

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

Sr. No	Name of Branch	Name of Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor (s) / Mortgagor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	Balance Outstanding Amount + Intt. & Charges	Date of Demand Notice u/s 13(2) of SARFAESI Act, 2002	Possession Date u/s 13(4) of SARFAESI Act, 2002	Nature of possession (Symbolic / Physical / Constructive)	Reserve Price for e-auction	EMD Amount	Minimum Bid Increment	last Date of EMD Deposit	E-auction Date & Time
1	ARMB, Mumbai City	Mrs. Renu Rakesh Singh (Borrower)	All that piece & parcel of Flat No 103, First Floor, B Wing, Building Name Sai Pushpak Co-op Housing Society Ltd, Sai Park Complex, Mira Bhyander Road, Thane- 401107	Rs.38,22,367 as on 31/01/2020 + further intt & other charges	03/02/2020	08/02/2021	Symbolic	Rs. 52,65,000.00	Rs 5,26,500.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
2	ARMB, Mumbai City	Mr. Aditya Durgaram Choudhary (Borrower)	Flat No 601, 6th Floor, Viraj Heights, Tikka No 20, Village Chendani, Near Saraswat Bank, Kopri Colony, Thane.	Rs.57,26,846.00 as on 21/05/2021 + intt & other charges w.e.f. 01/05/2021	28/05/2021	30/08/2022	Symbolic	Rs. 59,70,000.00	Rs 5,97,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
3			Flat No 701, 7th Floor, Viraj Heights, Tikka No 20, Village Chendani, Near Saraswat Bank, Kopri Colony, Thane.		28/05/2021	30/08/2022	Symbolic	Rs. 59,70,000.00	Rs 5,97,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
4	ARMB, Mumbai City	Mr. Afaque Ahmed Nasir Ahmed (Borrower) Mrs. Farida Bani Afaque Ahmed (Co-Borrower)	All piece & parcel of Flat No 304, Third Floor, Holy Residency, Terghar B/H Hotel, Bhiwandi, Thane - 421302	Rs.34,98,000.00 as on 31/07/2019 + further intt & other charges	03/08/2019	16/11/2019	Symbolic	Rs. 37,00,000.00	Rs 3,70,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
5	ARMB, Mumbai City	M/s Keshar Steel (Borrower) Mr. Kamlesh Sheth (Proprietor) Mr. Champalal Sheth (Guarantor)	Godown premises at B-9 Balaji Plaza, Usatane, Taluka Ambernath, Dist Thane	Rs. 1,19,01,645.00 as on 31/12/2015 + further intt & other charges	08/01/2016	12/01/2017	Physical	Rs. 19,17,000.00	Rs 1,91,700.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
6			Godown premises at D-02, ground Floor, Survey No 37/1, Balaji Plaza, Usatane, Taluka Ambernath, Dist Thane.		08/01/2016	12/01/2017	Physical	Rs. 17,55,000.00	Rs 1,75,500.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
7	ARMB, Mumbai City	M/s Aryan Print Magic (Borrower) Late Mrs. Simran D Kulkarni (Partner) & All Known & Unknown legal heirs of Late Mrs. Simran D Kulkarni (Partner)	All that piece & parcel of Industrial Land & Residential Unit Gat No 955/A/1 & 955/A/2 CTS No. 2890B, House No 389, 390 Dhamani Mandangad Road, Ratnagiri, Maharashtra.	Rs.83,58,342.29 as on 15/09/2021 + further intt & other charges	15/09/2021	09/08/2023	Symbolic	Rs. 76,31,000.00	Rs 7,63,100.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
8	ARMB, MUMBAI CITY	Mrs. Sulbha Pimputkar (Borrower) Mrs. Pallavi Pimputkar (Co-Borrower) Mr. Kiran Pimputkar (Co-Borrower) Mr. Prakash Pimputkar (Co-Borrower) Mrs. Sangeeta Pimputkar (Co-Borrower)	Flat No. 713, 7th Floor, Devershi Apartment, Plot No 10, The Advait CHSL, M D Keni Marg, Bhandup (E), 400042. Built Up Area Flat 635 Sq ft. Built Up Area Terrace 996 Sq ft.	Rs.90,09,761.37 as on 29/09/2017 + further intt & other charges	03/11/2017	03/03/2018	Symbolic	Rs. 1,26,00,000.00	Rs 12,60,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
9	ARMB, MUMBAI CITY	M/s Green Earth Recycling Company (Borrower) Mr. Ajey Bhimraj Beriwal (Proprietor)	Flat No 102 1st floor, Building No 1, Dattatray Residency, situated at Gut No 195 of Village Kudus, Bhiwandi Wada Road, Bhiwandi, Tal Wada, Dist Palghar.	Rs.2,26,64,896.53 as on 01/05/2021 + intt & other charges w.e.f. 01/05/2021	31/05/2021	09/02/2022	Physical	Rs. 19,44,000.00	Rs 1,94,400.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
10			Land & building situated on Plot situated at Gut No 365 & 371, Village Ushar, Nearby Praj Industries, Kondle Road, tal Wada, Dist Palghar 421312 (Gut No 365 is amalgamated with Gut No 371) Area- 300 Sq Mtrs for Gut No 365, Area- 900 Sq Mtrs for Gut No 371		31/05/2021	09/02/2022	Physical	Rs. 82,70,000.00	Rs 8,27,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM

Area- 900 Sq Mtrs for Gut No 371												
11	ARMB, Mumbai City	Mr. Manesh C Dode (Borrower)	All piece & parcel of Residential Flat No 201, Mahalakshmi Complex, Sector 26A, palm Beach road, Kopripada, vashi - 400703	Rs.69,55,725.50 as on 30/06/2017 + further intt & other charges	05/07/2017	01/01/2018	Symbolic	Rs. 53,45,000.00	Rs 5,34,500.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
12	ARMB, Mumbai City	Sh. Himmat Mujibhai Chudasama (Borrower), Smt. Mamta Himmat Chudasama (Co-Borrower) Smt. Manisha Pankaj Chauhan (Guarantor)	Flat no 1101, 1 wing Building No 2 Bharat Arcade Sector 3 Village Dongare Near Acropolis Arcade behind Brooklyn Park, Rustomjee Global City Virar West Vasai Palghar 401301	Rs.28,21,445.00 as on 31/12/2018 + intt & other charges w.e.f. 01/01/2019	10/01/2019	16/10/2021	Physical	Rs. 33,17,000.00	Rs 3,31,700.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
13	ARMB, Mumbai City	Sh. Tanaji Shyamrao Thorat (Borrower) Smt. Varsha Tanaji Thorat (Co-Borrower)	Flat No 301, 3rd Floor, A wing Saptagiri Apartment CHSL plot no C9, sector 9, Dive, Airoli, Navi Mumbai Thane 400708	Rs.24,92,372.00 as on 15/10/2018 + further intt & other charges	05/11/2018	16/02/2019	Physical	Rs. 47,39,000.00	Rs 4,73,900.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
14	ARMB, Mumbai City	Miss Sonal Shivaji Dhonde (Borrower) Sh. Siddhesh Shivaji Dhonde	Flat No 04 Grd Floor, Pauravi Building, Mahatma Jyotiba Phule Chsl, Village: Belavali, B/H Sun & Shed Hotel, Badlapur (E), Thane 421503	Rs.47,95,274.00 as on 30/09/2018 + further intt & other charges	15/10/2018	17/11/2022	Physical	Rs. 19,76,000.00	Rs 1,97,600.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
15			Flat No 05 Grd Floor, Pauravi Building, Mahatma Jyotiba Phule Chsl, Village: Belavali, B/H Sun & Shed Hotel, Badlapur (E), Thane 421503		15/10/2018	17/11/2022	Physical	Rs. 23,53,000.00	Rs 2,35,300.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
16	ARMB, Mumbai City	Sh. Santosh Vishnu Patil (Borrower) Smt. Alka Santosh Patil (Co-Borrower)	Flat No.105, 1st Floor, Building No.a/11, Holy Residency, S.no.110 H.no.1(Pt), Village Temghar,Tal Bhiwandi, Thana.	For HSG Loan- Rs.1,51,865.00 as on 31/07/2019 + further intt & other charges For OD - Rs.48,74,100.00 as on 31/07/2019 + further intt & other charges	03/08/2019	06/11/2019	Symbolic	Rs. 52,13,000.00	Rs 5,21,300.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
17	ARMB, Mumbai City	M/s Foil & Home Products Pvt Ltd (Borrower) Sh. Rajesh Satyanarayan Sharma (Director), Smt. Nisha Rajesh Sharma (Director)	Unit No 4 Of Factory Land & Building At House Bearing No 59-A Constructed On Plot Of Land Bearing No 84 (P) Situated At Shree Shyam Estate, Nh-8, Naigaon (E), Village Bapane, Taluka Vasai, Dist Thane Gala No 1 & 2 (Municipal House Assessment No 284) Constructed On Plot Of The Land Bearing Survey No 84, Situated At Shree Shyam Estate, Nh-8, Naigaon (E), Village Bapane, Taluka Vasai, Dist Thane.	Rs.7,38,03,130.55 as on 30/11/2021 + intt & other charges w.e.f. 01/12/2021	10/02/2021	02/03/2022	Physical	Rs. 2,39,00,000.00	Rs 23,90,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
18			Hypothecation of the Machineries created out of bank fainance as below-1.Aluminium Foil Container Press Machine (6), 2.Compressor (3), 3.Die/Mould (5)4.Single Cavity (8), 5. Other machines (28) 6.Rewinder Machine (8) 7. Other Misc Parts & Accessories (14)		10/02/2021	02/03/2022	Physical	Rs. 54,63,000.00	Rs 5,46,300.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
19	ARMB,	Mr. Kiran Bachooobhai Bhatia (Borrower)	Flat No B-101, Monarch Solitaire, S. No.	Rs.35,21,062.00	11/08/2021	14/02/2022	Physical	Rs.	Rs	Rs.	08/09/2025	08/09/2025

7. Other Misc Parts & Accessories (14)												
19	ARMB, Mumbai City	Mr. Kiran Bachoobhai Bhatia (Borrower) Mrs. Pooja Kiran Bhatia (Co-Borrower)	Flat No B-101, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane , R S Thane 400601.	Rs.35,21,062.00 as on 30/09/2021 + further intt & other charges	11/08/2021	14/02/2022	Physical	Rs. 54,20,000.00	Rs 5,42,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM
20	ARMB, Mumbai City	Mrs. Pooja Kiran Bhatia (Borrower) Mr. Kiran Bachoobhai Bhatia (Co-Borrower) All known & unkown leagal heirs of Late Mr. Kiran Bachoobhai Bhatia	Flat No B-102, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane., R S Thane 400601.	Rs.37,46,587.60 as on 30/06/2023 + further intt & other charges	09/10/2023	16/02/2024	Physical	Rs. 54,20,000.00	5,42,000.00	Rs. 25,000.00	08/09/2025 upto 11.00AM	08/09/2025 11.00 AM to 4.00 PM

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://banknet.com> as per above..
- For detailed term and conditions of the sale, please refer www.banknet.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 Machinerries mentioned at Sr No.18**

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 : 20.08.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank