

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	A. Name of Branch	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002		A) Reserve Price (Rs. In Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	B. Name of Account		B) Outstanding Amount	B) EMD Amount			
			C) Possession Date u/s 13(2) of Sarfesi Act 2002	C) (Last Date of Deposit of EMD)			
				D) Bid Increase Amount			
				D) Nature of Possession Symbolic/Physical/ Constructive			
1	ARMB, Mumbai City M/s JMV Enterprises (Borrower) Sh. Ramjanam Yadav (Partner) Sh. Jagmohan Singh Naula (Partner)	Shop no 2, OM Palace, Near Seawood's Darave railway station, Village Darave, Thane 400706 (Asset ID- 200005730954)	A) 03/04/2019 B) Rs.81,89,264.00 as on 31/03/2019 + further intt & other charges C) 09/08/2019 D) Symbolic	A) Rs.22,94,000.00 B) 2,29,400.00 C) 30/07/2025 D) 50,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
2	ARMB, Mumbai City M/s Anupam Industries (Borrower/Mortgagor) Sh. Anil Arora (Partner /Guarantor) Sh. R S Arora (Partner / Guarantor) Sh. Amit Wadhwa (Partner / Guarantor)	Open piece of Industrial Land bearing S No 194/1, Village Bhimpore, Panchal Udyog nagar, Daman, Diu & Daman - 396210 Area- 1647 Sq Mtrs Owner- Anupam Industries	A) 15/10/2016 B) Rs.81,89,264.00 as on 31/03/2019 + further intt & other charges C) 06/10/2017 D) Physical	A) Rs.1,00,80,000.00 B) 10,08,000.00 C) 30/07/2025 D) 50,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
3	M/s Sewa Casting Pvt Ltd (Guarantor /Mortagor) M/s Spiderman's Business Pvt Ltd (Guarantor / Mortgagor)	Amalgamated land with Ground storied factory Shed & othe structure situated on Land S No 194/3 & 194/4A, Village Bhimpore, Panchal Udyog Nagar, Diu & Daman- 396210Area- 167 Sq MtrsOwner- M/s Anupam Industries & M/s Spiderman Business Pvt Ltd	A) 18/10/2012 B) Rs.5,64,98,857.16 as on 30/09/2012 + further intt & other charges C) 04/02/2013 D) Physical	A) Rs.1,37,70,000.00 B) 13,77,000.00 C) 30/07/2025 D) 50,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
4	ARMB, Mumbai City M/s Tutis Technologies (Borrower) Sh. G S Chandrashekhar (Non Executive Chairman) Sh. Dilip C Parekh (Director) Sh. Aniket Madhav Jathar (Director) M/s Coral Hub Ltd (Guarantor)	Unit No 7, Basement Floor, A Wing, Building Named as "Solaris-I Premises CHSL, CTS No. 98, 101, 100/1 of Village Tungva, Opposite L & T Gate No 6, Saki Vihar Road, Andheri East, Mumbai -72	A) 26/06/2023 (Anexure I) B) Rs.1,51,48,353.96 as on 31/01/2023 + further intt & other charges C) 04/11/2024 (Anexure II) D) Physical	A) Rs.42,10,000.00 B) 4,21,000.00 C) 30/07/2025 D) 50,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
5	ARMB, Mumbai City M/s RNS Express(Borrower) Mr Rakesh Prem Pande(Prop)	Vehicle Make & Model : Eicher Pro 6028 Reg. No.: MH04 KU 2546 Engine No. : VEDX5358903K6P Chassis No. : MC2BBMRCOMG073429	A) 26/06/2023 (Anexure I) B) Rs.1,51,48,353.96 as on 31/01/2023 + further intt & other charges C) 04/11/2024 (Anexure II) D) Physical	A) Rs.4,86,000.00 B) 48,600.00 C) 30/07/2025 D) 10,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
6	ARMB, Mumbai City M/s RNS Express(Borrower) Mr Rakesh Prem Pande(Prop)	Vehicle Make & Model: Eicher Pro 6028 Reg. No. : MH04 KU 2547 Engine No. : VEDX5*358900*K6*P Chassis No. : MC2BBMRCOMG073428	A) 26/06/2023 (Anexure I) B) Rs.1,51,48,353.96 as on 31/01/2023 + further intt & other charges C) 04/11/2024 (Anexure II) D) Physical	A) Rs.4,86,000.00 B) 48,600.00 C) 30/07/2025 D) 10,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
7	ARMB, Mumbai City M/s RNS Express(Borrower) Mr Rakesh Prem Pande(Prop)	Vehicle Make & Model : Eicher Pro 6028 Reg. No. : MH04 KU 2548 Engine No. : VEDX5*358905*K6*P Chassis No. : MC2BBMRCOMG073430	A) 26/06/2023 (Anexure I) B) Rs.1,51,48,353.96 as on 31/01/2023 + further intt & other charges C) 04/11/2024 (Anexure II) D) Physical	A) Rs.4,86,000.00 B) 48,600.00 C) 30/07/2025 D) 10,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	
8	ARMB, Mumbai City M/s RNS Express(Borrower) Mr Rakesh Prem Pande(Prop)	Vehicle Make & Model : Eicher Pro 6028 Reg. No. : MH04 KU 2549 Engine No. : VEDX5*358895*K6*P Chassis No.: MC2BBMRCOMG073427	A) 26/06/2023 (Anexure I) B) Rs.1,51,48,353.96 as on 31/01/2023 + further intt & other charges C) 04/11/2024 (Anexure II) D) Physical	A) Rs.4,86,000.00 B)48,600.00 C) 30/07/2025 D) 10,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known	

8	ARMB, Mumbai City M/s RNS Express(Borrower) Mr Rakesh Prem Pande(Prop)	Vehicle Make & Model : Eicher Pro 6028 Reg. No. : MH04 KU 2549 Engine No. : VEDX5*358895*K6*P Chassis No.: MC2BBMRC0MG073427	D) Physical	D) 10,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known
			A) 26/06/2023 (Anexure I)	A) Rs 4,86,000.00		
			B) Rs 1,51,48,353.96 as on 31/01/2023 + further intt & other charges	B) 48,600.00		
			C) 04/11/2024 (Anexure II)	C) 30/07/2025		
9	ARMB, Mumbai City M/s RNS Express(Borrower) Mr Rakesh Prem Pande(Prop)	Vehicle Make & Model: Eicher Pro 6028 Reg. No. : MH04 KU 2550 Engine No. : VEDX5358891K6P Chassis No.: MC2BBMRC0MG073425	B) Physical	D) 10,000.00	30/07/2025 11.00 AM to 4.00 PM	Not Known
			A) 26/06/2023 (Anexure I)	A) Rs 4,86,000.00		
			B) Rs 1,51,48,353.96 as on 31/01/2023 + further intt & other charges	B) 48,600.00		
			C) 04/11/2024 (Anexure II)	C) 30/07/2025		
			D) Physical	D) 10,000.00		

TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS ISWHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, butthe Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above..
- For detailed term and conditions of the sale, please refer www.baanknet.com, www.pnbindia.in,
- Contact Person Mr.Sushilkumar-8420194674, Mr. Pavan Gudadhe-9423743110**
- The bidder bidding for any of the above IP has to bid by adding minimum incremental amount over and above the Fixed Reserve Price.
- 18% GST will be applicable for purchase of vehicle mentioned at Sr No. 5 to 9**

Note-Further any statutory dues of Central Govt/State Govt/Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues Past/Present/Future.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OT THE SARFAEFSI ACT ,2002

Date : 12.07.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank