



**APPENDIX -IV- A- E-AUCTION -PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES**

**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 PROVISION TO RULE 8(B) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Reg. Off.- 9<sup>th</sup> Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

**Branch Off.- 2B, Second Floor, Ameva Park, Navapur Road, Boisar (West), Maharashtra- 401501 | Branch Off.- Office No-2-3, Third Floor, Swami Tripathi Building No. 5, Shelar Park, Near Khadakpada Circle, Kalyan (West), Maharashtra- 421301 | Branch Off.- 402 4th Floor Poshpamangal Complex Building No. 1 LBS Marg, Near Babulnagar Petrol Pump, Thane (W), Maharashtra-400601 | Branch Off.- 6-01, Ground Floor, Baba House, Near Western Express Metro Station, Anheri East, Mumbai- 400093 | Branch Off.- 302, Third Floor, Riddhi Arcade, 100ft Narangi Bypass Road, Near Big Bazar, Virar (West) Maharashtra- 401303 | Branch Off.- 5th Floor Flat No. 508-509, Perspolis Building, Sector-17 Vashi, Navi Mumbai, Maharashtra- 400703 | Branch Off.- Office No. 6-B, First Floor, Neel Express CHSL, Plot No.92-93, Sector T/S, Near HFC Circle, New Panvel, Maharashtra- 410206 | Branch Off.- 2<sup>nd</sup> Floor, Electric Mansion, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400025 | Branch Off.- 203 & 204-A, Second Floor Western Edge, Near V E Highway, Maganbane, Borivali (East), Mumbai, Maharashtra - 400066**

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s), indicated in Column no-A that the below described immovable property (ies) described in Column no-1) mortgaged/charged to the Secured Creditor, the constructive/real possession of which has been taken as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor will be sold off. **AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS**, as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrower(s)/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule 8(B) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/S PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.

Loan No. Name of the Borrower/Co-Borrower/Guarantor/Legal Heirs(A)	Demand Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submission of Bid (G)	Bid Increment Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case (If any) (K)
HOU/BOSR/0321/877054 Shikumar Ramchandra Vasya / Dharmadevi Ramchandra Valsya, B.O.: Boisar	Rs. 24,59,362.39 & 15.07.2022	Physical	Flat No 305 E Wing, 3rd Floor, Shreepal Nagar E CHSL, Navghar Road, Bhayander East, Thane, Maharashtra-401105	Rs. 16,47,000	Rs. 1,64,700	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/KN/0119/640155 Pooja Dhembre/Laxmi Narayan Dhembre B.O.: Kalyan	Rs. 17,61,476.19 & 18.05.2022	Physical	707-7, Wing A, Golden Ville, Proposed Building On Land Bearing S No 67/2B/1/3/2/2 Area 67/2K/2 Village Sanvra, Badapur Tal Ambernath Dist Thane, Near Jewel Ananti, Thane, Maharashtra-421503	Rs. 13,96,000	Rs. 1,39,600	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/THA/0617/398740 Vishal Babasaheb Shinde / Swapnali Vishal Shinde, B.O.: Thane	Rs. 20,57,401.34 & 22.07.2024	Physical	Tulsi Darshan Bldg No 2B, Ground 6, Tulsi Darshan, C/S 30/TA, 30/2 A-2 B, 94/1/A Village Mandapur, Tal. Karjat, Dist. Raigad, Near Dilip College, Thane, Maharashtra-410201	Rs. 12,44,000	Rs. 1,24,400	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/KN/0916/566875 Rajesh Karantkarkar / Rajeshree Rajesh Karantkarkar B.O.: Kalyan	Rs. 27,52,048.68 & 10.04.2021	Physical	Viola, 2.0, 203.0, Labdhi Gardens, Residential N/A & Building, (Group Housing) On Land, Village Dahavali Tarti Varedi Tal, Karjat, Dist. Raigad, S. No. 68, H. No. 3A & S. No. 67, H. No. 1B, 1C, 1D, Karjat, Maharashtra-410101	Rs. 16,59,000	Rs. 1,65,900	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
NHL/THA/0320/785456 Subhash Shrirang Jadhav / Saima Subhash Jadhav B.O.: Thane	Rs. 37,83,154.72 & 31.03.2021	Physical	Shop No 1and 2, Ground Floor, Apurva Lake View, Building No 08 Anandnagar, Survey No 47 Hissa No 7A, Adhar Wadi, Kalyan West, Kalyan West, Maharashtra-421301	Rs. 34,43,000	Rs. 3,44,300	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/MUM/0317/370457 Sushanti Surendra Amburley / Komal R Pujari B.O.: Mumbai	Rs. 38,02,094.57 & 31.03.2021	Physical	Urbando Cluster 202 Wing E, 15, 1501, The Centre Down Town Special Township Project At Village Khori & Anterli, Taluka Kalyan, District Thane, Kalyan, Thane, Maharashtra-421203	Rs. 30,74,000	Rs. 3,07,400	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/NAV/0516/287286 Prasad Kondiram Mhaske /Kta Prasad Mhaske, B.O.: Navi Mumbai	Rs. 16,97,273 & 22.05.2018	Physical	Flat No. 202 2nd Floor, Falco Margold, Village Balyani, Titwala East, Thane, Maharashtra-421605	Rs. 14,68,000	Rs. 1,46,800	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/KN/0118/472740 Ganesh Digembar Phadke / Raksha Ganesh Phadke B.O.: Kalyan	Rs. 22,75,390 & 21.12.2018	Physical	Flat No 8/104, First Floor B Wing, Shiv Sagar, Chsl, Shruti Complex, Near Vitthal Mandir Gauri Pada Road, Kalyan West, Thane, Maharashtra-421301	Rs. 15,39,000	Rs. 1,53,900	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/THA/1220/846775 Aanant Ankanesh Shinde / Anita Anant Shinde, B.O.: Thane	Rs. 33,22,417.23 & 17.07.2021	Physical	Flat No 407, 4th Floor, Bldg 1 Type A, Heaven Hills, Wing B, Haloli Tal Dist Palghar, Palghar, Maharashtra-401404	Rs. 18,62,000	Rs. 1,86,200	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/KN/0921/915132 Rajeev Dayanand Thakur / Mamta Devi, B.O.: Kalyan	Rs. 25,49,320.06 & 18.05.2022	Physical	Flat No 103, Manoj Orchid, At Dhamoto, Neral, Karjat, Maharashtra-410101, Raigarh(Mh),	Rs. 19,65,000	Rs. 1,96,500	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/PNVL/0819/735038 Naresh Gokarharam Prajapati / Dhanakhi Devi B.O.: Panvel	Rs. 21,12,723.98 & 15.09.2021	Physical	Wing A, 4, 402, Laxmi Castello (Wing A To F), Revised Lay Out Of Land Bearing Old Gut No 19/3, 19/4 20/1 20/2 21/2a 21/3, Out Of The Building Permission, On New S No 63/3 63/4 And 63/5 Of Village Bopelo, Near Sai Chowk, Karjat, Maharashtra-410101	Rs. 17,11,000	Rs. 1,71,100	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/THA/0122/946686 Vandana Ramesh Sasane / Ramesh Tukaram Sasane B.O.: Thane	Rs. 20,53,440.14 & 08.05.2023	Physical	Building No C, 1.0, 104.0, Shree Galanah Fortune City, Proposed Residential Commercial Scheme For Land, Ag Group Of Construction Cc Mir Arun Pathi, G No 65P Khadavali Tal Kalyan Dist Thane, Maharashtra-421301	Rs. 13,04,000	Rs. 1,30,400	24.01.2026	Rs. 10,000	Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known

