Nagar, Wagholi, Near Pmt Bus Stand, Pune, Maharashtra-412207. 4. RAFIK IQBAL SHAIKH C/O Shahnaz Fruit Shop Baji Mandal Bazar, Palagan, Pune Nagar Road, Pune, Maharashtra-412207. 5. ISMAIL IQBAL Kalubai Nagar, Wagholi, Near Pmt Bus Stand, Pune, Maharashtra-412207. 6. ISMAIL IQBAL C/O Ismlie Transportation Alubai Nagar, Tal. Haveli, Dist. Pune, Wagholi, Maharashtra-412207. Loan account no. LNPUNHL -02240199907 & LNPUNHL -02240199908	01-02-2025	12.02.2025	Rs. 31,34,991/- (Rupees Thirty One Lakh Thirty Four Thousand Nine Hundred Ninety One Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 05.02.2025
4	1. SANTOSH DNYANOBA GUDHEKAR Flat No. 08, 1st Floor, Wing A, Vighnahrta Heritage Mumbai, Ambegaon Bk, Highway S. No. 20/21b, Near Chintamani Dnyanpeeth, Pune, Maharashtra-411046. 2. NILAM SANTOSH GUDHEKAR Flat No. 08, 1st Floor, Wing A, Vighnahrta Heritage Mumbai, Ambegaon Bk, Highway S. No. 20/21b, Near Chintamani Dnyanpeeth, Pune, Maharashtra-411046. 3. SHREE SAMRTH ENTERPRISES Flat No. 08, 1st Floor, Wing A, Vighnahrta Heritage Mumbai, Ambegaon Bk, Highway S. No. 20/21b, Near Chintamani Dnyanpeeth, Pune, Maharashtra-411046. 4. SANTOSH DNYANOBA GUDHEKAR Flat No. 34, A Wing, 5th Floor, Vighnahrta Heritage, Lane No. 3, Chintamani, Dnyanpith, Dhankawadi, Pune, Maharashtra-411043. 5. NILAM SANTOSH GUDHEKAR Flat No. 34, A Wing, 5th Floor, Vighnahrta Heritage, Lane No. 3, Chintamani, Dnyanpith, Dhankawadi, Pune, Maharashtra-411043. 6. SHREE SAMRTH ENTERPRISES Flat No. 34, A Wing, 5th Floor, Vighnahrta Heritage, Lane No. 3, Chintamani, Dnyanpith, Dhankawadi, Pune, Maharashtra-411043. 7. SANTOSH DNYANOBA GUDHEKAR C/O Shree Samrth Enterprises S.No. 15/20/2b, Vighnahrta Heritage, A-Wing, Flat No. 34, Ambegaon B, Pune, Maharashtra-411046. 8. SANTOSH DNYANOBA GUDHEKAR House No. 2171, Dhoka Gali, Near Datta Temple, Ambegaon Budruk, Pune City, Katraj, Pune, Maharashtra-411046. Loan account no. LNPUNHL-12190062184 & LNPUNHL-12190062181	08.02.2025	13.02.2025	Rs. 24,35,181.45/- (Rupees Twenty Four Lakh Thirty Five Thousand One Hundred Eighty One and Forty Five Paise Only) by way of outstanding principal, arrears (including accrued late charges) and interest till 12.02.2025
DESCRIPTION OF IMMOVABLE PROPERTY/PROPERTIES MORTGAGED: All That Piece And Parcel Of Flat No. 8, Admeasuring Carpet Area 418 Sq. Ft., I.E. Built-Up Area 523 Sq. Ft. + Terrace Carpet 60 Sq. Ft. I.E. Built-Up 75 Sq. Ft., Total Saleable Area 560 Sq. Ft. I.E. 52.04 Sq. Mtrs., On The First Floor In Wing No. A, In The Project Known As "Vighnahrta Heritage", Mumbai Highway, Situated & Constructed On Land Bearing Survey No. 15, Hissa No. 20/21b At Village Ambegaon Budruk, Pune, Within The Jurisdiction Of Sub Registrar Haveli, And Within The Jurisdiction Of Pune Municipal Corporation, Pune, Maharashtra-411046, And, Bounded As: East: Side Margin West: Flat No. 1 North: Flat No. 7 South: Side Margin.				

