

E-auction Sale Notice To General Public Under Rule 8 & 9 Of The Security Interest (enforcement) Rules 2002

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE/MOVABLE PROPERTIES

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

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

Sr. 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 (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amt. as on as on _____ C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrance s known to the secured creditors
1	Branch: Aurangabad (065020) Borrower : 1. Mr. Laxman Deorao Lohkare House No. 45, Mahada Colony, Shahnurwadi, Near Railway Gate, Aurangabad, Maharashtra - 431136 2. Mrs. Sakhubai Laxman Lohkare Flat No. 02, First Floor, Saikirti Residency, Plot No. 11, First Floor, Saikirti Residency, Plot No. 11, Gat No. 103, Prusti Nagar, Satara Parisar, Aurangabad 3. Mr. Dinesh Shamrao Tribhuvan Satara Parisar, House No. 7/2, Plot No. 30, near Ambedkar General Store, Gate No. 89, Aurangabad - 431010	Equitable mortgage of Flat No. 02, First Floor, Saikirti Residency, Plot No. 11, First Floor, Saikirti Residency, Plot No. 11, Gat No. 103, Prusti Nagar, Satara Parisar, Aurangabad Admeasuring Area: 705.90 sq. ft. Name of Property Owner: Shri Laxman Deorao Lohkare Boundaries: East: Flat No. 01 West: Marginal Space North: Entrance & Staircae South: Marginal Space Property ID : PUNBU60902277	A) 10.10.2017 B) Rs. 29,22,669.00 as on 31.01.2025 + further interest & Charges C) 19.04.2018 D) Symbolic	A) Rs 18.79 Lakh B) Rs 1.88 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
2	Branch : Dalamndi, Ahmednagar (050300) Borrower : 1. Mr. Gaurnandan Bansu Gund Flat No 203, First Floor, "Ketan Classic-A" Dharmadhikari Mala, Savadi, Ahmednagar - 414003 2. Mrs. Rajashree Gaurnandan Gund Flat No 203, First Floor, "Ketan Classic-A" Dharmadhikari Mala, Savadi, Ahmednagar - 414003	EM of All that piece & parcel of Flat no.203 First Floor, "Ketan Classic A" constructed on Plot No 104+105A, Survey No 213/2+206/1B+206/1B2/1, Dharmadhikari Mala, Savadi, Ahmednagar 414003 Admeasuring Area : Built U/p area : 61.45 Sqm (Balcony 4.17 Sqm) Carpet area : 54.235 Sqm Name of Property Owner: Shri Gaurnandan Bansu Gund Boundaries: East: Duct Flat No 204, West: Flat no. 202, North: Staircase & Passage South: Open to Sky Property ID : PUNB008288ABA40406844	A) 04-10-2019 B) Rs. 19,31,881.00 as on 04-10-2019 + further interest & Charges C) 18-12-2019 D) Symbolic	A) Rs 40.21 Lakh B) Rs 4.03 Lakh (17-02-2026) C) Rs 1.00 Lakh	Date: 18-02-2026 From 11:00 AM to 16:00 PM	Not Known
3	Branch : Shirdi, Pimpalwadi Raod (159710) Borrower : 1. Mr. Vaibhav Vikas Tambe Flat No. A/202 , Wing- A , "Silver Oak Green View" Survey No.51/9/2 , Pimpalwadi road Shirdi , post - Shirdi , Talika - Rahata , Dist : Ahmadnagar Pin 413109 2. Mr. Gopichand Nenumal Phundwani S. No. 104/2, Behind S. V. R. Hotel , Shiv road Shirdi. Post : Shirdi, Talika - Rahata , Dist : Ahmadnagar - Pin 413109	EM of All that piece & parcel of Flat No. F- 2 -102 , Ground Floor, " Silver Oak Green View" F2 Building Sr. No. 51/9/2 Shinde Mala, near Pimpalwadi road at Shirdi-423107 Taluka Rahata Dist: A. Nagar Admeasuring Area: 86.57 Sq. Meter Name of Property Owner: Shri Vaibhav Vikas Tambe Boundaries: East: Duct and Space West: Side Margin North: Duct South: Side Margin Property ID : PUNB000828800230	A) 19-09-2022 B) Rs. 21,70,192.30 as on 19-09-2022 + further interest & Charges C) 24-04-2023 D) Symbolic	A) Rs 31.82 Lakh B) Rs 3.19 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known

