

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 SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI 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 BOLLFOOD HOSPITALITY PVT LTD UNIT 2 & 3 GROUND FLOOR, NALANDA SHOPPING CENTER, NEAR AMRAPALI SHOPPING CENTER, JUHU VILE PARLE, VAIKUNTHALAL, MEHTA ROAD, JVPD SCHEME, VILE PARLE, WEST, TALUKA ANDHERI, DISTRICT MUMBAI SUBURBAN-400049 MR. BANWAIT MUBARAK SINGH WAHEGURU PARIWAR, PLOT NO. 4, SECTOR NO. 5, OPPOSITE, SHREENAGAR GURUDWARA, SHREENAGAR, WAGLE, THANE, MAHARASHTRA-400604 MR. SACHIN EKNATH PAWAR Residing At Flat No 304, "A" Wing, "Ganesh Krupa Chs Ltd.", Sarasole Gaon, Sector 6, Nerul, Navi Mumbai, Thane-400706	UNIT 2 & 3 GROUND FLOOR, NALANDA SHOPPING CENTER, NEAR AMRAPALI SHOPPING CENTER, JUHU VILE PARE , VAIKUNTHALAL, MEHTA ROAD, JVPD SCHEME, VILE PARLE, WEST, TALUKA ANDHERI, DISTRICT MUMBAI SUBURBAN-400049 CARPET AREA 354 SQFT In the name of Mr. Sachin Eknath Pawar	A) 02-03-2020 B) Rs. 2,18,21,491.42 as on 29- 02-2020 plus further interest & charges thereon C) 07-01-2021 D) SYMBOLIC POSSESSION	A) Rs. 1,10,00,000/- B) Rs. 11,00,000.00 (27-01-2026) C) Rs. 10,000/-	28.01.2026 (11.00 am to 04.00 pm)	Not Known to Us Neeraj Kapahi 8108990060 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB Thane Mr. Dharendra Virendra Shah and Ms Khushboo Singh Bungalow No.7, Lotus Garden, Gut No. 284/B, Village - Talegaon Budruk, Taluka-Igatpuri, Dist. Nashik - 422403	Bungalow No.7, Lotus Garden, Gut No. 284/B, Village - Talegaon Budruk, Taluka-Igatpuri, Dist. Nashik - 422403 Admn Area 122.86 sq. mtr. Built up, 177.91 sq mtr. carpet in the name of Mr. Dhirendra Virendra Shah and Ms Khushboo Singh	A) 24-01-2025 B) Rs. 1,12,15,722.03 plus interest and charges since date of NPA. C) 19-04-2025 D) Symbolic	A) Rs. 96,79,500/- B) Rs. 9,67,950/- (27-01-2026) C) Rs. 10,000/-	28-01-2026 (11.00 am to 04.00 pm)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
4	ARMB Thane M/s Fair Deal Enterprises (Proprietor Mr. Parth Sanghvi) A-603, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai - 400067 Mr. Milan Sanghvi (Guarantor) A-602, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai - 400067	Merged Commercial Shop Nos. L - 12, L- 15, L-17 situated at Lower Ground Floor, "Prime Mall", in Irla CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, Area of shop no. L-12 admeasuring 141.48 sq ft. built up Area of shop no. L-15 admeasuring 165.58 sq ft. built up Area of shop no. L-17 admeasuring 172.95 sq ft. built up In the name of Mr. Parth Sanghvi	A) 16-03-2022 B) Rs. 1,83,51,355.82 plus Interest & charges thereon C) 13-03-2024 D) Physical	A) Rs. 88,65,000/- B) Rs. 8,86,500/- (27-01-2026) C) Rs. 10,000/-	28-01-2026 (11.00 am to 04.00 pm)	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
5		Commercial Shop No. L - 95 situated at Lower Ground Floor, "Prime Mall", in Irla CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, area of shop admeasuring 200.60 sq ft. built up In the name of Mr. Parth Sanghvi	A) Rs. 28,50,000/- B) Rs. 2,85,000/- (27.01.2026) C) Rs. 5,000/-	28-01-2026 (11.00 am to 04.00 pm)		