Date: 18.02.2025
Place: PUNE

Sd/- Authorised Officer
(Aditya Birla Housing Finance Limited)

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES											
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 PROVISIO TO RULE 8(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002											
Bids, Offer, 9 th Floor, Antarkash Bhawan, 22 Keshavnagar, Gandhi Marg, New Delhi-110001, Phone:-2112335171, 21335172, 21335174, Web:-www.pnbhousing.com											
B.O. PUNE : 5 A, B, C, D, Fifth Floor, Sheering House, Opp. Jangli Maharaj Temple, J M Road, Shivaji Nagar, Pune, Maharashtra-411005. B.O. KONDHWA : 560, Fifth Floor, Marvel Vista, S.No 599A-598+593A, Sahney Sujan Park, Lulla Nagar, Pune, Maharashtra -411040. B.O. KHARADI : Third Floor, Ganlaxmi Complex, Survey no.08, Hadapsar Kharadi Bypass Road, Kharadi, Pune, Maharashtra -411014. B.O. PIMPRI CHINCHWAD : Office No. 302, 3rd Floor, Gheewala complex, Station Road, Chinchwad, Pune, Maharashtra-411019 Pune. B.O. HINJEWADI : Unit no. 307, Third Floor, Suratwala Mark Plazzo, Hinjewadi, Pune-411057. Maharashtra.											
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s) mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.											
Loan No. Name of the Borrower/Co-Borrower/ Guarantor / Legal heirs(A)	Demand Amount & Date (B)	Nature of Possession (C)	Description of the Properties mortgaged (D)	Reserve Price (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid(G)	Bid Incremental Rate(H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Encumbrances (K)	
HOU/KRDI/0522/995544, Ashish Dilip Kedari / Kharat Nayana Manikar, B.O.: KHARADI	Rs. 16,37,889.01 & 16-03-2023	Physical Possession	Flat No 606, 6th Floor, Wing C, Shubharambh, S/N No 64/3/6 & 3/9/2 & 3/9/3 & 3/9/4, Hadapsar, Maharashtra-411014, Pune, India.	Rs. 11,38,000	Rs. 11,38,000	04-03-25	Rs. 10,000	27-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	Not Known	
HOU/PUN/0220/774917, Chandrakant D Kamthe / Ratna Chandrakant Kamthe, B.O.: PUNE	Rs. 50,931,06.75 & 11-10-23	Physical Possession	Building B 5th Floor Flat No. 505 Nirmaann Serene S No 24/1/1 Behind Cornithian Club Resorthee To Country Club Undri Pune Maharashtra-411060 India.	Rs. 58,60,000	Rs. 58,60,000	04-03-25	Rs. 20,000	20-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/KRDI/0122/951001, Pradip Laxman Dhanoo / Amruta Pradep Admane, B.O.: KHARADI	Rs. 32,09,408.4 & 06-06-23	Physical Possession	Flat No 102 1 St Floor wing A Athava Srushti Phase I Gat No 993 Manjari Budruk Maharashtra-411023 Pune India.	Rs. 32,88,000	Rs. 32,88,000	04-03-25	Rs. 10,000	21-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/KRDI/0139/672131, Sachin Janardhan Gawali / Poonam Sachin Gawali / Swaraj Enterprises, B.O.: KONDHWA	Rs. 26,73,898.34 & 14-06-23	Physical Possession	Sr No 22 1flat No 3wing B 1st Floor Om Bhagya Shree Construction Thite Vastopp Hg Petrol Pump Kharadi Pune Maharashtra-411014 India.	Rs. 34,66,000	Rs. 34,66,000	04-03-25	Rs. 10,000	26-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/KRDI/0920/818826, Gopal Phad / Nihar Sanjay Gudhunde, B.O.: KONDHWA	Rs. 23,15,452.94 & 21-04-23	Physical Possession	Building C-Siddhi (Wing A) 1st floor Flat No. 102 Vvanta Sathak Gat No 3440, 3444, 3445, Near Anand Ground Village Talegaon Dharmdhere Shirur Pune Maharashtra-412208 India.	Rs. 24,15,000	Rs. 24,15,000	04-03-25	Rs. 10,000	27-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0419/681701, Sandeep Tukaram Bhalekar / Nirmala Tukaram Bhalekar, B.O.: PIMPRI CHINCHWAD	Rs. 23,49,715.76 & 21-04-23	Physical Possession	Single Building 8th Floor 804 Sanskar Samrudhhi S.No. 116/2 (P) Old S. No. 818/2 Village Chovnisawad Taluka Haveli Dist. Pune Maharashtra-411039 India.	Rs. 24,38,000	Rs. 24,38,000	04-03-25	Rs. 10,000	19-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PUN/0176/299510, Supriya Rahul Bansode / Anil Bhausaheb Pathare, B.O.: PUNE	Rs. 17,73,788.32 & 31-03-21	Physical Possession	603 6 Type A Saarthi Swadesh Gat No 359 Village Jambhulitalka Maval Dist Pune Maharashtra-431713 India.	Rs. 22,70,000	Rs. 22,70,000	04-03-25	Rs. 10,000	20-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0716/305348, Ravindra Ramawad Gaud / Mamta Ravindra Gondhe, B.O.: PIMPRI CHINCHWAD	Rs. 22,741,00.26 & 14-11-23	Physical Possession	Building C1, C1-30, Mantra Residency G. No. 01 Opp. Volkswagon Plant Chakan MIDC Phase III Nighoje Pune Maharashtra-411051 India.	Rs. 24,78,000	Rs. 24,78,000	04-03-25	Rs. 10,000	21-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0215/215851, Rajendra Balkrishna Borde / Savita R Borde, B.O.: PIMPRI CHINCHWAD	Rs. 22,08,929.40 & 14-02-24	Physical Possession	Plot No 202, 2nd Floor, S No 106, H No 1A, Pimpri Chinchwad, Pune, Maharashtra-411016 India.	Rs. 25,42,000	Rs. 25,42,000	04-03-25	Rs. 10,000	24-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PUN/0219/644241, Kaushal Vilas Damugade / Vilas Pandurang Damugade, B.O.: PUNE	Rs. 17,14,978.30 & 14-02-24	Physical Possession	Single Building 6th Floor 606 Pristine Aakanksha Gat No- 241, Sakori Tal-Haveli Pune Maharashtra-412207 India.	Rs. 16,41,000	Rs. 16,41,000	04-03-25	Rs. 10,000	25-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0122/949703, Shrikant Mohan Rananavare / Shweta Shrikant Rananavare, B.O.: PIMPRI CHINCHWAD	Rs. 14,80,17.10 & 06-06-23	Physical Possession	Wing B 3rd Floor Flat no 307 Shree Ganesh Chakranaga Gat No- 241, Sakori Tal-Haveli Pune Maharashtra-412207 India.	Rs. 22,37,000	Rs. 22,37,000	04-03-25	Rs. 10,000	28-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0716/303700, Akshay Pandurang Kaldoke / Lata Pandurang Kaldoke, B.O.: PIMPRI CHINCHWAD	Rs. 12,40,316.50 & 14-11-23	Physical Possession	Building H S, 808, Aspla Char Chakan Talegaon, Gat No. 223 224 225 At-Bhamboli Taluka -Khed Pune Maharashtra-410501 India.	Rs. 13,11,000	Rs. 13,11,000	04-03-25	Rs. 10,000	03-03-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PUN/1215/527857, Amit Vilas Phapale / Sarita Vilas Phapale, B.O.: PUNE	Rs. 11,40,217.57 & 11-10-23	Physical Possession	Building A 14412 Playtor Paid A Gat No Gat No 222 to 226 230 Near Tehsildar Office Paid, Gaon Muliash Pune Maharashtra-412108 India.	Rs. 12,63,000	Rs. 12,63,000	04-03-25	Rs. 10,000	27-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0917/427448, Mehram Nemchandr Jangid / Mantul, B.O.: PUNE	Rs. 92,394.86 & 26-06-21	Physical Possession	Building C4 Ninth Floor 902 Xbia Effia City B1 C1 Pune Maharashtra-411056 India.	Rs. 87,1000	Rs. 87,1000	04-03-25	Rs. 10,000	19-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0921/916208, Amit Anil Bodas / Anuja Amit Bodas / Aquafit Engineers And Solutions Pvt Ltd, B.O.: PUNE	Rs. 12,14,202.9 & 14-05-2024	Physical Possession	Flat No B-701, Building 2 B Wing, 07th Floor Nakashtra Angan Gat No 299 P 301 (P) 302 (P) Urwadive, Pune, Maharashtra-411015 Pune India.	Rs. 3,68,400.0	Rs. 368,400.0	04-03-25	Rs. 10,000	19-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
HOU/PM/0918/578982, Seema D Nimal / Ashok Chandalaya, B.O.: HINJEWADI	Rs. 27,12,941.67 & 31-3-2021	Physical Possession	Flat No 406 4th Flr, Wing A S/N 98 1 B1, B2 B3, Village Residency 3, Nere, Kasarsai Village, Pune Maharashtra-411056 India.	Rs. 1,40,600	Rs. 140,600	04-03-25	Rs. 10,000	21-02-25 12 PM to 04 PM	05-03-25 02 PM to 03 PM	NOT KNOWN	
*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. **To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.											
(1). As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K.											
(2). The prospective purchaser/bidder and interested parties may independently check the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form.											
(3). Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s) the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act.											
(4). M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3 rd Floor, Sector 44, Gurgaon, Haryana 120035 Website -www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Pankaj Tiwari / Nilakshi Patil TOLL FREE: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.											
PLACE:- PUNE				DATE:- 18.02.2025				SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED			