HOU/THA/0122/946666	Rs. 20,53,440.14 & 03.05.2023	Physical	Building No C. 1.0, 104.0, Shree Gaianan Fortune City, Proposed Residential Commercial Scheme For Land, Ag Group Of Construction Co Mr Arun Patil, G No 65P Khadavali, Tal Kalyan Dist Thane, Thane, Maharashtra-421301	Rs. 13,04,000	Rs. 1,30,400	24.01.2026	Rs. 10,000	19.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/VRR/0919/745062	Rs. 23,90,128.22 & 15.07.2022	Physical	Flat No 206, 2nd Floor G Wing, Building No 1, Pavitra Prem Building, Pavitragham, Tirvi Village, Naigaon East, Thane, Maharashtra-401208	Rs. 17,77,000	Rs. 1,77,700	24.01.2026	Rs. 10,000	20.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/MUM/0817/419757 & HOU/MUM/0118/474005	Rs. 87,77,048.78 & 14.08.2023	Physical	Wing A, 5.0, 503.0, Ahuja 02, Cts No 475(P), At Swadeshi Mills Compound, Churnabhatti -Slon, Mumbai, Opposite Ameer Apartment, Mumbai, Maharashtra-400022	Rs. 1,62,81,000	Rs. 16,28,100	24.01.2026	Rs. 50,000	21.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
NHL/MUM/0218/487299 & HOU/MUM/1116/333876	Rs. 20,10,845.12 & 15.10.2024	Physical	Flat No 148 Ground Floor, Bldg. No A5, Paranjape Nagar, Satpada Road, Off. Agashi Road, Virar (West), Near Viva City, Thane, Maharashtra-401301	Rs. 14,59,000	Rs. 1,45,900	24.01.2026	Rs. 10,000	12.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/THA/0820/618217 & NHL/THA/0623/1129763	Rs. 10,01,008.10 & 14.11.2023	Physical	Flat No 201 2nd Flr, Type A 1, Building No 22, Poddar Navivan Co Op Housing Society Ltd, Atgaon Tal Shahapur Dist Thane, Atgaon Thane, Thane, Maharashtra-421601	Rs. 6,89,000	Rs. 68,900	24.01.2026	Rs. 10,000	13.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/NAV/1219/780377	Rs. 69,76,283.36 & 16.11.2022	Physical	Skyline Sapphire, 6, 601, Skyline Sapphire, Talaja, Navi Mumbai, Near Metro Car Shed, Plot No.14, Sector No.7, (12.5% Scheme) Talaja, Thane, Maharashtra-410208	Rs. 43,61,000	Rs. 4,36,100	24.01.2026	Rs. 10,000	14.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/PRDV/0619/714367 & HOU/PRDV/0819/737910	Rs. 13,22,121 & Rs. 44,63,395.52 & 18.02.2020	Physical	Building No 2 Wing B, 3, 306, Nirvaana Residency Phase 1 (Old Name Videocon Residency Phase 2, G No 106 Sub Plot 1 to 25 At Village Vanjale, Tal Karjat, Karjat, Maharashtra-410208	Rs. 11,43,000	Rs. 1,14,300	24.01.2026	Rs. 10,000	19.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/PRDV/0219/653528 & HOU/PRDV/0319/657388	Rs. 13,32,096.73 & 31.03.2023	Physical	Building No 4, 2, 203, Nirvaana Residency Phase 1 (Old Name Videocon Residency Phase 2, G No 106 Sub Plot 1 to 25 At Village Vanjale, Tal Karjat, Karjat, Maharashtra-410208	Rs. 9,59,000	Rs. 95,900	24.01.2026	Rs. 10,000	20.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
NHL/KLM/0918/576194 & NHL/THA/1119/759204	Rs. 1,50,42,300.57 & 11.10.2023	Physical	19, 1st Floor, B Wing, Vinayak Park, Near Mandla Police Station, Sampada Road, Titwadi West, Thane, Maharashtra-421605	Rs. 1,82,93,000	Rs. 19,29,300	24.01.2026	Rs. 50,000	12.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/BRVL/0821/903249	Rs. 31,45,968.72 & 14.09.2022	Physical	Flat No 201, D Wing, Shrutika Complex, Near Anhalt Anmol & Sai Shrushti, Narval, Badliapur East, Mumbai, Maharashtra-421501	Rs. 19,52,000	Rs. 1,95,200	24.01.2026	Rs. 10,000	17.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/BRVL/0821/907595	Rs. 23,91,112.4 & 14.09.2022	Physical	Flat No 203, D Wing, Survey No 7, Shrutika Complex, Near Anhalt Anmol & Sai Shrushti, Off To Jouvell Road Kharval, Badliapur East, Mumbai, Maharashtra-421501	Rs. 14,79,000	Rs. 1,47,900	24.01.2026	Rs. 10,000	19.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
HOU/THA/0121/850496	Rs. 22,60,089.32 & 26.07.2024	Physical	Building No 5 Wing B, 3.0, 303.0, Golden Eye, And Beaming G No 294 And G No 305 Of Village Anandnagar Palghar Palghar, Near Anandnagar Ashram Radhakrishna Temple, Thane, Maharashtra-401404,	Rs. 7,00,000	Rs. 70,000	24.01.2026	Rs. 10,000	22.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
NHL/MUM/1117/459467	Rs. 2,96,33,778.46 & 14.11.2023	Physical	Unit 205 Fr. TrapineX House Premises Co Op Society Ltd, Custom Excise Building At Process Dock Division, 15/20 Solapur Street, Masjid East, Mumbai, Maharashtra- 400009	Rs. 30,24,000	Rs. 3,02,400	24.01.2026	Rs. 10,000	19.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known
			Unit 206 2nd Fr. TrapineX House Premises Co Op Society Ltd, Nr Custom Excise Building Process Dock Division 15/20 Solapur Street, Masjid East, Mumbai, Maharashtra- 400009	Rs. 37,18,000	Rs. 3,71,800		Rs. 10,000			
HOU/VRR/0418/520185	Rs. 30,37,915.98 & 15.04.2021	Physical	Bldg No 3 Type C Wing A, 4, 401.0, Veer I, Land Beaming Gut 154 A187 185, Village Umrojli Taluka Palghar Dist, Near Parasnath Nagar Sector 8, Thane, Maharashtra-401404	Rs. 11,88,000	Rs. 1,18,800	24.01.2026	Rs. 10,000	20.01.2026 Between 12:00 PM to 4:00 PM	27.01.2026 Between 2:00 PM to 3:00 PM	*Nil/Not Known *Nil/Not Known
			Bldg No 3 Type C Wing A, 3, 301.0, Veer I, Land Beaming Gut 154 A187 185, Village Umrojli Taluka Palghar Dist, Near Parasnath Nagar Sector 8, Thane, Maharashtra-401404	Rs. 11,88,000	Rs. 1,18,800		Rs. 10,000			

\*Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. \*\* To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances, claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column Ho-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.

(1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL by selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K (2). The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings orders passed etc. as mentioned in column no-K, including but not limited to the contents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all terms prior to signing tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. (3.) Please note that in order of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the remaining secured asset shall be resold as per the provisions of Section 55 Act. (4.) M/s. C1 India Private Limited would be assisting the Authorized Officer in conducting the Auction having its Corporate office at Plot No. 88, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankexchanges.com For any assistance, related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to coordinate with Mr. Shalish Bhatnagar / Anwar Mulla, Toll Free : 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.

PLACE- Bolar, Kalyan, Thane, Mumbai, Virar, Navi Mumbai, Panvel, Prabhadevi, Borivali, DATE:- 09.01.2026 SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED