



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 : 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, Prabhat road, Pune, 411004 Also Mr. Maruti Laxman Mane, Flat no 201, Boston apartment, Prabhat 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, Prabhat Road, Erandwane, Pune 411004. Also Mr. Manoj Mane, S No 64, CTS 115 A, Boston Apartment, Flat No 401, Prabhat Road, Erandwane Pune 411004 Also Mr. Santosh Laxman Mane, S No 64, CTS 115 A, Boston Apartment, Flat no 301, Prabhat 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 Erandawane, 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 Erandawane, 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. 3) All that piece and parcel of the property i.e. Flat No. 11, on the 3rd floor, built-up area 715 sq. ft. i.e. 66.42 sq.mtrs along with car parking No. 11 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 Erandawane, 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. Manoj Laxman Mane. 4) 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 Erandawane, 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 Manoj Laxman Mane Encumbrances : Not Known All that piece and parcel of the property i.e. Apartment No. 2, on still floor, admeasuring area 91.88 sq.mtrs built-up alongwith adjoining terrace admeasuring area 13.94 sq.mtrs alongwith 12.24% undivided share in the common areas and facilities and alongwith exclusive car park No. 2, in the building styled as "Amit Blossoms" constructed on Final Plot No. 117/121/2, now bearing CTS No. 83+85/2/5B, situated at village Erandawane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 All that piece and parcel of the property i.e. Apartment No. 3, on still floor, admeasuring area 62.80 sq.mtrs built-up alongwith 9.74% undivided share in the common areas and facilities, in the building styled as "Amit Blossom" constructed on Final Plot No. 117/121/2, now bearing CTS No. 83+85/2/5B, situated at village Erandawane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 Encumbrances : Not Known All that piece and parcel of the property i.e. Unit No. F-9, on first floor, admeasuring area 29.26 sq.mtrs i.e. 315 sq. ft. built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Owned by - Manisha Constructions Encumbrances : Not Known All that piece and parcel of the property i.e. Unit No. 10, on the first floor, admeasuring area 29.26 sq.mtrs i.e. 315	A) Dt. 30.12.2024 B) 898.25 Lakh + further interest +charges w.e.f 01/08/2025 C) Dt. 11.03.2025 D) Symbolic	Rs. 402.00 Lacs Rs. 40.20 Lacs Rs. 1.00 Lacs	Dt. 25/09/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
		All that piece and parcel of the property i.e. Apartment No. 2, on still floor, admeasuring area 91.88 sq.mtrs built-up alongwith adjoining terrace admeasuring area 13.94 sq.mtrs alongwith 12.24% undivided share in the common areas and facilities and alongwith exclusive car park No. 2, in the building styled as "Amit Blossoms" constructed on Final Plot No. 117/121/2, now bearing CTS No. 83+85/2/5B, situated at village Erandawane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 All that piece and parcel of the property i.e. Apartment No. 3, on still floor, admeasuring area 62.80 sq.mtrs built-up alongwith 9.74% undivided share in the common areas and facilities, in the building styled as "Amit Blossom" constructed on Final Plot No. 117/121/2, now bearing CTS No. 83+85/2/5B, situated at village Erandawane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli Nos. 1 to 27 Encumbrances : Not Known All that piece and parcel of the property i.e. Unit No. F-9, on first floor, admeasuring area 29.26 sq.mtrs i.e. 315 sq. ft. built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Owned by - Manisha Constructions Encumbrances : Not Known All that piece and parcel of the property i.e. Unit No. 10, on the first floor, admeasuring area 29.26 sq.mtrs i.e. 315	A) Dt. 30.12.2024 B) 898.25 Lakh + further interest +charges w.e.f 01/08/2025 C) Dt. 11.03.2025 D) Symbolic	Rs. 309.00 Lacs Rs. 30.90 Lacs Rs. 1.00 Lacs	Dt. 25/09/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)