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
भारत सरकार का बैंक
एक परिवार एक बैंक

PUNE WEST ZONAL OFFICE
'Janamangal', 1st Floor, Old Mumbai-Pune Highway, Above Bank of Maharashtra Pimpri Branch, Pimpri, Pune - 411018. Tel.: 020-2733 5351
Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

.... Contd. from Previous Page

Sr. No.	Name of Borrowers / Guarantors	Total dues as on 28/10/2024	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
31	Pimpri Budruk Branch Borrower : 1. M/s Krishna Krupa Plastics Prop Mrs. Sunita Eknath Tope Krishnakunj Niwas, Satkarshthal, Rajgurunagar, Tal-Khed, Dist-Pune-410505 Guarantor : 2. Mr Eknath Rambhau Tope Krishnakunj Niwaj, Satkarshthal, Rajgurunagar, Tal-Khed Dist-Pune-410505	Rs 83,93,903/- (Rupees Eighty Three Lakhs Ninety Three Thousand Nine Hundred and Three Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses	House 'Krishnakunj Niwas', constructed on land bearing Survey No. 150/2, Grampanchayat Milkat No-539, Satkarshthal, Rajgurunagar, Tal-Khed, Dist-Pune Area of Plot 200 sq.mtr and RCC construction thereon 980 sq.ft. Possession Type: Symbolic Encumbrances known to Bank: NIL	RP : 19,07,000/- EMD : Rs. 1,90,700/- BI : Rs 5,00,000/-
32	Chakan Branch Borrower : 1. M/s Gyro Engitech (OPC) Pvt. Ltd. Through its Directors: 2. Mr. Anush Bhauraya Mavinam Business Address: Plot No. – PAP – G-68, Chakan Industrial Area, Nighoje, Post – Kuruli, Tal. – Khed, Pune – 410501. Also at Row House No. : 01, MIDC Vishwapatrap Soc Plot No. 05, G Block, Shahunagar, Chinchwad, Pune - 411019. Guarantors: 3. Mr. Sachin Sarjerao Gade Flat No. 207 & 208, Ganeshkunji, Shirke colony, Shirwal, Tal. – Khandala, Dist. – Satara - 412801 4. Mr. Bhauraya Kallanna Mavinam Row House No. : 01, MIDC Vishwapatrap Soc Plot No. 05, G Block, Shahunagar, Chinchwad, Pune - 411019	Rs. 3,15,26,737/- (Rupees Three Crores Fifteen Lakhs Twenty Six Thousand Seven Hundred Thirty Seven Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses.	All pieces and parcels of open NA Plot of land having Milkat/Survey No. 228/1, admeasuring 01-00-00 hectare, 10000 sqm., situated on South side of Pune-SATARA Road, Village – Lonand, Tal – Khandala, Dist. – Satara Possession Type: Symbolic Encumbrances known to Bank: NIL	RP : 5,10,00,000/- EMD : Rs. 51,00,000/- BI : Rs 2,00,000/-
33	Vadgaon Maval Branch Borrower : 1. Mr. Suhas Pandurang Waikar 2. Mrs. Varsha Suhas Waikar AA/ Niewas near Panchamukhi Mandir, Vadgaon, Taluka Maval, District Pune 412106 Guarantor: 3. Mr. Santosh Pandurang Khaire Gat No. 1615, Opp Panchmukhi Mandir Vadgaon, Taluka Maval, District Pune 412106	Rs. 18,58,293 /- (Rupees Eighteen Lakhs Fifty Eight Thousand Two Hundred and Ninety Three Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses	Flat No. 101, adm. 578 Sq. Ft., 1st Floor, B Wing, 'Swara Residency' constructed on land bearing S. No. 211/1/2, Plot No. 9, 10, 11, situated at Village Vadgaon Maval, Taluka Maval, District Pune-412106 Possession Type: Symbolic Encumbrances known to Bank: NIL	RP : 16,23,024/- EMD : Rs. 1,62,302/- BI : Rs 30,000/-
34	Vadgaon Maval Branch Borrower : 1. Mr. Salim Rashid Tamboli , Plot No. 38, Survey No. 225+226+2/2/1/1, Vadgaon Maval, Dist. Pune. 2. Mr. Javed Rashid Tamboli Plot No. 38, Survey No. 225+226+2/2/1/1, Vadgaon Maval, Dist. Pune. 3. Mr. Dattatraya Narayan Ghule , Plot No. 38, Survey No. 225+226+2/2/1/1, Vadgaon Maval, Dist. Pune	Rs.4,90,773/- (Rupees Four Lakhs Ninety Thousand Seven Hundred and Seventy Three Only) plus further Interest as applicable w.e.f. 27.10.2024 and other cost & expenses	Residential property bearing Plot No. 38, Ground + 1st Floor, Survey No. 225	