4	Branch : PNB-Nashik Road (036600) Borrower : Mr Vilas Maruti Patil Flat no 107, First Floor, Sh Krushna Appartment Opp Hotel Celebration on Pathardi Phata to Camp Road, Nashik, Maharashtra Co Borrower : Mrs Rajashree Vilas Patil Flat no 107, First Floor, Sh Krushna Appartment Opp Hotel Celebration on Pathardi Phata to Camp Road, Nashik, Maharashtra	Flat no 107, First Floor, Sh Krushna Appartment Opp Hotel Celebration on Pathardi Phata to Camp Road, Nashik, Maharashtra Owned by Mr Vilas Maruti Patil Boundaries as : East: Passage, Staircase & Flat no 101 West : Side Marginal Space, North : Side Marginal Space, South : Duct & Flat no 106 Property ID : PUNB000828800224	A) 27.12.2022 B) Rs.13,86,789.88 as on 28.02.2025 + further interest & Charges C) 24.05.2023 D) Symbolic	A) Rs 18.60 Lakh B) Rs 1.86 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
5	Branch : Jalna, Jindal Market (132410) Borrower : Mr. Vilas Ramprasad Budhawant Row House No. 9, Plot No. 75, Gut No. 262, Balaji Palms, Sun City, Devmurti, Mantha Road, Jalna - 431203	Equitable mortgage of all the piece & parcel of Row House No. 9, Plot No. 75, Gut No. 262 (P), Balaji Palms, Sun City, Devmurti, Mantha Road, Jalna, Dist. - Jalna - 431203 Admeasuring Area: Plot Area: 57.57 sq. mtr. Builtup area: 90.10 sq. mtr. (GF+1st Floor) Name of Property Owner: Shri Vilas Ramprasad Budhawant Boundaries: East: Row House No. 08 West: Row House No. 10 North: Open Space South: 6.00 mt. wide road Property ID : PUNBABA47509052	A) 07.12.2021 B) Rs.14,05,348.86 as on 07.12.2021 + further interest & Charges C) 09.03.2022 D) Symbolic	A) Rs 22.58 Lakh B) Rs 2.26 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
6	Branch : Shirdi (159710) Borrower : 1. Mr. Bhanudas S Chaudhari Gaothan Nandurkhi Bk, Tal Rahata, Dist. Ahmednagar, Shirdi, Maharashtra - 423107 2. Mrs. Yogita Bhanudas Choudhari Gaothan Nandurkhi Bk, Tal Rahata, Dist. Ahmednagar, Shirdi, Maharashtra - 423107	Land & Building situated at Nandurkhi Bk, Gram Panchayat Milkat No. 761, G No. 65, Kharaba, Dist. Ahilyanagar Area: Plot Area: 1,200.00 sq. mtr. Construction: 62.70 sq. mtr. Property owner: Mrs. Yogita Bhanudas Chaudhari Boundaries: East: Milkat No. 216 West: Gat No. 66 North: Gat No. 67 South: Gat No. 64 Property ID : PUNBABA4040661	A) 07.11.2019 B) Rs.7,25,211.00 as on 07.11.2019 + further interest & Charges C) 22.02.2022 D) Symbolic	A) Rs 25.52 Lakh B) Rs 2.56 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
7	Branch : Mahatama Nagar (484300) Borrower : Mr. Rajendra K Bagul Residential Bungalow on Plot No. 5, S. No. 86/1 +2+4+6+7+10, Sathbai Nagar, Jail Road, Nashik	Residential Bungalow on Plot No. 5, S. No. 86/1+2+4+6+7+10, Sathbai Nagar, Jail Road, Nashik Area: 803.86 sq. ft. Property owner: Rajendra Kishan Bagul Boundaries: East: 7.50 Mtr Colony Road West: Property of S. No. 87 North: Plot No. 06 South: Plot No. 04 Property ID : PUNB5EK9943947	A) 09.10.2019 B) Rs.6,28,277.17 as on 31.07.2019 + further interest & Charges C) 07.01.2020 D) Symbolic	A) Rs 50.02 Lakh B) Rs 5.01 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
8	Branch : Mahatama Nagar (484300) Borrower : Mr. Aabasaheb Ramesh Chaudhari Flat No. 02, Nilakash B, Nilmani Park, Sawarkar Nagar, Jail Road, Nashik Road, Nashik - 422101	Flat No. 09, Rohit Apartment, S. No. 47/10, Near Raj Rajeshwari Mangal Karyalaya, Rahul Nagar, Old Saikheda Road, Off Jail Road, Nashik Area: 600.00 sq. ft. Property owner: Aabasaheb Ramesh Chaudhari Boundaries: East: Passage & Staircase West: Marginal Space North: Flat No. 01 (Duplex) South: Flat No. 10 Property ID : PUNB77U10663451	A) 13.07.2021 B) Rs.10,25,663.00 as on 31.01.2020 + further interest & Charges C) 10.01.2022 D) Symbolic	A) Rs 25.65 Lakh B) Rs 2.57 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known

9	Branch : Nashik, Sharanpur Road(376200) Borrower : M/s Lokhande Electricals & Decorators "Meher Plaza" CTS No.79, Final Plot No 79. Near Meher signal, Gole Colony, Nashik Nashik - 422001 Shri Ganesh Wamanrao Lokhande Flat no .11, Narsing Nagar, Gangapur Road Nashik -422002 Shri Ganesh Wamanrao Lokhande Shop No. 08,09,10,11,12 "Meher Plaza" CTS No.79, Final Plot No 79. Near Meher signal, Gole Colony, Nashik - 422001	Property 1: All that piece & parcel of Shop no 08 & 12 GF & Mezzanine floor along with Toilet, Bathroom Shop situated at "Meher Plaza", CTS no 79, Final Plot no 79, TPS I, Near Meher Signal, Gole Colony Nashik Area :Shop no.08 : Built Up 12.82 Sqm (GF) + 8.97 Sqm Mezzanine floor Shop no 12 :Built Up 12.61 Sqm (GF) + 8.83 Sqm Mezzanine floor Property owner : Shri Ganesh Wamanrao Lokhande Boundaries : Shop No. 8: East: Old Mumbai Agra Road West: Shop No. 09 North: Sindekar Plaza South: Passage Shop No. 12: East: Shop No. 11 West: Shop No. 13 North: Sindekar Plaza South: Passage Property 2: All that piece & parcel of Shop no 09 GF & Mezzanine floor along with right to use Toilet, Bathroom Shop situated at "Meher Plaza", CTS no 79, Final Plot no 79, TPS I, Near Meher Signal, Gole Colony Nashik Area :Shop no.09 : Built Up 12.82 Sqm (GF) + 8.97 Sqm Mezzanine floor Property owner : Shri Ganesh Wamanrao Lokhande Boundaries: Shop No. 09: East: Shop No. 08 West: Shop No. 10 North: Sindekar Plaza South: Passage Property 3: All that piece & parcel of Shop no 10 & 11 GF & Mezzanine floor along with Toilet, Bathroom Shop situated at "Meher Plaza", CTS no 79, Final Plot no 79, TPS I, Near Meher Signal, Gole Colony Nashik Area :Shop no.10 : Built Up 13.45 Sqm (GF) + 9.27 Sqm Mezzanine floor Shop no 11 :Built Up 13.25 Sqm (GF) + 9.27 Sqm Mezzanine floor Property owner: Shri Ganesh Wamanrao Lokhande Boundaries: Shop No. 10: East: Shop No. 09 West: Shop No. 11 North: Sindekar Plaza South: Passage Shop No. 11: East: Shop No. 10 West: Shop No. 12 North: Sindekar Plaza South: Passage Property ID :PUNBO1A10526617	A) 03.02.2024 B)Rs.30,85,255.92 as on 03.02.2024 + further interest & Charges C) 15.05.2024 D) Symbolic	A) Rs 131.54 Lakh B) Rs 13.15 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
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10	Branch : Nashik (458040)	Property No. 1, Plot No. 67, at Gole Colony Nashik	A) 08.12.2024	A) Rs	Date:	Not Known
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10	Branch : Niphad (166910) Borrower : Mr. Prakash Ganpat More Row House No. 01, Plot No. 06 & 07, Gat No. 441, Sandhan Nagar, Takli Vinchur Shiwar, Beside Lasalgaon, Tal Niphad, Dist. Nashik	Row House No. 1, Plot No. 6,7, at Gat No. 441, Sandhan Nagar, situated at village Takli Vinchur, village Shiwar, beside Lasalgaon, Tal. Niphad, Dist. Nashik Area: 743.00 sq. ft. Property owner: Prakash Ganpat More Boundaries: East: By Row House No. 2 – Gat No. 441, Plot No. 6 & 7 West: By Row House No. 2 – Gat No. 441, Plot No. 6P North: By Gat No. 392 South: By Gat No. 441- Colony Road Property ID : PUNBAB37768213	A) 09.12.2021 B) Rs.7,79,151.00 as on 09.12.2021 + further interest & Charges C) 11.05.2022 D) Symbolic	A) Rs 11.31 Lakh B) Rs 1.14 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
11	Branch : Ghogargaon(375700) Borrower : M/S Sagar Traders Shri Sagar Tejmal Luniya Near Kanifnath Temple, Village and Post Ghogargaon, Taluka Shrigonda, Dist. Ahmednagar – 414401.	Property 1: RM of Land And Building at CS No. 291 p, adm 11.58 sq m, Grampanchayat Milkat No 154/2 & 154/1, near Kanifnath Temple, Ghogargaon, Tal. Shrigonda, Dist: Ahmednagar Boundaries: East: CS No. 291, West: Road North: CS No. 293, South: CS No. 290 Property 2: RM of Land And Building at CS No. 295, adm 26.30 sq m, Grampanchayat Milkat No 154/2 & 154/1, near Kanifnath Temple, Ghogargaon, Tal. Shrigonda, Dist: Ahmednagar Boundaries: East: CS No. 291, West: CS No. 296 North: CS No. 294, South: Road Property owner: Shri Sagar Tejmal Luniya Property ID : PUNB25Y4909097	A) 02.02.2022 B) Rs.11,33,891.79 as on 02.02.2022 + further interest & Charges C) 03.06.2022 D) Symbolic	A) Rs 3.41 Lakh B) Rs 0.35 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
12	Branch : PNB-Niphad (166910) Borrower : 1. Shri Subhash Yashewant Ubale Row House No 09, in Om Sai Row Houses located Plot no 48 to 53, Gat no 265/3, Near Bank of Baroda, Near Sai Mandir, Sai Nagar, Ahead of Megha Drip Irrigation, Village Takli Vinchur, Tal Niphad Dist Nashik. 422306 2. Shri Sakshat Subhash Ubale Row House No 09, in Om Sai Row Houses located Plot no 48 to 53, Gat no 265/3, Near Bank of Baroda, Near Sai Mandir, Sai Nagar, Ahead of Megha Drip Irrigation, Village Takli Vinchur, Tal Niphad Dist Nashik. 422306	Residential Row House No 09, in Om Sai Row Houses located Plot no 48 to 53, Gat no 265/2, Near Bank of Baroda, Near Sai Mandir, Takli Vinchur, Tal Niphad Dist Nashik. 422306 Owned by Mr Subhash Yashewant Ubale & Sakshat Subhash Ubale. Boundaries as: East: 9.00 Mtr Colony Road West : Plot no 47, Amenity Plot, Open Space, North : Row House No 10, South : Row House no 8	A) 03/02/2021 B) Rs.27,50,413.01 as on 31.01.2025 + further interest & Charges C) 06/01/2022 D) Symbolic	A) Rs. 19.40 Lakh B) Rs. 1.94 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known
13	Branch : Aurangabad(065020) Borrower : Vishnu Dhansingh Bayas Shri Vishnu Dhansingh Bayas Gut No. 92, Sr. No. 190, Grampanchayat No. 212, Flat No. 01, Alyanz Apartment, First Floor, Deolali, Dist. Aurangabad – 431001. Mrs. Priti Dhansingh Bayas Gut No. 92, Sr. No. 190, Grampanchayat No. 212, Flat No. 01, Alyanz Apartment, First Floor, Deolali, Dist. Aurangabad – 431001.	Residential Flat, Gut No. 92, Sr. No. 190, Grampanchayat No. 212, Flat No. 01, Alyanz Apartment, First Floor, Deolali, Dist. Aurangabad – 431001. Area: 539.27 sq. ft. Property owner: Shri Vishnu Dhansingh Bayas & Smt. Priti Dhansingh Bayas Boundaries: East: Side Margin West: Side Margin North: Staircase South: Flat No. 02 Property ID : PUNBABA40341758	A) 06.06.2019 B) Rs.18,78,998.00 as on 06.06.2019 + further interest & Charges C) 28.02.2022 D) Symbolic	A) Rs 17.94 Lakh B) Rs 1.80 Lakh (17.02.2026) C) Rs 1.00 Lakh	Date: 18.02.2026 From 11:00 AM to 16:00 PM	Not Known

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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "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: www.pnbindia.in & <https://baanknet.in> on 18.02.2026 @ 11.00 AM to 16.00 PM
4. Bidder compulsorily has to submit at least One Bid above the reserve price for participating in E-Auction.
5. For detailed term and conditions of the sale, please refer www.pnbindia.in & <https://baanknet.in>

Date : 03.02.2026

Place : Nashik

Sd/-
Anand Pradhan
Authorized Officer,
Punjab National Bank, (Secured Creditor)