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**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 31/07/2026 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 : Aundh-450800 M/s Black Gold Exim Pvt. Ltd. M/s Black Gold Exim Pvt. Ltd., Regd. Office- Shop No. 9 & 10, Legend Prestige, B. T. Kawade Road, Behind Krome Furniture, Dist. Pune - 411013. Also at : Flat No.101 ,1 first Floor, Silver Oak Apartment Plot No.16, S No.28/1 to 20/1A+28/1 TO 20/2B CTC No.1091 off Solapur Highway Wanowari Behind Croma Pune-411013. Also at : Shri.Atul Kambale (Managing Director), Smt. -Pratidnya Atul Kambale (Director), Both at : Flat No.101 1First, Silver Oak-2 Apartment, Plot No. 16, S. No. 28/1 to 20/1A+28/1 to 20/2B,CTS No.1091, Off Solapur Highway Wanwrie Behind Croma Pune-411013. Also : Rahul Sharad Kambale, Flat No 704 Wing-B, SYLVANIA Tower, Magarpatta Township, Pune-411028. Also : Smt. Anuradha Rahul Kambale (Guarantor), Flat No 704 Wing-B, Sylvania Tower, Magarpatta Township Pune-411028	Flat No. 101, 1st Floor, Silver oak 2 Apartment at plot No. 16 out of Survey No. 28/1 to 20/1A + 28/1 to 20/2b and CTS No. 1091 off Solapur Highway, Wanowrie, Tal- Haveli, Dist- Pune 411013. Built-Up Area-108.14 Sq. mtr., Terrace area-7.53 Sq.mtrs. Boundaries: North: Lift and Flat No.102, South: Margin Open Space, East: Common Passage & Staircase, West: Margin Open Space Property ID - PUNB8762202436 Encumbrances : Not Known	A) 05/01/2016 B) Rs. 1155.28 Lacs + further interest w.e.f 01/08/2026 C) 12/05/2016 D) Symbolic Possession	Rs. 82.57 Lakh Rs. 8.257 Lakh Rs. 0.21 Lakh	24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Deccan Gymkhana (094110) M/s Mahalaxmi Earthmovers M/s Mahalaxmi Earthmovers, Prop: Anna B Mahadik, At Gandhi Complex office no. 05, Bhukhand 186 Market Yard Pune 411003. Mr. Anna B Mahadik, Sector R-2, Tower No. 7, Flat No. 1604, 16th Floor, "Amanora Park Town", Hadapsar, Pune 411028. 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 property situated at Gat No.1001, admeasuring about 59 Are out of which 02 Are situated at "Shri Mahalaxmi Heights" at Village Urli Kanchan, Tal-Haveli, Pune-412202. Boundaries: East: Internal Road, West: Remaining Land, North: Land of Mr. Mulani, South: Solapur Road. Property ID-PUNB87622024120 Encumbrances : Not Known	A) 26/11/2018 B) Rs 243.40 Lakhs + further interest + charges w.e.f 01/08/2026 C) 30/03/2019 D) Symbolic Possession	Rs. 248.44 Lakh Rs. 24.844 Lakh Rs. 1.00 Lakh	24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
3	Branch : Nanapeth-290100 Mr. Satish Soloman Tewari And Mr. Samson Tewari Mr. Satish Soloman Tewari , Flat No A1, Building No A, Radha Nagari Co Housing Society Ltd , Survey no 1A, Hissa no 11,12,14 & Survey No 24A, Hissa No 1+2/1, Opposite Chhajed Indian Oil Petrol Pump, Near Kundan Paradise Society, Bodoli, Pune 411020. Mr. Samson Tewari, Flat No A1, Building No A, RadhaNagari Co Housing Society Ltd , Survey no 1A, Hissa no 11,12,14 & Survey No 24A, Hissa No 1+2/1, Opposite Chhajed Indian Oil Petrol Pump, Near Kundan Paradise Society, Bodoli, Pune 411020. Mr Satish Soloman Tewari, Mr Samson Tewari (Co Borrower), Both at : S No 257, Plot No 4, Khese Park, Lohgaon Near Ganesh Mandir, Pune 411032.	Flat No A1, Building No A, RadhaNagari Co Housing Society Ltd , Survey no 1A, Hissa No 11,12,14 & Survey No 24A, Hissa No 1+2/1, Opposite Chhajed Indian Oil Petrol Pump, Near Kundan Paradise Society, Bodoli, Pune 411020. With Built-up area-79.89 sqmtr. Boundaries(actual) : North: Common Passage and Staircase, South: Open Space, East: Lift And Open Space, West: Flat No.02. Property ID-PUNB8762202550 Encumbrances : This sale is subject to outcome of SA No 73/2026 pending before DRT Pune	A) 31/05/2025 B) 67.09 Lakh + further interest + charges w.e.f 01/08/2026 C) 07/08/2025 D) Symbolic Possession	Rs. 56.66 Lakh Rs. 5.666 Lakh Rs. 0.21 Lakh	24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
4	Branch : Deccan Gymkhana Pune (094110) M/s. K. P. Tech Impex M/s. K. P. Tech Impex, Prop. Mr. Manoj Kumar S. Lunkad, Flat No.B-407,Sy.No.587, Hyde Park, Market Yard, Pune-411037. Mr. Manoj Kumar S. Lunkad, Flat No 401,4th Floor, Atharva Jayatu,Zebion House" Final Plot No.280 Sub Plot 7, New Sno 524 (Part) CTS No383/8, New Timber Merchant Society, Ghorpadi Peth Pune-411042. Mr. Surekha Manoj Lunkad, Flat No. 401, 4th Floor Plot No. 280, Sub Plot No7, New S. No. 524 (Part) CTS No383/8, New Timber Merchant Society, Ghorpade Peth, Pune-411042.	Flat No. 401, 4th Floor , admeasuring about 77.88 Sq. Mtrs. Carpet area (including areas of balconies) with adjoining same level terrace having area about 104.36 Sq. Mtrs., Atharva Jayatu, (Zebion House), Final Plot No.280 B, Sub Plot No.07, Old S. No.213, New S.No. 524 (part), CTS No.383/8, TP Scheme No.03, New Timber Merchant Society, Ghorpade Peth (old Nisbat Munjer) , Tal.Haveli Pune-411042. Boundaries: North: Open Space, South: Open Space, East: Entrance, Staircase & Lift, West: Open Space Property ID-PUNB8762202459 Encumbrances : Not Known	A) 09/01/2019 B) Rs. 643.84 Lakh+ further interest +charges w.e.f 01/08/2026 C) 22/04/2019 D) Symbolic Possession	Rs. 163.80 Lakh Rs. 16.38 Lakh Rs. 1.00 Lakh	24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
5	Branch : Nanapeth-290100 Mr.Thajuddin Habib Pathan Mrs. Lalia Thajuddin Pathan (Legal Heir of Deceased Mr.Thajuddin Habib Pathan), Flat No.706, Kohinoor Ambrosia, CHS S. No.-73 Opp. Runwal Seagull Handewadi Road, Hadapsar Road, Pune-411013. Mrs.Lalia Thajuddin Pathan (Legal Heir of Deceased Mr.Thajuddin Habib Pathan), Flat No27 Nilesh Classic Handewadi Road Satavnagar ,Hadapsar Road, Pune-411028.	1. Residential Flat No. 706, 7th Floor, A-Wing, Kohinoor Ambrosia, S.No. 73/332 to 339 to 341, Hadapsar, Taluka - Haveli, Distt.Pune - 411028,Admeasuring area 1010 sq.ft.i.e. 93.83 Sq. mt. Property ID-PUNB8762202510 Encumbrances : Not Known 2. Residential Flat No - 27, 5th Floor, C-Wing, Nilesh Classic, S.No. - 73/342 to 347, Hadapsar, Taluka - Haveli, Distt. Pune - 411028, Admeasuring area 775 sq.ft. Property ID-PUNB87622024103 Encumbrances : Not Known	A) 01/10/2018 B) 103.82 Lakh+ further interest + charges w.e.f 01/08/2026 C) 03/03/2025 D) Physical Possession	Rs. 45.41 Lac Rs. 4.541 Lac Rs. 0.21 Lac Rs. 29.69Lakh Rs. 2.969 Lakh Rs. 0.21 Lacs	24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary) 24/08/2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
6	Branch : Deccan Gymkhana - 094110 Shri Prasad Prakashrao Kulkarni Shri Prasad Prakashrao Kulkarni, Flat No 4, Chintamani Apartments, Plot No 30, Paud Road, Kothrud Pune-411038. Also at : Flat No 1005 10th Floor, Galaxy Vineet, gat No 350, Bavdhan, BK, Tal Mulshi Pune-411021.	Flat No 1005 10th Floor, Galaxy Vineet, gat No 350, BavdhanBK, Tal MulshiDist. Pune-411021. 2BHK flat having carpet area 66.27 sqmtand car parking 9.29 sq.mt. Boundaries: North: Fire Duct & Staircase, South: Duct, Lift and Flat No.1004, East: Common Passage and Flat No.1002, West: Open Space. Property ID-PUNB87622024178 Encumbrances : Not Known	A) 01/08/2019 B) Rs. 94.45 Lacs with further interest + charges.w.e.f 01/08/2026 C) 24/10/2019 D) Physical Possession	Rs. 63.42 Lacs Rs. 6.342 Lacs Rs. 0.25 Lacs	24/08/2026 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 24/08/2026 @ 11:00 AM. 4) For detailed term and conditions of the sale, please refer "https://baanknet.com" & www.pnbindia.in.

Date : 03/08/2026 Place: Pune

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

Authorised Officer,
Punjab National Bank (Secured Creditor)