	All that piece and parcel of the property i.e. Unit No. 10, on the First floor, admeasuring area 29.26 sq.mtrs i.e. 315 sq. ft. built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Not Known All that pieces and parcel of property i.e. Unit No. 11 & 12, on First floor, admeasuring area 69.53 sq.mtrs i.e. 748.50 sq.ft. built-up, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Not Known All that piece and parcel of the property i.e. Unit No. 13 & 14, on First floor, admeasuring area 74.22 sq.mtrs i.e. 799 sq. ft. built-up alongwith double basement parking No. 42 & 45, in the building named as "Bhosale Shinde Arcade" constructed on land bearing CTS No. 629A/5, Final Plot No. 658 out of S. No. 65 in Town Planning Scheme, situated at village Bhamburda (Shivajinagar), Taluka Haveli, District Pune within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registrar Haveli No. 1 to 27 Encumbrances : Not Known All that piece and parcel of the property i.e. Flat No. 2, on the 1st floor, admeasuring area about 1063 sq. ft. i.e. 98.75 sq.mtrs alongwith terrace 154 sq. ft. i.e. 14.31 sq.mtrs built-up alongwith access to common areas i.e. passage, staircase and public road, togetherwith 6.36% undivided interest in common areas and facilities in the building known as "Swagat Shilp Apartments/Condominium", constructed on land bearing Plot No. 2 out of Final Plot No. 50/2, bearing corresponding CTS No. 111/2, situated at village Erandawane, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation admeasuring area 691.57 sq.mtrs Encumbrances : Not Known	A) Dt. 30.12.2024 B) 898.25 Lakh + further interest +charges w.e.f 01/08/2025 C) Dt. 11.03.2025 D) Symbolic	Rs. 397.00 Lacs Rs. 39.70 Lacs Rs. 1.00 Lacs	Dt. 25/09/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	
2	Branch : Nana Peth and Satara Road, Pune M/s Bhimashankar Agro Services Prop. Mr. Malojirao Kakade, Manisha & Maloji Rao Kakde, Flat No. 21, Building C, Parmar Plaza CHS, Wanowrie, Pune 411040 ALSO: Malojirao Kakde, Shop No. 8, Sumit Plaza Krishi Utapanna Bazar Samitee, Bibvewadi, Pune 411037 ALSO: Manisha & Malojirao Kakade Flat No. 703, Building No. C2, Gangadham Complex, Bibvewadi, Pune 411037, ALSO: Manisha & Malojirao Kakade, Flat No. 704, Building No. C2, Gangadham Complex, Bibvewadi, Pune 411037	Flat No. 21, 3rd & 4th Floor, Bldg C, Parmar Plaza Co-op HSG Ltd, S. No. 14, Hissa No. 17, Wanowrie, Tah- Haveli, Dist Pune Encumbrances : Not Known Shop No. 8(49), 1st Floor, Sumeet Plaza, CTS No. 582, Plot No. E/29,E/30, E/31, Market Yard, Gultekdi, Bibvewadi, Tah Haveli, Dist-Pune 411037 Encumbrances : Not Known Flat No. 704, 7th Floor, Ganga Dham Phase 1, Sr No. 1/2/3/4/1/10+614/1/ 2/3/4/5/6/7/8/9, Bibvewadi, Tah- Haveli, Pune 411001 Encumbrances : Not Known Flat No. 703, 7th Floor, Ganga Dham, Phase 1, Wing C-2, S No. 1/2/3/4/1/10 +614/1/2/3/4/5/6/7/8/9, Bibewadi Tah-Haveli, Pune-411001 Encumbrances : Not Known	A) Dt. 30.12.2024 B) 898.25 Lakh + further interest +charges w.e.f 01/08/2025 C) Dt. 11.03.2025 D) Symbolic	Rs. 179.00 Lacs Rs. 17.90 Lacs Rs. 1.00 Lacs	Dt. 25/09/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Deccan Gymkhana, Pune M/s Mahalaxmi Earthmovers, M/s Mahalaxmi Earthmovers, Prop: Anna B. Mahadik, At Gandhi Complex office No. 05, Bhukhand 186, Market Yard, Pune 411003. Also : Mr. Anna B. Mahadik, Sector R-2, Tower No. 7, Flat No. 1604, 16th Floor, "Amanora Park Town", Hadapsar, Pune 411028. Also : M/s. Mahalaxmi Earthmovers, Prop: Anna B. Mahadik, Commercial & Residential building Gat No.1001, "Shree Mahalaxmi Heights" at Village Urli Kanchan, Tal-Haveli, Pune-412202.	All that part and parcel of commercial & residential building Gat No.1001, "Shree Mahalaxmi Heights" at Village Urli Kanchan, Tal-Haveli, Pune-412202. Encumbrances : Not known	A) Dt. 15/06/2022 B) 200.60 Lakh + further interest +charges w.e.f 01/08/2025 C) Dt. 18/11/2022 D) Symbolic	Rs. 81.90 Lacs Rs. 08.20 Lacs Rs. 21000 Rs. 37.73 Lacs Rs. 3.77 Lacs Rs. 21000 Rs. 51.76 Lacs Rs. 5.18 Lacs Rs. 21000 Rs. 52.99 Lacs Rs. 5.30 Lacs Rs. 21000	Dt. 25/09/2025 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
	Branch : Deccan Gymkhana, Pune M/s Mahalaxmi Earthmovers, M/s Mahalaxmi Earthmovers, Prop: Anna B. Mahadik, At Gandhi Complex office No. 05, Bhukhand 186, Market Yard, Pune 411003. Also : Mr. Anna B. Mahadik, Sector R-2, Tower No. 7, Flat No. 1604, 16th Floor, "Amanora Park Town", Hadapsar, Pune 411028. Also : M/s. Mahalaxmi Earthmovers, Prop: Anna B. Mahadik, Commercial & Residential building Gat No.1001, "Shree Mahalaxmi Heights" at Village Urli Kanchan, Tal-Haveli, Pune-412202.	All that part and parcel of commercial & residential building Gat No.1001, "Shree Mahalaxmi Heights" at Village Urli Kanchan, Tal-Haveli, Pune-412202. Encumbrances : Not known	A) Dt. 26/11/2018 B) 208.62 Lakh + further interest +charges w.e.f 31/07/2025 C) Dt. 30/03/2019 D) Symbolic	Rs. 212.49 Lacs Rs. 2.12 Lacs Rs. 1,00,000/-	Dt. 25/09/2025 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 25/09/2025 @ 11:00 AM, 4) For detailed term and conditions of the sale, please refer "<https://baanknet.com>" & www.pnbindia.in.

Date : 04/09/2025
Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)