



पंजाब नैशनल बैंक  **punjab national bank**
...सोने का प्रतीक ! ...the name you can BANK upon !

**ARMB : Ground Floor, Aurora
Towers, 9, Moledina Road,
Pune - 411001
E mail: cs8762@pnb.BANK.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.

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 : KHADAKI Shinde Engineers & Consultants M/s Shinde Engineers & Consultant, (Prop. Tulshiram Narayan Shinde) PBK Heights, Nect To Devkate Hospital, Behind ST stand, Baramati, Tulshiram Narayan Shinde, Hanuman nagar, 22 Phata, Khandaj, Tal baramati, Dist Pune 413102, Tulshiram Narayan Shinde At - Shindewqadi, Post-Kazad, The - Indapur, Dist Pune 413104	Shop No 15, & Shop no 16 Ground Floor, admeasuring 337.86 Sq Ft Carpet Area each in building Kale Prestige, S No 6/3/F & S No 6/3/E, Behind Baramati Bus Stand, At Baramati, Dist -Pune	A) 23.06.2020 B) Rs. 227.47 lakhs + further interest + charges wef 01.08.2026 C) 23.09.2020 D) Symbolic Possession	Rs. 118.64 Lakh Rs. 11.87 Lakh Rs. 50,000/-	24.08.2026 at 11.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)
2	Branch : Pune Main M/s Rutu Enterprises Mr. Tusshar Ashok Munoat, To be served through The superintendent Yerwada Central Jail, 44, Samrat Ashok Path, Sector No. 5, Mohanwadi, Yerwada Pune 411006 Also : M/s Rutu Enterprises, Prop. Tusshar Ashok Munoat Shop No. 2, A Wing, Mani Bandh Complex, Opp. Nityanand Hall, Singhgad Road, Hingane Khurd, Pune 411051 Also: M/s Rutu Enterprises, 1228/B, Ground Floor, B-1, The Green Apartment Deccan Gymkhana Shivajinagar, Pune 411005 Also: M/s. Rutu Enterprises, Pragati Tusshar Munoat, Flat No. 1104, 11th Floor, Building No-E, Shanti Nagar Hsg Society, Near Durga Mata Mandir, Opp. Munot heights, gangadham Road, Kondhwa Budruk, Pune 4110448 Also: M/s Rutu Enterprises, Pragati Tusshar Munoat, Flat No. 12, 3rd Floor, A-Wing, Vajinath Residency, Narhe, Pune 411041	Shop No. 30 at ground floor admeasuring Carpet area 54.44 Sq Mtrs + Loft area 26.84 Sq Mtrs along with 1 under stilt car parking space + 1 open parking space AND Showroom No. 13 at Ground Floor, admeasuring Carpet area 53.42 Sq Mtrs + Lost Area 26.75 Sq Mtrs along with 1 under stilt car parking + 1 open car parking space at Bizz Bay Mall, opp. HDFC Bank, Near Dorabjee Mall, NIBM Road, Kondhwa Khurd, Pune in the name of Mr. Tusshar Ashok Munoat Encumbrances : sale is subject to outcome of SA- 173/2021 filed at DRT, Pune.	A) 04.02.2021 B) Rs. 2251.21 lakhs + further interest + charges wef 01.08.2026 C) 16.06.2021 D) Physical Possession	Rs. 337.50 Lakh Rs. 33.75 Lakh Rs. 1,00,000/-	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 : 07/08/2026 Place: Pune

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

**Authorised Officer,
Punjab National Bank (Secured Creditor)**