6	ARMB Thane M/S Near Textile Mills 152/3, Tahir Compound, Temghar-3, Kalyan Road, Bhiwandi 421302 Mr. Sureshkumar M Purohit (Proprietor of Near Textile Mills) 2001, Butter Cup, Hiranandani Meadows, Glady's Alwares Road, Nr. Kashnath Ghanekar Auditorium,	All that part and parcel of the property consisting of Gala No. 155/1 and 155/2, Tahir Compound, Temghar, Bhiwandi - 421302 BUA 4594 sq ft + Mezzanine Floor 2179 sq ft In the name of Mr. Sureshkumar Madhoram Purohit and Mr. Prataparam Madhoram Purohit	A) 23-02-2024 B) Rs. 2,89,75,674.43 plus interest and charges since date of NPA. C) 02-07-2024 D) Symbolic	A) Rs. 2,15,73,000/- B) Rs. 21,57,300/- (27-01-2026) C) Rs. 10,000/-	28-01-2026 (11.00 am to 04.00 pm)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060	22	A M 1 C n
7	Pawar Nagae, Apna Bazar, Thane 400610. Mr. Prataparam Purohit (Guarantor) 706, Silver Jyot, Kamatghar Road, Oswal Wadi Near Kalpataru Garden, Kamatghar, Bhiwandi 421302 Mr. Kailashkumar M Purohit (Guarantor) B-304, Kalpataru Garden, Kamatghar Road, Oswal Wadi, Kamatghar, Bhiwandi 421302	All that part and parcel of the property consisting of Gala No. 155/5 and 155/6, Tahir Compound, Temghar, Bhiwandi - 421302 BUA 4816.8 sq. ft + Mezzanine Floor 4689.6 sq. ft. In the name of Mr. Kailashram Madhoram Purohit		A) Rs. 2,61,61,000/- B) Rs. 26,16,100/- (27-01-2026) C) Rs. 10,000/-	28-01-2026 (11.00 am to 04.00 pm)		23	A M 1 C n
8	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/- 27-01-2026 C) Rs. 10,000/-	28-01-2026 (11.00 am to 04.00 pm)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060	24	A M 1 C n
9	ARMB Thane M/s Pranav Enterprises Antariksha, Shop No.9, Tagore Nagar, Nasik-Pune Road, Nasik 422006 Mr. Vishal Vasantsa Kshatriya (Proprietor), Flat No.4, Bhalchandra Housing Soc; Shirkewadi, Nasik 422001	Shop No.10, Ground Floor, B Wing, Guru Krupa Sankul, Near Pramila Lawns, Kasbe, Pimpalgaon, Baswant, Tal Niphad Dist Nasik 422209 Approx. Built up area 242 sq ft. In the name of Nivrutti Wamanrao Bhadane	A) 06.01.2018 B) Rs.83,05,347.00 (As on 06.01.2019) plus interest & Charges C) 14.05.2018 D) Physical	A) Rs.19,75,000/- B) Rs.1,97,500/- (27-01-2026) C) Rs.5,000/-	28-01-2026 (11.00 am to 04.00 pm)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060	25	A M 1 C n
10	Mr. Nivrutti Madhavrao Bhadane (Guarantor) & Ms. Rajani Nivrutti Bhadane (Guarantor) Flat No.10, Padma Vishwa Plaza, Nasik-Pune Road, Tagore Nagar Nasik 422006	Shop No.09, Ground Floor, B Wing, Guru Krupa Sankul, Near Pramila Lawns, Kasbe, Pimpalgaon, Baswant, Tal Niphad Dist Nasik 422209 Approx. Built up area 242 sq ft. In the name of Nivrutti Wamanrao Bhadane		A) Rs.19,75,000/- B) Rs.1,97,500/- (27-01-2026) C) Rs.5,000/-	28-01-2026 (11.00 am to 04.00 pm)		26	A M 1 C n
11	ARMB Thane Ms. Sana Aslam Shaikh 201/A, Chandresh Rachna CHSL, Lodha Com, Mira Road (East), Thane 401107 Flat No.703, 7th Floor, B Wing, Janki Villa CHSL, Manisha Nagar Gate NO.1, Kalwa (West) 400605.	Flat No.703, 7th Floor, B Wing, Janki Villa CHSL, Manisha Nagar Gate No.1, Kalwa (West) 400605 (Area: 654 SFT Built UP) Ms. Sana Aslam Shaikh.	A) 16.11.2023 B) Rs.61,59,678.30 (As on 16.11.2023) plus Interest & Charges C) 14.02.2024 D) Symbolic	A) Rs.49,59,000/- B) Rs.4,95,900/- (27-01-2026) C) Rs. 5,000/-	28-01-2026 (11.00 am to 04.00 pm)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060	27	A M 1 C n
