

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 Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged Name of Mortgagor / Owner of property	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
1	ARMB Thane M/s. Baba Mungipa Steel Industry Pvt. Ltd. 2/2, A Wing, Hall Mark, LBS Marg, Mulund West 400080 Mr. Rajpal Singh Panghal (Director & Guarantor) 3B, Flat No. 1403, Siddhanchal Complex, Phase VI, Pokhran Road No. 2, Vasant Vihar, Thane-400607 Mr. Ishwar S Samota (Director & Guarantor) 501, Bldg. No. A-6, Mount Palace, Yogi Hill CHSL, Nr. Swapna Nagri, Mulund West 400080 Ms. Jyoti Rajpal Singh Panghal (Guarantor) 3B, Flat No. 1403, Siddhanchal Complex, Phase VI, Pokhran Road No. 2, Vasant Vihar, Thane 400607	Factory land & building, situated at Gut No. 220, Plot No. 9, Village Khupri, Taluka Wada, Dist. Thane (Admeasuring Area 4461 Sq. Mtr.) in the name of M/s. Baba Mungipa Steel Industry Pvt. Ltd.	A) 14.02.2013 B) Rs. 9,72,00,304.19 as on 31.12.2019 plus Interest & charges less recovery thereon C) 17.06.2014 D) Physical	A) Rs.45,25,000/- B) Rs.4,52,500/- (upto 29.12.2025) C) Rs. 5000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	ARMB Thane Mr. Vishwakant Chandrakant Jambhorikar Mrs. Swati Vishwakant Jambhorikar Room No. 21, Building No. 8A, Sharad CHSL, Kamgar Nagar Road, Kurla East, Mumbai 400024 Flat No. 503, A Wing, Kranti CHSL, S G Barve Road, Nehru Nagar, Kurla East, Mumbai 400024	Row House, Ground Plus 2 Upper Floor, Plot No. G81, Sector 12, Village Kharghar, Taluka Panvel, District Raigad, Maharashtra 410210 adm. 645.84 sq. ft. BUA (538.20 sq.ft. carpet area) in the name of Mr. Vishwakant Chandrakant Jambhorikar & Mrs. Swati Vishwakant Jambhorikar	A) 06.06.2024 B) Rs. 1,69,10,041.53 plus Interest & charges less recovery thereon C) 04.09.2025 D) Symbolic	A) Rs. 1,25,55,000/- B) Rs. 12,55,500/- (upto 29.12.2025) C) Rs. 10,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
3	ARMB Thane Ms. Santoshree Nirakar Sahoo Flat No. 203, 2nd Floor, A Wing, Jai Vinayak Tower CHSL, Opp. Don Bosco School, New Pleasant Park, Off. Mira Bhayander Road, Mira Road East, Dist. Thane - 401107. Area adm. 775 sq. ft. BUA in the name of Ms. Santoshree Nirakar Sahu.	Row House, Ground Plus 2 Upper Floor, Plot No. G102, Sector 12, Village Kharghar, Taluka Panvel, District Raigad, Maharashtra 410210 adm. 447.08 sq. ft. BUA (372.57 sq.ft. carpet area) in the name of Mr. Vishwakant Chandrakant Jambhorikar & Mrs. Swati Vishwakant Jambhorikar	A) 06.06.2024 B) Rs. 83,00,557.82 plus Interest & charges less recovery thereon C) 01.09.2025 D) Symbolic	A) Rs. 86,85,000/- B) Rs. 8,68,500/- (upto 29.12.2025) C) Rs. 10,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
4	ARMB Thane Ms. Santoshree Nirakar Sahoo Flat No. 203, 2nd Floor, A Wing, Jai Vinayak Tower CHSL, Opp. Don Bosco School, New Pleasant Park, Off. Mira Bhayander Road, Mira Road East, Dist. Thane - 401107. Area adm. 775 sq. ft. BUA in the name of Ms. Santoshree Nirakar Sahu.	Flat No. 203, 2nd Floor, A Wing, Jai Vinayak Tower CHSL, Opp. Don Bosco School, New Pleasant Park, Off. Mira Bhayander Road, Mira Road East, Dist. Thane - 401107. Area adm. 775 sq. ft. BUA in the name of Ms. Santoshree Nirakar Sahu.	A) 25.01.2022 B) Rs. 49,25,955.10 plus Interest & charges since date of NPA C) 13.05.2022 D) Symbolic	A) Rs. 52,25,000/- B) Rs. 5,22,500/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
5	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 Mr. Kaustabh Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Milind Shripad Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706	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 adm. 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 53,10,000/- B) Rs. 5,31,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
6	ARMB Thane Ms. Sanjeevani Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Nachiket Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706	Flat No. 301, 3rd Building No. B-7, Xrbia Hinjewadi, Vasundhara Society, Marunge Road, Village Dattawad (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 22,50,000/- B) Rs. 2,25,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
7	ARMB Thane Ms. Sanjeevani Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Nachiket Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706	Flat No. S-1, 2nd Floor, Kumar Residency R.S No 924/A/2, Plot No. 23, Nr. Tulunadu Bhawan, Opp. Sanjay Bhokare Group of Institute, Miraj - Sangli Road, Village Kupwad, Tal. Miraj, Sangli 416410. Area adm. 932.27 sq. ft. BUA in the name of Mr. Milind Shripad Chandurkar.	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 23.09.2022 D) Symbolic	A) Rs 28,35,000/- B) Rs. 2,83,500/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
8	ARMB Thane Ms. Manisha Santosh Kadam Flat No. 18, B Wing, 2nd Floor, Leena CHSL, Shankar Nagar, Mohone, Ambivali East, Kalyan - 421102 M/s. Manisha Enterprises Art & Craft Prop. Ms. Manisha Santosh Kadam Room No. 04, 2nd Floor, Shivnagri Road, Near Sahakar Nagar, Mohone, Ambivali East, Kalyan - 421102.	Flat No. 501, Adm. 1048 sq. ft. (97.39 sq. mtr.) BUA in the building known as "Shri Tirupati Heights", constructed on land bearing Survey No. 69/IP and 26/1, lying being situated at Village Bhadwad, Taluka Bhiwandi, Dist. Thane and within the limits of Bhiwandi Nizampur City Municipal Corporation and Sub-Registration District Bhiwandi, Registration District Thane in the name of Ms. Manisha Santosh Kadam.	A) 20.09.2025 B) Rs. 63,25,320.00 plus Interest & charges less recovery thereon C) 29.11.2025 D) Symbolic	A) Rs. 52,00,000/- B) Rs. 5,20,000/- (upto 11.01.2026) C) Rs. 5,000/-	Date: 12.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 9816922200

9	ARMB Thane M/S Hi-Tech Computers & Systems, Shop No.9, Sai Amrut Anand Complex, Near Hotel Shalimar Inn, Shalimar, Nashik 422001. Mr. Nivrutti Wamanrao Bhadane, (Prop of M/S Hi-Tech Computers & Systems) Flat No.10, Padma Vishwa Plaza, Nasik Pune Road, Tagore Nagar, Nasik 422006 Mr. Rajani Nivrutti Bhadane (Guarantor) Flat No.10, Padma Vishwa Plaza, Nasik Pune Road, Tagore Nagar, Nasik 422006 Mr. Vishal Vasantsa Kshatriya (Guarantor) Flat No.4, Bhalchandra Housing Soc, Shirkewadi, Nasik 422001	Shop No.3, Lower Ground Floor, Sai Amrut Anand Complex, Near Hotel Shalimar Inn, Shalimar, Nashik 422001 Admn Area 42.15 sq mtr in the name of Mr. Nivrutti Wamanrao Bhadane	A) 08-01-2018 B) Rs. 85,46,546/- plus interest and charges since date of NPA. C) 14-05-2018 D) Symbolic	A) Rs. 1,01,00,000/- B) Rs. 10,10,000/- 29-12-2025 C) Rs. 10,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
10	ARMB Thane ACC NAME- SATISH VISHNU GAIKWAD MR. SATISH VISHNU GAIKWAD(BORROWER (MORTGAGOR) MRS JYOTI SATISH GAIKWAD BORROWER (MORTGAGOR) MR SANJIVAN VISHNU GAIKWAD (GUARANTOR) ADDRESS - 20/J-1/705 DATTA KRUPA SOCIETY CHANDIVALI FARM ROAD, SANGHARSH NAGAR ANDHERI MUMBAI 400072	FLAT NO. 403, 4TH FLOOR, A-WING, MAYURESHWAR PARK, S. NO. 27H, HISSA NO. 4D, NEAR MAYURESH BUILDING, DESALE PADA, VILLAGE-BHOPAR, DOMBIVLI (EAST)-DIST. THANE -421201 - BUILDUP AREA 680 SQFT	A)19-01-2018 B)RS 30,77,719/- AS ON 04-01-2018 plus interest and charges since date of NPA. C)03-04-2018 D)PHYSICALPOSSESSION dated 03-06-2022 BAANKNET SITE PROPERTY ID of FLAT 403 PUNB82820139 & FLAT 203 PUNB82820138	FLAT 403 A)17,35,000/- B)1,73,500/- (29-12-2025) C)RS 5000/-	30-12-2025 11:00AM TO 04:00PM	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726
11	ARMB Thane MR. BHARATRAJ BHASKAR THALI Opp. Jivan Mukh Maharaj Math ONGC, H No. 579, Bharatraj Niwas Pirwardi Road, Nagaon, Navi Mumbai, Pin: 400 702.	Flat No. 405, Building No. L-4, Swapnapoorti HSG Scheme, Sector 36, CIDCO Colony, Village Kharghar, Navi Mumbai, Maharashtra. Pin -410210. Admeasuring 359.85 sq.ft. (carpet) approx. Mr. Bharatraj Bhaskar Thali & Mrs. Sugandha Bharatraj Thali	A) 19.11.2024 B) Rs. 36,02,922/- plus Interest & charges thereon C) 30.01.2025 D) Symbolic	A) Rs 31,00,000/- B) Rs. 3,10,000/- (30.12.2025 upto 11.59 pm) C) Rs. 5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan patil 9969178452
13	ARMB Thane MR. ZAKAULLAH SHAIKH Room no. 20, Gali no. 2, Bahur Aman Welfare Society, Gate no. 7, Aazmi Nagar, Imam Bara Road, Sahid Compound, Malwani, Malad - 400095	Flat No. 103, 1st Floor, Wing A, Viviana Block 5, Near Laxmi Icon, Survey No. 87, Karjat Murbad Road, Near (East), Village Dhamote, Taluka Karjat, Dist Raigarh - 410101 CARPET AREA 326 SQFT	A)19-04-2025 B)RS 21,69,808.90/- AS ON 30-01-2025 plus Interest & charges thereon C)02-07-2026 D)Symbolic possession BAANKNET SITE PROPERTY ID IS PUNBZAKA	A)19,80,000/- B)1,98,000/- (UPTO 29-12-2025) C)RS 5000/-	30-12-2025 11:00AM TO 04:00PM	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726
14	ARMB Thane Ms. Ankita Lalchand Dubey Flat No. 702, B Wing, Yashwant Gaurav Building, Apple Apartment Phase 1, Near Funesta Theatre, Nallasopara West, Palghar - 401203	Flat No. 704, 7th Floor, B-2 Wing, Building No. 3, building known as 'Sai Empire' in the project known as 'Om Sai Infra', Sector VII, HDIL Layout, near Maitry Heights, Global City, Village Dongare, Vilar (West), Taluka Vasai, District, Palghar - 401303. Area adm. 733 sq. ft. in the name of Ms. Ankita Lalchand Dubey.	A)31.07.2024 B) Rs. 54,33,164.73 plus Interest & charges less recovery thereon C) 15.10.2024 D) Symbolic	A) Rs. 50,00,000/- B) Rs. 5,00,000/- (upto 11.01.2026) C) Rs. 5,000/-	Date: 12.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 9816922200
15	ARMB Thane Mr. Kamal Thakurdas Jhamani Flat No. B/704, 7TH Floor, Raj Ragalia Complex, Building No. 3, Plot No. 3, Ambemath, Dist. Thane, Pin -421501	Flat No. 204 2nd Floor, Building No. 2, Shanti Park CHS., LTD., Near Shri Sai Tower, Off-Karjat Murbad Road, Neral, Neral (West), Talika - Karjat, Dist. Raigad, Pin 410 101. Admeasuring 500 sq. ft. (carpet) approx. Mr. Kamal Thakurdas Jhamani	A)07.12.2024 B) Rs. 72,83,482.72 plus Interest & charges thereon C) 26.03.2025 D) Symbolic	A) Rs. 22,21,000/- B) Rs. 2,22,100/- (29.12.2025 upto 11.59 pm) C) Rs. 5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
16	ARMB Thane Mr. Kamal Thakurdas Jhamani Flat No. 205 2nd Floor, Building No. 2, Shanti Park CHS., LTD., Near Shri Sai Tower, Off-Karjat Murbad Road, Neral, Neral (West), Talika - Karjat, Dist. Raigad, Pin 410 101. Admeasuring 500 sq. ft. (carpet) approx. Mr. Kamal Thakurdas Jhamani	Flat No. 205 2nd Floor, Building No. 2, Shanti Park CHS., LTD., Near Shri Sai Tower, Off-Karjat Murbad Road, Neral, Neral (West), Talika - Karjat, Dist. Raigad, Pin 410 101. Admeasuring 500 sq. ft. (carpet) approx. Mr. Kamal Thakurdas Jhamani	A)07.12.2024 B) Rs. 72,83,482.72 plus Interest & charges thereon C) 26.03.2025 D) Symbolic	A) Rs. 21,12,000/- B) Rs. 2,11,200/- (29.12.2025 upto 11.59 pm) C) Rs. 5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
17	ARMB Thane Bhanushali Bharat Hariram Flat No. A/506, 5th Floor, Crestle Sector, CASA Bela Gold, Kallian Shil Road, Dombivali (East), Thane 421201	Under construction Flat No. 103, 1st Floor, Building No. 9, Blue Bell, Enkay Garden, Wavanje, Taluka Panvel, Dist Raigad.	A)27.05.2022 B) Rs. 23,67,929.44 plus Interest & charges thereon C) 14.10.2022 D) Symbolic	A)Rs 15,00,000/- B) Rs. 1,50,000/- (29.12.2025 upto 11.59 pm) C) Rs. 5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452

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". 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 the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.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. 6. 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. 7. 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. 8. 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. 9. All statutory dues/attendances 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: 05.12.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank