

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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

Sr No.	Name of the Branch		Description of the Immovable Properties Mortgaged	A) Date 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	A) Reserve Price B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors						
1	ARMB Thane M/s. National India Contractors & Engineers (Borrower) Commercial Unit on 1st Floor, South Corner, Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar (W), Mumbai 400025 Mr. Farukh Khatri (Partner & Guarantor) Mr. Zuber Khatri (Partner & Guarantor) Mr. Rizwan Khatri (Partner & Guarantor) 628, U K Tower, H J Khatri House, 13th Road, Near Khar Telephone Exchange, Khar (W), Mumbai 400052		Registered Mortgage of Entire 1st Floor Commercial Premises (Excluding Bank Premises) Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar (W), Mumbai 400025, admeasuring 5200 Sq. Ft. built up in the name of M/s. National India Contractors and Engineers.	A) 10.07.2023 B) Rs. 5,87,81,290.86 plus Interest & charges thereon C) 07.11.2023 D) Symbolic	A) Rs14,50,00,000/- B) Rs. 1,45,00,000/- (upto 30.07.2025 03.00 pm) C) Rs. 1,00,000/-	30.07.2025 10.00 am to 04.00 pm	Society maintenance and utility bills unpaid. Any other encumbrances not known to us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	ARMB Thane M/s. Four Star & Importers and Traders Pvt. Ltd. Shop No. 13, Plot No. 35, Sec. 42, Nerul, Navi Mumbai-400706 Plot No. 63, Sinar Talukar Industrial Estate, Musalgaon, Industrial Estate Nashik-422103		Flat No. 701, 7th Floor, W Wing, Jade Residences, Type C, Gat No. 1403/12, 1405A & 1405B, Wagholi, Awhalwadi Tal, Haveli, Dist. Pune-421207. Area admn 997.17 Sq. Ft. Built up in the name of Mrs. Sanjivni Milind Chandurkar	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic	A) Rs 59,00,000/- B) Rs. 5,90,000/- (upto 30.07.2025 03.00 pm) C) Rs. 5,000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
3	ARMB Thane M/s. Four Star & Importers and Traders Pvt. Ltd. Shop No. 13, Plot No. 35, Sec. 42, Nerul, Navi Mumbai-400706 Plot No. 63, Sinar Talukar Industrial Estate, Musalgaon, Industrial Estate Nashik-422103		Flat No. 301, 3rd Building No. B-7, Xrbia Hinjewadi, Vasundhara Society, Marunge Road, Village Dattaward (Nere), Tal. Mulshi, Pune - 411057, Plot No. R-22 to R-29, S. No. 38/2+3+39+56+57 Area carpet 571.00 Sq. Ft. in the name of Mrs. Sanjivni Milind Chandurkar	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic	A) Rs 25,00,000/- B) Rs. 2,50,000/- (upto 30.07.2025 03.00 pm) C) Rs. 5,000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
4	ARMB Thane M/s. Amardeep Fabrics Mr. Sunil A Laungani (Partner) Mr. Rakesh A Laungani (Partner) Sai Leela Shah Apt. Flat No. 310, Nr. ICICI Bank, Ulhasnagar-3 Mrs. Apama S Laungani & Mrs. Sneha R Laungani (Guarantors) Sai Leela Shah Apartments, Flat No. 310, Near ICICI Bank, Ulhasnagar-3		M/s. Amardeep Fabrics, Industrial Plot No. F-42 along with factory Building and other ancillary structures near Dinesh Plastic Work Co., Murbad Industrial area, Off kalyan Ahmednagar Road, Vill Taluka Murbad, Dist Thane 421401.	A) 11.04.2022 B) Rs. 407.49 as on date of NPA plus Interest & charges less recovery thereon C) 05.07.2022 D) Symbolic	A) Rs.1,94,00,000/- B) Rs.19,40,000/- (30.07.2025 upto 03.00 pm) C) Rs. 10000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
5	ARMB Thane M/s. Amardeep Fabrics Mr. Sunil A Laungani (Partner) Mr. Rakesh A Laungani (Partner) Sai Leela Shah Apt. Flat No. 310, Nr. ICICI Bank, Ulhasnagar-3 Mrs. Apama S Laungani & Mrs. Sneha R Laungani (Guarantors) Sai Leela Shah Apartments, Flat No. 310, Near ICICI Bank, Ulhasnagar-3		M/s. Amardeep Fabrics, Industrial Plot No. B-11 along with factory Building and other ancillary structures, Opp Precision Adhesive Tapes Company & near Thasidair Office., Murbad Industrial area, Off kalyan Ahmednagar Road, Vill Taluka Murbad, Dist Thane 421401.	A) 11.04.2022 B) Rs. 407.49 as on date of NPA plus Interest & charges less recovery thereon C) 05.07.2022 D) Symbolic	A) Rs.1,08,00,000/- B) Rs.10,80,000/- (30.07.2025 upto 03.00 pm) C) Rs. 10000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135

ARMB, THANE Mr. Laxman Tamanna Kunchikorve Mrs. Laxmi Laxman Kunchikorve Mrs. Anupama Shatru Kunchikorve Mr. Ravi Kunchikorve Mr. Shatru Tamanna Kuchikorve Mr. Kunal Kuchikorve Flat No. 1401, 14th Floor, Ganesh Niwas Plot No. 11, Sion Matunga Estate, Sion East, Mumbai 400022	Building Plot No. 11, Sion Matunga Estate, Sion East, Mumbai 400022. Area Admn. 56.95 sq.mtr carpet. 2BHK with one car parking in the name of Mr. Laxman Tamanna Kunchikorve Mrs. Laxmi Laxman Kunchikorve Mrs. Anupama Shatru Kunchikorve Mr. Ravi Kunchikorve Mr. Shatru Tamanna Kuchikorve Mr. Kunal Kuchikorve	A) Rs. 2,22,36,116.00 plus interest and charges since date of NPA C) 002.08.2023 D) Symbolic Order obtained for Physical Possession	A) Rs.24,50,000/- (30.07.2025 upto 03.00 pm) C) Rs. 25000/-	10.00 am to 04.00 pm	maintenance and utility bills unpaid. Any other encumbrances not known to us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
7 ARMB, THANE Mr. GAUTAM DHANRAJ GOTWAL Mr. GAUTAM DHANRAJ GOTWAL MRS. NEELU GAUTAM GOTWAL MR. DHANRAJ GOTWAL MRS. VIMLA D GOTWAL Row House No. 5 Sumitra Bhavan, Jari Mari Mandir, CG Gidwani Road vadavalli, Chembur, Survey No. 118, Hissa NO. 3(part), CTS 57, Mumbai-400074 MRS. CHAYYAAMRUT SHAH (Guarantor) 11/A 1st Floor Postal Colony, Chembur, Mumbai - 400071	ROW HOUSE NO. 5 CONSISTING OF GROUND PLUS TWO UPPER FLOORS SUMITRA BHAVAN, JARI MARI MANDIR, OPP VASANT VIHAR COMPLEX, DR C G GIDWANI, ROAD, NEAR RCF COLONY, SITUATED AT PLOT BEARING S NO. 118, HISSA NO. 3 (PART) CTS NO. 57 WADHAVILI VILLAGE, CHEMBUR, MUMBAI-400074 BUILDUP AREA 765.5 SQFT MR. GAUTAM DHANRAJ GOTWAL AND MRS. NEELU GAUTAM GOTWAL	A) 20-04-2021 B) Rs. 1,51,58,178/- as on 18-09-2020 plus further interest & charges thereon C) 12-05-2022 D) Symbolic	A) Rs.1,50,00,000/- B) Rs.15,00,000/- (30-7-2025 till 3:00pm) C) Rs. 10,000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8 ARMB, THANE M/s J V Tradelink Flat No 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Jyotsna Hakani & Vasant P Hakani	Flat No 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Late Jyotsna Hakani & Late Vasant P Hakani having BUA of 1178 SqFt 2. Flat No 132, 13th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Late Jyotsna Hakani & Late Vasant P Hakani having BUA of 959 SqFt Both the flats are merged together	A) 02/05/2017 B) Rs. 1,46,74,058/- as on 30/04/2017 plus intt & charges less recovery C) 12.03.2025 D) Physical	A) Rs.6,95,95,000/- B) Rs. 69,59,500/- (30-7-2025 till 3:00pm) C) Rs. 50,000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9 ARMB Thane M/S Thyron Engineering Pvt Ltd Gala No 104 1st Floor Bhoomi Industrial Estate No 2 Opp Agarwal Industrial Udyog Nagar Sativali Road, Vasai East Village Waliv Vasai East-401208 Mr Rajesh Chafekar Mr Ram Bhaskar Kale Mr Dinesh D Souza	Gala No 104 1st Floor Bhoomi Industrial Estate No 2 Opp Agarwal Industrial Udyog Nagar Sativali Road, Vasai East Village Waliv in the name of Mr Rajesh Rambhau Chafekar including Machinery like electrical motors with covers weighing scale control panels digital voltmeters and bobbins of copper wire	A) 02.03.2023 B) Rs. 8680436.49 plus interest & charges since date of NPA C) 01.6.2023 D) Symbolic	A) Rs. 30,00,000/- B) Rs. 300000/- (30.07.2025 upto 3.00 pm) C) Rs. 5000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
10 Mr. Tapan Mohan Khara Mrs. Shobha Tapan Khara Mr. Heddy Mohan Khara Flat no 701, 7th floor Building no 9, NG Regency Balium Naka Thane west-400604	Flat no. 701, 7th floor Building no 9, NG Regency Balium Naka Thane west-400604. in the name of Mr. Tapan Mohan Khara and Sobita Tapan Khara. Built up 438.00 sq.ft Flat no. 702, 7th floor Building no 9, NG Regency Balium Naka Thane west-400604. in the name of Mr. Tapan Mohan Khara and Sobita Tapan Khara. Built up 438.00 sq.ft In the name of Mr. Tapan Mohan Khara Mrs. Shobha Tapan Khara	A) 18.08.2022 B) Rs. 99,85,124.37 plus interest & charges thereon C) 17.01.2025 D) Physical	A) Rs. 39,05,000/- B) Rs. 3,90,500/- (10.06.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 39,05,000/- B) Rs. 3,90,500/- (10.06.2025 upto 3.00 pm) C) Rs. 5,000/-	30.07.2025 10.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

TERMS AND 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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT 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 Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. 2. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on the date and time mentioned at the respective columns above. 3. For detailed term and conditions of the sale, please refer <https://banknet.com> and www.pnbindia.in. 4. The intending Bidders/ Purchasers are requested to register on portal (<https://banknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 5. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 6. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 7. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 8. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

Date: 11.07.2025

Place: Mumbai

Sd/-
 Authorised Officer,
 Punjab National Bank