12	ARMB Thane Mr. Abhishek Verma Add: Flat No. G3-G4, Know City Park Apartment, RS No 152/2 PTPS No 1831 City/Service Ward Surat Gujarat 395002	Merged Flat No. G-03 & G04 at Ground Floor "City Park Apartment" Behind Ashwinad Palace, Near Jlvkor Nagar, Ghod Dod Road, At Majura R.S. Road, AT Palika TP No. 9 (Majura) FP No. 183/B, Taluka Surat City, Dist Surat 395002. Area Admn 3500 sq.ft super build up	A) 18.05.2021 B) Rs. 2,17,22,706.00 as on 30.12.2020 plus Interest & charges less recovery thereon C) 03.09.2021 D) Symbolic	A) Rs.1,32,30,000/- B) Rs.13,23,000/- (upto 27.01.2026) C) Rs. 10,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135	28	A M 1 C n
13	ARMB Thane M/s. Karan Textiles (Prop. Hasso Gurdasmal Kukreja) 1, Palika Bazar, Behind Gajanand Market, Ulhasnagar - 2, Thane - 421002. Mr. Hasso Gurdasmal Kukreja BRK No. 300, Room No. 9, Near S.E.S. Girls High School, Jhulelal Mandir Road, Ulhasnagar - 421002.	Shop No. 204 & 205 (both merged units) admeasuring 265 Sq. Ft. BUA and Shop No. 207 admeasuring 170 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja Shop No. 310, 311 & 312 (all three merged units) admeasuring 470 Sq. Ft. BUA and Shop No. 313 admeasuring 200 Sq. Ft. BUA on 3rd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja Shop No. 208 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja Shop No. 209 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 11.12.2017 B) Rs. 1,25,15,000.00, plus Interest & charges less recovery thereon C) 18.12.2019 D) Physical	A) Rs.15,75,000/- B) Rs.1,57,500/- (upto 27.01.2026) C) Rs. 5,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135	29	A M 1 C n

Sr No.	Name of the Branch Name of the Account		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				Name of Mortgagor / Owner of property				
14	ARMB Thane Mr. Ritesh Maheshchandra Agarwal & Ms. Ms. Parul Ritesh Agarwal B-804, Silver Presidency, Plot No. 10, Sector 2, Near Charkop Police Station, Kandivali (West), Mumbai - 400067. M/s. Shri Mahalaxmi Traders (Prop. Ms. Parul R Agarwal) Gala No. 5, Ground Floor, Dhobi Ghat, Sunder Nagar, Opp. Blue Empire Complex, Kandivali (W), Mumbai - 400067.		Fiat No. 06, 3rd Floor, Charkop Jeevan Sangram CHSL, Plot No. 24, Sector 2, RDP Road No. 1, Mahatma Gandhi Nagar, Charkop, Kandivali (West), Mumbai - 400067. Built Up Area: 1080.00 Sq.Ft. in the name of Mr. Ritesh Maheshchandra Agarwal & Ms. Parul Ritesh Agarwal	A) 04.09.2023 B) Rs. 62,01,030.04 plus Interest & charges thereon C) 24.11.2023 D) Symbolic (Order for physical possession received)	A) Rs. 1,38,70,000/- B) Rs. 13,87,000/- (upto 27.01.2026) C) Rs. 10,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
15	ARMB Thane Mr. Sandesh Dattaram Hodawadekar Mrs. Smita D Hodawadekar Add: C-603 4th Floor 6th Floor, Plot no 1,431,432 Khaprideo CHSL Eknath Ghadi Marg Bhoiwada, Parel, 400012		Fiat no 602, 6th Floor, A Wing Building Known as Vinayak Srushti, S. No. 40/27C, Near Geon Devi Mandir Road, Village Sonarpada, Dombivli East Tal Kalyan Dist Thane-421203 Admsng: 620 Sq Ft in the name of Mr. Sandesh Dattaram Hodawadekar & Mrs. Smita D Hodawadekar	A) 10.01.2023 B) Rs. 46,31,728.75 as on 31.10.2022 plus Interest & charges less recovery thereon C) 26.11.2024 D) Physical	A) Rs.28,00,000/- B) Rs.2,80,000/- (upto 27.01.2026) C) Rs. 5000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
