

PNB 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(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)
Reg. Ofc:- 5th Floor, Anirudh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.KHARDI:ThirdFloor,GanlaxmiComplex,SurveyNo.08,Hadapsar,KharadiBypassRoad,Kharadi,Pune,Maharashtra-411014,B.O. WARJE:12,Spandan,SurveyNo.117/1,PopularNagar,Warje,Pune,Maharashtra-411052,B.O.PUNE:5A,B.C.D,FifthFloor,SheerangHouse,Opp.JangliMaharajTemple,JMRoad,ShivajiNagar,Pune,Maharashtra-411005

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 borrowers/ 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 (RP) (E)	EMD (F)	Last Date of Submission at Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances (K)
HOU/KROI/0917/432529Raghuna In Shrawan Khude / Ratnamala Suryaji Jagtap / Dhasarath Ram Khude, B.O. : KHARADI	Rs. 3275087.52 & 17-01-2023	Physical Possession	Building C, Second Floor, 205, Shri Sai Hills, S.No.79, Keshavnagar, Wagholi road, Near Radha Swami Math, Pune-412207, MAHARASHTRA-412207, India	Rs. 3200000	Rs. 320000	07-07-25	Rs. 10000	09-06-2025 12:00pm to 04:00pm	08-07-2025 2PM to 03:00PM	Not Known
NHL/KROI/0118/483324 Bhugendra Singh / Vinodendra Singh, B.O. : KHARADI	Rs. 3908510.16 & 13-11-2024	Physical Possession	Shop No.5, Ground Floor, Wing No A, Park Plaza Phase I, Wing A, Near D Y Patil International School, Survey No. 296 Hissa No 2/2, Lohagaon, Pune, Maharashtra, India-411047	Rs. 8279000	Rs. 827900	07-07-25	Rs. 20000	16-06-2025 12:00pm to 04:00pm	08-07-2025 2PM to 03:00PM	Not Known
NHL/WRJE/0319/558709 Shudhodhan Jambod Gawai / Seema Shudhodhan Gawai, B.O. : WARJE	Rs. 2398647.01 & 13-11-2024	Physical Possession	Shop No L-07 Jower Ground Floor single Building, kanyasapal, S. No. 24/1a/1/31, 24/1a/1/1/3, 24/1a/1/1/1, 24/1a/1/1/1, 24/1a/1/1/1, Pune, Maharashtra, India-411031	Rs. 2608000	Rs. 260800	07-07-25	Rs. 10000	19-06-2025 12:00pm to 04:00pm	08-07-2025 2PM to 03:00PM	Not Known
HOU/PUN/1216/341627 Dilip Ratan Bandwal / Varsha Ratan Bandwal, B.O. : PUNE	Rs. 1628323 & 13-11-2024	Physical Possession	106.1, building C2, mantra Residency, g.no.01, Opp. Volkswagen Plant Chakan, Midc Phase II, Nigohje, Pune, Maharashtra, India-411051	Rs. 1592000	Rs. 159200	07-07-25	Rs. 10000	22-06-2025 12:00pm to 04:00pm	08-07-2025 2PM to 03:00PM	Not Known

*Together with the further interest @18%, p.a. as applicable, incidental expenses, cost charges etc. incurred upon 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 take 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 acknowledgment of sale confirmation letter and in default of such deposit, the authorized officer 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 Authorized officer in conducting sale through an e-auction having its Corporate office at Plot No. 66, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Document and for any other query or for registration, you have to co-ordinate with Ganesh Ankush Nilakshi Patil Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com

PLACE :- PUNE DATE :- 03.06.2025 SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED

MANAPPURAM HOME FINANCE LIMITED
FORMERLY MANAPPURAM HOME FINANCE PVT LTD
CIN : U65923KL2010PLC039179
Regd Office: N/470A (OLD) W/353A (NEW) Manappuram House Velupud Thiruvallur, Karaikal 605067
Corp Office: Manappuram Home Finance Limited, Third Floor, Unit No. 301 to 315, A Wing, Kanakia Wall Street, Andheri-Kurla Road, Andheri East, Mumbai-400093, Maharashtra Phone No: 022-48211000, Website: www.manappuramhomefin.com

DEMAND NOTICE
Whereas the Authorized Officer of Manappuram Home Finance Ltd, having our registered office at N/470A (OLD) W/353A (NEW), Manappuram House, Velupud, Thiruvallur, Karaikal-605067 and branches at various places in India (hereinafter referred to as "MAHOFIN") is a Company registered under the Companies Act, 1956 and a Financial Institution within the meaning of sub-clause (iv) of clause (vi) of sub-section (1) of Section 2 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the Act) read with Notification No. S.O. 3466 (E) dated 18th December, 2015 issued by the Govt. of India, Department of Financial Services, Ministry of Finance, New Delhi, inter alia allowing on business of advancing loans for construction and/or purchase of dwelling units and whereas the Borrower / Co-Borrowers as mentioned in Column No. 2 of the below mentioned chart obtained loan from MAHOFIN and whereas MAHOFIN being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the Security Interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice, but the notices could not be served upon some of them for various reasons. Thus in addition thereto for the purposes of information of the said borrowers enumerated below the said borrowers are being informed by way of this public notice.

Sr. No.	Name Of The Borrower/ Co-Borrower/Len/branch	Description Of Secured Asset In Respect Of Which Interest Has Been Created	New Date Of Notice Sent & Date	Outstanding Amount
1	Tejas Popat Gadanki / Kanchan Popat Gadanki / Kanchan Popat Gadanki / Sanjay Bai Kanbare / NHA/0200041402/Kolhapur	G.P. Mikal No. 678, Adm 1000 Sq.ft. Situated At Village-Kushre Hart Thane, Gadanki Wadi, Tal. Panhata, Dist-Kolhapur, P.D. Nagave Dumsa, Kolhapur, Maharashtra, Pin. 416229, East Public Road, West-Sunila Shashank Kanhika Mikal, South-Shikaji Bala Gadankis Mikal, North- Sangeli, Jagannath Kothavales Mikal	09-05-2025	Rs. 966889/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, MAHOFIN shall be constrained to take u/s 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by MAHOFIN at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(8) of the SARFAESI Act. Take note that in terms of S-13 (4) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Date: 3rd June 2025 | Place: MAHARASHTRA SD/- Authorised Officer Manappuram Home Finance Ltd

TENDER NOTICE

Everglade CHS, Kharadi
 Reg. No.: PNA/PNA/(4) HSG/
 TC/11866/2012-2013
Tenders invited for :
 1. Gym Renovation
 2. Children's Play Area
• Forms at office :
(10 AM-5 PM).
• Submit by 20 June 2025,
5 PM
Contact : +91 93732 99615
Email : -
evergladesociety@gmail.com
Sd/-
Secretary, Everglade CHS

Sahakarnagar Branch :
 63/2B, Indralok Apartment, Pune-Satara Road, Pune-411009.
Ph. - 020-24225929 E-mail : sahpun@bankofbaroda.com

Notice To Borrower (under Sub-section (2) of Section 13 of the Sarfaesi Act, 2002)

To, Place: Pune
Mr. Rode Sachin Sahebrao, Date:07/05/2025
 Gat No. 769 Kudalwadi Post-chikhali, Tal. Haveli, Dist. Pune-412114

Dear Sir/s,
Re: Credit facilities with our Sahakarnagar Branch

1. We refer to **Sanction No. SBM/KSS/147/09 dated 11/11/2009** conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction, you have availed and started utilizing the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and Type of facility	Limit (Rs.) in lakhs	Rate of Interest	O/s as on 07/05/2025 (inclusive of interest up to 30/04/2025)	Security agreement with brief description of securities (please mention the details of security agreements and details of mortgaged property including total area and boundaries)
V NIWAS HOME LOAN	20.00			Collateral Security- All that piece and parcel of land admeasuring 2 Ares ie. 2178 sq. ft.(202.32 sq. mts.) out of Gat No.769, situated at Village Chikhali, Tal. Haveli, Dist. Pune, within the jurisdiction of the Sub Registrar Haveli and the limits of the Pimpri Chinchwad Municipal Corporation
OLD AC NO.506608531000041		9.85%	Rs. 14,88,034.19	
NEW AC NO. 44220600001216				

- In the loan agreement for housing loan dated 02/12/2009 you have agreed to term & conditions of the bank in respect of housing loan to the tune of Rs.20,00,000.00
- As you are aware, you have committed defaults in payment of interest on above loans/outstanding's for the quarter ended December 2024. You have also defaulted in payment of instalments of term loan/demand loans which have fallen due for payment on 30/11/2024 and thereafter.
- Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on **30/04/2025** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.
- Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Rs. 14,88,034.19 plus unapplied int.** as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
- Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.
- We invite your attention to sub-section 13 of Section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.
- We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully

Authorised Officer, Bank of Baroda

बैंक ऑफ महाराष्ट्र Bank of Maharashtra
एक सत्यता एक बैंक
एक परिवार एक बैंक

Asset Recovery Branch : Agarkar High School Bldg., 2nd Floor, Somwar Peth, Pune - 411011. Phone : 7030924078
E-mail: brmgr1453@mahabank.co.in

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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor i.e. **Bank of Maharashtra**, the Physical Possession of which has been taken by the Authorized Officer of Bank of Maharashtra, will be sold on **"As is where is", "As is what is" and "Whatever there is"** for recovery of the balance due to the Bank of Maharashtra (Secured Creditor) from the Borrower and Guarantors, as mentioned in the table. Details of the Borrower and Guarantors, amount due, Short Description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit & increment are also given as under :

Sr. No.	Name of Borrowers / Guarantors	Amount Due (Rs.)	Short description of the immovable property and Type of Possession	Reserve Price EMD Amt. Bid Increment Amt.
1	Borrower : Mr. Shivhari Ramkrushna Mante. Guarantor: - Mr.Chandan Kumar Manab Pradhan. Branch: Asset Recovery Branch, Pune. Contact Details: Mr. Sudhir Kulkarni, Assistant General Manager & Branch Head. Mob. No. 7030924078.	Rs.1,53,38,094.00/- (Rupees One Crore Fifty Three Lakhs Thirty Eight Thousand Ninety Four Only) plus interest @ 7.60% p.a. thereon with monthly rest w.e.f. 04.04.2022 plus penal interest, costs and expenses as applicable minus recoveries if any.	Property Lot No.1: All that piece and parcel of Plot No. 36, area admeasuring 2263.58 Sq.Ft. i.e. 210.37 Sq. Mtrs. along with RCC Construction admeasuring 85.89 Sq. Mtrs. situated at 'Shilananad Co-op Housing Society Ltd' of S No. 42 Hissa No. 3/1+2+3 (i.e. CTS No. 4529) village Wadgaonsheri, Tal: Haveli, Dist: Pune within the local limits of Pune Municipal Corporation. (As per CTS record area of the plot is 206.20 Sq. Mtrs. and as per the Gunthewari Certificate area of the plot is 210.37 Sq. Mtrs.) Bounded as follows : On or towards East : S. No. 42 (P), On or towards West : Remaining Part. On or towards South : S. No. 41. On or towards North : S No. 42. Encumbrances: As per information available with the bank, borrower has created third party interest by executing an agreement to sale. Possession: Physical	Reserve Price : Rs.1,57,00,000/- (Rupees One Crore Fifty Seven Lakhs Only) EMD : Rs.15,70,000/- (Rupees Fifteen Lakhs Seventy Thousand Only) Bid increment Amount Rs. 25,000.00/- (Rupees Twenty Five Thousand Only)

Sr. No.	Particulars	Date & Time
1.	Date and time of E-Auction	For Lot No. 1 25.06.2025 between 11.00 a.m. and 4.00 p.m.
2.	Last Date of Submission of Bid with EMD	25.06.2025 upto 4.00 p.m.
3.	Inspection Date & Time	For Lot No. 1 12.06.2025 between 10.00 am. and 5:00 pm

Important information: There may be some dues of respective society claiming maintenance charges etc. Bidders are therefore advised to confirm any dues from respective society for property put on auction or any Govt. due from Govt. Authorities or any unpaid dues of the builder. Charges if any due on the respective property shall be borne by the bidder.

Note :

- Bank has Possession with a known encumbrance. Also, there can be some dues by respective societies, Government/local authority/ies claiming maintenance charges etc. Bidders are therefore advised to confirm the dues/charges/encumbrances from respective society/authority/ies/builder. Dues/Charges/ encumbrances, if any due on the respective property, shall be borne by the bidder.
- E-auction shall be conducted through the PSB Alliance. Bidders have to log in on the website <https://baanknet.com/> and have to register themselves. In this regard, please note that verification of KYC documents takes 2-3 days' time. Hence, bidders are advised to register and upload KYC documents well in advance to avoid last minute anxiety / rush. For Registration related queries, the contact number is 8291220220 and E mail id is "support.baanknet@psballiance.com".

For detailed terms and conditions of the sale, please refer to the link **"https://www.bankofmaharashtra.in/properties_for_sale.asp"** provided in the Bank's website.

Date: 02.06.2025
Place: Pune
Asst. Gen. Manager & Authorised Officer, Bank of Maharashtra

This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.

पंजाब नैशनल बैंक Punjab National Bank
...श्रद्धे का प्रतीक ! ...the name you can BANK upon !

ARMB Pune : Ground Floor, Aurora Towers, 9, Moledina Road, Pune- 411001, Ph.No. : 020-26133926, E mail: cs8762@pnb.co.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.

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 : Deccan Gymkhana, 094110 Pune Account - 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 Ratnagin 415621 Also: Mr Sadashiv Laxman Mane, S. No. 64, CTS 115A, Boston, Flat No. 501, Prabhat Road, Erandwane, Pune 411004. Also: Mr. Manoj Mane, S.No. 64, CTS 115A, 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 Sanskriti" 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 Sanskriti" 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 Sanskriti" 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 Sanskriti" 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	A) Dt. 30/12/2024 A. 2247.32 Lakh+ further interest w.e.f. 27.12.2024 + charges C) Dt. 11/03/2025 D) Symbolic Possession	Rs. 402.00 Lakh Rs. 4.02 Lakh Rs. 1.00 Lakh	Dt. 07/07/2025 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. 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 07/07/2025 at 11:00 AM, 4) For detailed term and conditions of the sale, please refer **"<https://baanknet.com/>" & www.pnbindia.in**.

Date : 31/05/2025
Place: Pune
Authorised Officer, Punjab National Bank (Secured Creditor)

Form No. 3 [See Regulation-13(1)(a)]
Debts Recovery Tribunal, Pune
 Unit No. 307 to 310, 3rd Floor, Kakade Biz Icon Building, Shivaji Nagar, Pune-411005

Case No. : OA/420/2022
Summons under sub section (4) of Section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Canara Bank Exh No.: 11296
VS
M/s. SPPR GROUPS OF HOTELS
PROP SUJATA NAVNATH KATKE (DECEASED)

To,
 1) **M/s. SPPR GROUPS OF HOTELS PROP SUJATA NAVNATH KATKE (DECEASED), HOTEL RAJ PALACE, KOREGAON BHIM, TAL SHIRUR, PUNE NAGAR ROAD, PUNE, MAHARASHTRA -412216**
Legal heir: 1 MR. NAVNATH RAMDAS KATKE, HOTEL RAJ PALACE, KOREGAON BHIM, TAL SHIRUR, PUNE NAGAR ROAD

Summons
 Whereas, OA/420/2022 was listed before Hon'ble Presiding Officer / Registrar on 01/04/2025
 Whereas, this Hon'ble Tribunal is pleased to issue Summons/Notice on the said Application under Section 19(4) of the Act, (OA) filed against you for recovery of debts of **Rs. 61,30,655/-** (application along with copies of documents etc. annexed)
 In accordance with sub-section (4) of Section 19 of the Act, you, the Defendants are directed as under:-
 (i) to show cause within thirty days of the service of Summons as to why relief prayed for should not be granted.
 (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the Original Application.
 (iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the Original Application, pending hearing and disposal of the application for attachment of properties.
 (iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the Original Application without the prior approval of the Tribunal.
 (v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets.

You are also directed to file the Written Statement with a copy thereof furnished to the Applicant and to appear before the Registrar on 01/07/2025 at 10.30 a.m. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of the Tribunal on this date **16/05/2025.**

Signature of the Officer Authorised to issue summons. I/C Registrar, Debts Recovery Tribunal, Pune