16	ARMB Thane M/s. Pace Elevators & Engineering Co. Pvt. Ltd. Directors Mr. Raja Ram Gaikwad & Mrs. Madhuri Gajendra Jagtap and Legal heir of late Mr. Gajendra Vishwanath Jagtap 1-A/4, Adarsh Industrial Estate, Upvan, Pokhran Road No.1, Taluka & Dist Thane.		Room No. B-7, Plot No. 142, Shree Siddhanath CHSL, New Mahada Colony, Pawar Nagar, Village Majiwade, Thane (West) - 400601 in the name of Mrs. Madhuri Gajendra Jagtap. Built Up Area: 300.00 Sq Ft	A) 01.08.2023 B) Rs. 47,65,232.66 plus Interest & charges thereon C) 09.02.2024 D) Symbolic	A) Rs.32,50,000/- B) Rs. 3,25,000/- (upto 27.01.2026) C) Rs. 5,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
17	ARMB Thane Ms. Santoshee Nirakar Sahoo Fiat No. A/203, 2nd Floor, Jai Vinayak CHSL, New Pleasant Park, Mira Bhayander Road, Mira Road East, Thane - 401107.		Fiat 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. 475 sq. ft. BUA in the name of Ms. Santoshee Nirakar Sahu.	A) 25.01.2022 B) Rs. 49,25,955.10 plus Interest and charges since date of NPA C) 13.05.2022 D) Symbolic	A) Rs.52,25,000/- B) Rs.5,22,500/- (upto 27.01.2026) C) Rs. 5,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
18	ARMB Thane Aruna Subhash Karande, Fiat No. 14/B, 3rd Floor, B Wing, nav Neelima CHS. LTD., 42, mahakali caves road, Opp. Canosa School, Andheri (East), Mumbai-400 093		Fiat No. 14/B, 3rd Floor, B Wing, Nav Neelima CHS. LTD., 42, Mahakali Caves Road, Opp. Canosa School, Andheri (East), Mumbai-400 093 (admeasuring 621 sq.ft. including terrace) Subhash Dnyanoba karande & Mrs. Aruna Subhash karande	A) 22/04/2025 B) Rs. 56,77,747.54 plus Interest & charges thereon C) 01.07.2025 D) Symbolic	A) Rs.86,50,000/- B) Rs. 8,65,000/- (27/01/2026 upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 (10.00 am to 04.00 pm)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 996917/8452		
19	ARMB Thane Aruna Dilip Pandit 13, Nalanda, Near Raymond, Sector 17, Vashi, Navi Mumbai 400703		Row House No.04, Lossapa Next, Survey No 129/1B, Borgeon Road, Village Kalmamb, Taluka Karjat, Dist Raigrah PIN 410 201, (admeasuring 93 sq. mtrs. Plot and under construction property thereof) in the name of Mrs. Aruna Pandit	A) 18.07.2022 B) Rs. 32,30,031.90 plus Interest & charges thereon C) 10.01.2023 D) Symbolic	A) Rs 18,50,000.00 B) Rs. 1,85,000/- (27/01/2026 upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 996917/8452		
20	ARMB Thane Pawan Shridhar Sarode, Sridhar Namdev Sarode & Swati Shridhar Sarode Fiat No. 605, 6th Floor, S.K. Heights CHS. Ltd., Plot No. 28, Sector 15, Near Marbadevi Mandir, Ghansoli, Navi Mumbai 400704, Thane.		Fiat No. 605, 6th Floor, S.K. Heights CHS. Ltd., Plot No. 28, Sector 15, Near Marbadevi Mandir, Ghansoli, Navi Mumbai 400704, Thane (admeasuring 570 sq. ft. carpet, Terrace area of 50 sq. ft.) approx. In the name of Pawan Shridhar Sarode & Swati Shridhar Sarode	A) 30/04/2025 B) Rs. 66,65,941.31 plus Interest & charges thereon C) 30.04.2025 D) Symbolic	A) Rs.82,80,000/- B) Rs. 8,28,000/- (27/01/2026 upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 996917/8452		
21	ARMB THANE M/s. Sseheurle Powertech, 110, 1st Floor, Bharat Shatrughan Commercial Complex, CHS., LTD., Plot No.03, Sector 18, Vashi navi Mumbai-400 703		Unit No. 613, 6th Floor, B Wing, Kanara Business Centre Premises CHS LTD. laxmi Nagar, Off Link Road, Ghatkopar (East), Mumbai 400 075. Admeasuring 298.81 sq.ft. (buildup) approx. Pranab Tulidas Shende.	A) 02.04.2013 B) Rs. 58,45,334.56 plus Interest & charges less recovery thereon C) 05.06.2013 D) Symbolic	A) Rs. 51,00,000.00 B) Rs. 5,10,000/- (27/01/2026 upto 11.59 p.m.) C) Rs. 5,000/-	Date: 28/01/2026 Time: 11.00 am to 04.00 pm	Society Charges, other not known to us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 996917/8452		

22	ARMB THANE M/s.Sseheurle Powertech, 110, 1st Floor, Bharat Shatrughan Commercial Complex, CHS, LTD., Plot No. 03, Sector 18, Vashi navi Mumbai-400703	110, 1st Floor, Bharat Shatrughan Commercial Complex, CHS., LTD., Plot No. 03, Sector 18, Vashi Navi Mumbai-400703. Admeasuring 350sq.ft. (build up) approx. Pranab Tulsidas Shende	A) 02.04.2013 B) Rs. 58,45,334.56plus Interest & charges less recovery thereon C) 05.06.2013 D) Symbolic	A) Rs. 37,00,000/- B) Rs. 3,70,000/- (27/01/2026 upto 11.59 pm.) C) Rs. 5,000/-	Date: 28/01/2026 Time: 11.00 am to 04.00 pm	Society Charges other not known to us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
23	ARMB THANE Gautam Dhanraj Gotwal & Neelu G Gotwal (Borrower), Mr. Dhanraj Gotwal (Borrower), Mrs. Vimla D Gotwal (Borrower) Row House No. 5 Consisting Of Ground Plus Two Upper Floors, Sumitra Bhavan, Jari Mari Mandir, Opposite 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 Bua 765.5 Sqft In the name of -Mr. Gautam Dhanraj Gotwal -Mrs Neelu G Gotwal	Row House No. 5 Consisting Of Ground Plus Two Upper Floors, Sumitra Bhavan, Jari Mari Mandir, Opposite 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 Bua 765.5 Sqft In the name of -Mr. Gautam Dhanraj Gotwal -Mrs Neelu G Gotwal	A)20-04-2021 B) Rs. 1,51,58,178/- Plus further interest and charges thereon C)24-06-2021 D)SYMBOLIC	A)RS 1,73,00,000/- B)17,30,000/- (28-01-2026 upto 03:00pm) C)RS 15,000/-	28-01-2026 Time:11:00 AM TO 04:00PM	Not Known to us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kausalya Pandey 8750332726
24	Armb, Thane M/S Parul Metal Fabricating Industries Pvt Ltd (Borrower) Mr. Parul Vinod Panchal & Miss Parul Amrutal Panchal-(Guarantor) 201a Green Point 2fr, Kurar Village Malad E, Mumbai, Maharashtra-400097	Residential Flat No. 24, 2nd Floor, B Wing, No 10 B & C, Radha Krishna(Vadar) Sra Co-op Hsg. Ltd, Behind Ralajee Hospital, Off Rani Sati Marg, Malad (East), Mumbai-400097 (Built Up Area: 225 Sq Ft) Mr. Parul Vinod Panchal & Miss Parul Amrutal Panchal	A) 08.07.2024 B) Rs 61,66,326.66/- (Plus Interest & Charges) C) 05.11.2024 D) Symbolic	A) Rs 30,38,000/- B) Rs 3,03,800/- (27.01.2026) C) Rs 5,000/-	Date: 28.01.2026 Time: 11.00 A.M. To 04.00 P.M	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
25	ARMB, Thane Mr. Dilip Ramesh Rajani (Borrower/Mortgagor) Mrs. Vanita Dilip Rajani (co-Borrower/Mortgagor) Address- Flat No 308, Shiv Dhara Complex CHSL, Plot No 39 & 40, Municipal Ward No-06, Shiv Ganga Nagar Road, Near Omkar Apartment, Off., Shiv Temple Road, Ambemath (E), Thane-421501 Property id- PUNB83250254	Flat No 308, Shiv Dhara Complex CHSL, Plot No 39 & 40, Municipal Ward No-06, Shiv Ganga Nagar Road, Near Omkar Apartment, Off., Shiv Temple Road, Ambemath (E), Thane-421501. (super Built up Area: 618 Sq Ft)	A) 09.11.2023 B) Rs.23,99,541.79 (As on 09.11.2023) plus Interest & Charges C)24.01.2024 D) Physical	A) Rs 26,66,000/- B) Rs 2,66,600/- (27.01.2026) C) Rs 5,000/-	Date: 28.01.2026 Time: 11.00 a.m. to 04.00 p.m	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
26	ARMB, Thane Mrs. Rani Shrikant Singh & Mr. Shrikant Kumar Singh (Borrower/Mortgagor) 3/C- 301/9, Sector-02, Gayathridham CHS Ltd, Titwala East, Ghotsai, Thane-421605 Property id- PUNB83250187	Flat No.207, Building No. 01, B-Wing, Second Floor, Gangangiri Hills, Village Khopoli, Taluka Khalapur, District - Raigad-410203 (Built up Area: 664 Sq Ft) (Mrs. Rani Shrikant Singh)	A) 09.09.2022 B) Rs 35,54,242.00/- (Plus Interest & Charges) C) 23.12.2022 D) Symbolic	A) Rs 19,69,000/- B) Rs 1,96,900/- (27.01.2026) C) Rs 2,000/-	Date: 28.01.2026 Time: 11.00 a.m. to 04.00 p.m	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
27	Armb Thane Mr. Shivram Daji Budhe, Alanabai Shivram Budhe Residential Flat No. 102, 1st floor, Shreepati Residency- Phase 1, building no B-2, Near Gurukul School, & Shalu Dhaba, Vill- Khidkai & Desai, Shilphata road, Dombivali (East), Thane-421204 & B D D Chawl, no 11, Room no 69, Sewri cross road, Sewri railway station, Sewri, Mumbai-400015. Property id- punb83250255	Residential Flat No. 102, 1st floor, Shreepati Residency- Phase 1, building no B-2, Near Gurukul School, & Shalu Dhaba, Vill- Khidkai & Desai, Shilphata road, Dombivali (East), Thane-421204 Carpet Area: 547.13 Sq Ft Mr. Shivram Daji Budhe	A) 08.01.2024 B) Rs. 56,52,000.00 (As on 08.01.2024) Plus Interest & Charges C) 20.03.2024 D) Symbolic	A) Rs 37,68,000/- B) Rs 3,76,800/- (27.01.2026) C) Rs 5,000/-	Date: 28.01.2026 Time: 11.00 a.m. to 04.00 p.m	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
28	Armb Thane MANOJ BABULALAHUJA(Borrower) Mrs BHAVIKA MANGOJ AHUJA(Borrower) Mr AJIT NAIKRAM CHUGH(Guarantor) (Residential Flat No.603, 6th floor, Regency Galaxy Building, U no 68 of sheet no 66, CTS NO 26874, Village Ulhanagar camp no 05, Gandhi road, Ulhasnagar-5, Dist- Thane 421005 & Flat no 401, Shamali park, OT Section, Ulhasnagar-4, Dist -Thane-421004. Property ID- PUNB8325112021	Residential Flat No.603, 6th floor, Regency Galaxy Building, U no 68 of sheet no 66, CTS NO 26874, Village Ulhanagar camp no 05, Gandhi road, Ulhasnagar-5, Dist- Thane 421005 & Flat no 401, Shamali park, OT Section, Ulhasnagar-4, Dist -Thane-421004. Property ID- PUNB8325112021 1) MANOJ BABULALAHUJA 2) AVIKA MANGOJ AHUJA	A) 03.08.2019 B) Rs 29,03,000/- (As On 03.08.2019) Plus Interest & Charges C) 19.10.2019 D) Physical	A) Rs 28,54,000/- B) Rs 2,85,400/- (27.01.2026) C) Rs 5,000/-	Date: 28.01.2026 Time: 11.00 a.m. to 04.00 p.m	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907

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. 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 the e-Wallet using online/cheall 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 Authorised 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 Authorised 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 Authorised 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/attending charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorised 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: 09.01.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank