

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. Chheda Enterprises Gala No. D/4, Ground Floor, Shree Guru Govind Singh Industrial Estate, Near Mother Mary's College, Navghar Road, Near Gopi Mahal Hotel, Village Khari, Bhayander East, Thane - 401105 Mr. Vipul Liladhar Chheda Flat No. B/402, 4th Floor, B - Wing, Building No. 1, Labh Darshan CHSL, Off. Chhatrapati Shivaji Road, Near Dahisar Subway, Dahisar East, Mumbai - 400068	Gala No. D/4, Ground Floor, Shree Guru Govind Singh Industrial Estate, Plot Bearing Old S. No. 142, New S. No. 49, H No. 5 & 6, Village Khari, Navghar Bhayander (E) 401105 Adm. 500 sq. ft. BUA in the name of Mr. Vipul Liladhar Chheda. Flat No. 402, 4th Floor, B-Wing, Building No. 1, Labh Darshan CHSL, Nr. Dahisar Subway, Off. Chhatrapati Shivaji Road, Plot Bearing CTS No. 1343, S. No. 14, Village Dahisar, Dahisar (East), Mumbai - 400068. Adm. 400 sq. ft. in the name of Mr. Vipul Liladhar Chheda.	A) 22.08.2019 B) Rs. 1,20,30,905.79, plus Interest & charges less recovery thereon C) 28.11.2019 D) Symbolic	A) Rs. 31,00,000/- B) Rs. 3,10,000/- (17.10.2025 upto 03.00 pm) C) Rs. 5000/- A) Rs. 64,50,000/- B) Rs. 6,45,000/- (17.10.2025 upto 03.00 pm) C) Rs. 5000/-	17.10.2025 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	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. Aparna S Laungani & Mrs. Sneha R Laungani (Guarantors) Sai Leela Shah Apartments, Flat No. 310, Near ICICI Bank, Ulhasnagar-3	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, Village Taluka Murbad, Dist. Thane - 421401. Area adm. 1400 sq. mtr. In the name of M/s. Amardeep Fabrics Industrial Plot No. B-11 along with factory building and other ancillary structures, Opp. Precision Adhesive Tapes Company & near Thasildar Office, Murbad Industrial Area, Off. Kalyan Ahmednagar Road, Village Taluka Murbad, Dist. Thane - 421401. Area adm. 1000 sq. mtr. In the name of M/s. Amardeep Fabrics	A) 14.04.2022 B) Rs. 407.49 as on date of NPA plus Interest & charges less recovery thereon C) 05.07.2022 D) Symbolic	A) Rs. 1,74,60,000/- B) Rs. 17,46,000/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/- A) Rs. 97,20,000/- B) Rs. 9,72,000/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/-	17.10.2025 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
3	ARMB Thane Mr. Jai Shallesh Rahchh Ms. Kavita Rahchh Flat No. 802 and 803, 8th Floor, Tennessee Apartment, Next to CRPF Camp, Near Mumbai Pune Expressway, Village Wadgaon, Taluka Maval, District Pune-412106 Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai-400053	Flat No. 802, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune - 412106, Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh Flat No. 803, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune - 412106, Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh	A) 01.06.2019 B) Rs. 80,23,148.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic A) 01.06.2019 B) Rs. 80,47,204.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic	A) Rs. 68,25,000/- B) Rs. 6,82,500/- (17.10.2025 upto 03.00 pm) C) Rs. 5,000/- A) Rs. 68,25,000/- B) Rs. 6,82,500/- (17.10.2025 upto 03.00 pm) C) Rs. 5,000/-	17.10.2025 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
4	ARMB Thane Mr. Manish Bhanushali RH-II Crossroad, MHADA Colony Mulund-400081 Also at, M/S Kishore Stores Shop no 30 Opp Vega Family Saln, Station Road, Opp Vikhroli West Mumbai-400083	Office no 616, 6th Floor Central Facility Building, Fruit Market, Plot no 3 & 7, APMC Market I Sec-19, GAT no 796, Turbhe, Vashi- 400703 in the name of Manish Bhanushali Built Up: 756 Sq Ft Owner: Jyoti Manoj Kumar Sant Singh	A) 29.08.2022 B) Rs. 26,69,766.00 (As on 31.07.2022 plus interest & charges thereon) C) 04.11.2022 D) Symbolic	A) Rs. 53,43,000/- B) Rs. 5,34,300/- (17.10.2025 upto 03.00 pm) C) Rs. 5000/-	Date: 17.10.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB Thane M/S Jyoti Buildcon Prop. Ms Jyoti Manoj Kumar Sant Singh Add: Office no 1 Bhawani Mansion Plot no 23 Sector- 19 Axis bank New Panvel-410206	Shop no 1 Ground Floor Deepak Jyoti Heights, Survey No 108, Hissa No 4/A Vill Temghar, Bhewandi Distt Thane-421301 Built Up: 756 Sq Ft Owner: Jyoti Manoj Kumar Sant Singh	A) 12.06.2023 B) Rs. 30,11,239.80/- (As on 12.06.2023) plus interest & charges there on C) 22.08.2023 D) Symbolic	A) Rs. 43,66,000/- B) Rs. 4,36,600/- (11.11.2025 upto 03.00 pm) C) Rs. 5,000/-	Date: 11.11.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB Thane	Flat No. 1705, 17th Floor A - Wing, Lodha Altia,	A) 11.01.2024	A) Rs. 1,67,00,000/-	17.10.2025	Not Known to Us.

6	ARMB Thane Ms. Hema Ketan Pawar & Mr. Ketan Suresh Pawar Room No. 1, Ground Floor, Hanuman Niwas CHSL, Shiwadas Chapsi Marg, Noorbaug Sandhurst Road, Chinchibunder, Mumbai - 400009.	Flat No. 1705, 17th Floor, A - Wing, Lodha Alta, New Cuffe Parade, Eastern Freeway, Salt Pan, Wadala, Mumbai - 400022. Adm. 514.00 sq. ft. Carpet Area in the name of Ms. Hema Ketan Pawar & Mr. Ketan Suresh Pawar.	A) 11.01.2024 B) Rs. 94,77,164.00 plus interest and charges since date of NPA C) 19.07.2025 D) Physical	A) Rs. 1,67,00,000/- B) Rs. 16,70,000/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/-	17.10.2025 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
7	ARMB, THANE M/s Sona Synthetics (NATHAL V SHAH, HUF) MORTGAGOR/GUARANTOR 201, RAHUL TOWER, RP ROAD, OP LUC COLONY, MULUND (W) MUMBAI - 400080	A) GALA NO. 869,870& 871 GROUND +MEZZANINE FLOOR AT 'NEW SONA COMPOUND * PLOT NO 1,2,3,4 VILLAGE NARPOLI SITUATED AT BHANDARI COMPOUND, NEAR RAMCHANDRA HOTEL 72 GALA ROAD , NARPOLI BHIWANDI , THANE -421302 Area -(as is where is) B)HOUSE NO 1352 'SONA HOUSE ' NEAR NAJRANA MILL STORE & JAIRAM SAKHARAM TAWDE SCHOOL , BHANDARI COMPOUND , JAIRAM TAWDE, MARG , VILLAGE NARPOLI , TALUKA BHIWANDI , DIST THANE -421302) Area -(as is where is)	A)26-12-2019 B)Rs. 6,14,10,524.00/- as on 24-12-2019 plus further interest & charges thereon C)11-03-2020 D)Physical Possession on 05-03-2025	A) Rs. 1,47,00,000/- B) Rs. 14,70,000 (17-10-2025 till 3:00pm) C) Rs. 10,000/- A) RS 3,76,52,000/- B) Rs 37,65,200/- C) RS 10,000/-	17-10-2025 10.00 am to 04.00 pm	Not Known to Us. Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8	ARMB Thane Mr. Vikash Singh 2-D, 1001 NEW MHADA TOWERS, SWAMI SAMARTH NAGAR, LOKHANDWALA BACK ROAD, AZAD NAGAR, ANDHERI (WEST), MUMBAI - 400053. FLAT NO. 11, 3RD FLOOR, MEHUL APARTMENT CHSL, DATTAPADA ROAD NO. 2, PLOT BEARING CTS 272, VILLAGE KANHERI, BORIVALI (EAST), MUMBAI - 400066. M/S. AVATLIFE TRADE PVT LTD, UNIT NO. 105/B WING, CRYSTAL PLAZA, NEW LINK ROAD, OPP INFINITY MALL, ANDHERI WEST, MUMBAI - 400053. OFFICE NO. 907, A - WING, CTS NO. 1/112A, SAMARTHA HIGH LAND PARK, OSHIWARA, ANDHERI, MUMBAI - 400053.	Flat No. 11, 3rd Floor, Mehul Apartment CHSL, Dattapada Road No. 2, Plot Bearing CTS 272, Village Kanheri, Borivali East, Mumbai - 400066. Adm. 336 sq. ft. BUA in the name of Mr. Vikash Singh. Built Up: 565 Sq Ft	A)09.05.2025 B)Rs. 54,25,109.72 plus Interest and charges since date of NPA C)26.08.2025 D)Symbolic	A) Rs.62,00,000/- B) Rs.6,20,000/- (11.11.2025 upto 03.00 pm) C) Rs. 5,000/-	11.11.2025 11.00 am to 04.00 pm	Not Known to Us. Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB, THANE MR LALIT SURENDRA TEJWANI (BORROWER) C 210,LOKAANGAN NEAR SHASHTRI NAGAR, MULUND COLONY MULUND (W), MUMBAI -400082 MRS HRITIKALALIT TEJWANI (CO-BORROWER) C 210,LOKAANGAN CHS, NEAR SHASHTRI NAGAR 1, MULUND COLONY, MULUND WEST, NR SHASTRI NAGAR , MUMBAI, MAHARASHTRA-400082	A) FLAT NO 301 , 3RD FLOOR , B WING BUILDING SAI SWARG 3 BEHIND RAJPUT MALL, KASHIWADI , OPP BOISAR TARAPUR ROAD , PASTHAL BOISAR , WEST PALGHAR 401504 CARPET AREA A640sqft A1) FLAT NO 302 , 3RD FLOOR , B WING BUILDING SAI SWARG 3 BEHIND RAJPUT MALL, KASHIWADI , OPP BOISAR TARAPUR ROAD , PASTHAL BOISAR , WEST PALGHAR 401504 CARPET AREA -640sqft	A) 14-11-2022 B) Rs. RS 57,58,214.44/- as on 30-09-2022 plus further interest & charges thereon C) 16-03-2023 D) PHYSICAL POSSESSION DT 23-08-2023	A) Rs. 22,50,000/- B) Rs. 2,25,000/- (30-10-2025 till 3:00pm) C) Rs.5,000/- A1) Rs 22,50,000/- B1)Rs. 2,25,000/- (30-10-2025 till 3:00pm) C1)RS 5000/-	30-10-2025 10.00 am to 04.00 pm	Not Known to Us. Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
10	ARMB, THANE M/S SULFOX CHEM PRIVATE LIMITED 408,SANJAN ENCLAVE,OPP MILAP CINEMA S.V. ROAD, KANDIVALI WEST MUMBAI (BOMBAY) MAHARASHTRA 400067	OPEN PLOT NO C-91 , MIDC , MOUZA - BELGAON , TEHSIL , UMRET & DISTRICT - NAGPUR, MAHARASHTRA-441203 (ADM AREA 5786.25 SQMTR)	A)04-10-2014 B)7,66,63,788.00 AS ON 30-06-2014 plus further interest & charges thereon C)08-01-2015 D)SYMBOLIC POSSESSION	A) Rs. 41,00,460/- B) Rs. 4,10,046/- (30-10-2025 till 3:00pm) C) RS 5,000/-	30-10-2025 10.00 am to 04.00 pm	Not Known to Us. Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
11	Circle SASTRA Thane Ramlakhan Ramavtar Sharma (Borrower) Renu Devi Pintu Yadav (Borrower/Mortgagor) Dilip Bhagirti Sharma (Guarantor) Flat No. A-1, Mari Aai Complex, Koprolli, Village Parvel - 410206.	Flat No. A-1, Mari Aai Complex, Koprolli, Village Parvel - 410206. Renu Devi Pintu Yadav (Borrower/Mortgagor) Dilip Bhagirti Sharma (Guarantor) Flat No. A-1, Mari Aai Complex, Koprolli, Village Parvel - 410206.	A)06.03.2024 B)Rs 32,63,967.70 as on 29.02.2024 (plus interest & charges thereon) C) 09.05.2024 D)Symbolic	A)Rs 34,25,000/- B)Rs. 3,42,500/- (17.10.2025 upto 03.00 pm) C)Rs. 10,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us. Murtaza Suratwala 9967860528

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 of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors					
12	Circle SASTRA Thane Pandurang Bapu Panchal (Borrower/Mortgagor) and Supriya Pandurang Panchal (Borrower/Mortgagor) Room no 1, Vakari Chawl, Lokmanya Nagar, Pada no 3, Dawale Nagar, Bus stop, Thane west-400606.	Fiat no 605, sixth floor, B wing, Balaji Pride, Chira nagar, Ravikiran society, village Nandivli Panchanand, Tal Kalyan, Dombivli East-421204. Built up area 580 sq.ft. In the name of Pandurang Bapu Panchal and Supriya P Panchal	A) 05.01.2018 B) Rs. 21,10,678 (as on 31.12.2017) plus interest & charges thereon C) 03.04.2018 D) Physical	A) Rs. 27,78,000/- B) Rs. 2,77,800/- (17.10.2025 upto 3.00 pm) C) Rs. 10,000/-	Date: 17.10.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to Us. Murtaza Suratwala 9967860528
13	Circle Sastra Thane Mr. Sopan Namdev Binwade (Deceased) Kiran Sopan Binwade Legal heir of Sopan Namdev Binwade and all other legal heirs known and unknown Fiat no 7, Ground floor, Om Shiv Shakti chs Bldg no C, Mauje, village Kalher, Tal Bhiwandi, Dist Thane 421302.	Fiat no 7, Ground floor, Om Shiv Shakti chs Bldg no C, Mauje, village Kalher, Tal Bhiwandi, Dist Thane 421302. Built up Area: 715.16 sq.ft	A) 14.03.2022 B) Rs. 22,78,159.18 (plus interest and charges thereon) C) 08.07.2022 D) Symbolic	A) Rs. 21,44,000/- B) Rs. 2,14,400/- C) Rs. 10,000/-	17.10.2025 (10.00 a.m to 04.00 p.m)	Not Known to Us. Murtaza Suratwala 9967860528
14	Circle Sastra Thane Amish Ashvin Shah B-901, 9th floor, Ansal Heights, G.M. Bhosale Marg Worli Mumbai-400018.	Fiat no 705, 7th floor, Noble Heights Triveni Nagar, Kurar village, Malad west, Mumbai-400097. In the name of Mr. Amish Ashvin Shah Built up area: 660.16 sq.ft	A) 01.10.2021 B) Rs. 1,68,63,150.54 as on 31.05.2021 (plus interest and charges) C) 21.12.2023 D) Physical	A) Rs. 77,54,000/- B) Rs. 7,75,400/- (17.10.2025 upto 03.00 pm) C) Rs. 20,000/-	Date: 17.10.2025 Time: 10.00am to 4.00p.m	Not Known to Us. Murtaza Suratwala 9967860528
15	Circle Sastra Thane Amish Ashvin Shah B-901, 9th floor, Ansal Heights, G.M. Bhosale Marg Worli Mumbai-400018.	Fiat no 1201, 12th floor, Noble Heights Triveni Nagar, Kurar village, Malad west, Mumbai-400097. In the name of Mr. Amish Ashvin Shah Built up area 552.19 sq.ft	A) 01.10.2021 B) Rs. 1,68,63,150.54 as on 31.05.2021 (plus interest and charges) C) 21.12.2023 D) Physical	A) Rs. 64,89,000/- B) Rs. 6,48,900/- (17.10.2025 upto 03.00 pm) C) Rs. 20,000/-	Date: 17.10.2025 Time: 10.00am to 4.00p.m	Not Known to Us. Murtaza Suratwala 9967860528
16	Circle SASTRA Thane Mr. Bandu Pandurang Nagle (Borrower) Mrs. Madhavi Bandu Nagle (Co-Borrower & Mrs. Preetha Bhupesh Babu (Guarantor) Fiat No. 001, Ground Floor, Bldg No.4., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist -Raigad In the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	Fiat No. 001, Ground Floor, Bldg No.4., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist -Raigad In the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	A) 16.10.2023 B) Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon. C) 12.01.2024 D) Symbolic	A) Rs. 15,31,000/- B) Rs. 1,53,100/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us. Murtaza Suratwala 9967860528
17	Circle SASTRA Thane Mr. Bandu Pandurang Nagle (Borrower) Mrs. Madhavi Bandu Nagle (Co-Borrower & Mrs. Preetha Bhupesh Babu (Guarantor) Fiat No. 001, Ground Floor, Bldg No.5., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist -Raigad	Fiat No. 001, Ground Floor, Bldg No.5., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist -Raigad In the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	A) 16.10.2023 B) Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon. C) 12.01.2024 D) Symbolic	A) Rs. 15,31,000/- B) Rs. 1,53,100/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us. Murtaza Suratwala 9967860528
18	Circle SASTRA Thane Mr. Bandu Pandurang Nagle (Borrower) Mrs. Madhavi Bandu Nagle (Co-Borrower & Mrs. Preetha Bhupesh Babu (Guarantor) Fiat No. 001, Ground Floor, Bldg No.6., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist -Raigad	Fiat No. 001, Ground Floor, Bldg No.6., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist -Raigad In the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	A) 16.10.2023 B) Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon. C) 12.01.2024 D) Symbolic	A) Rs. 15,31,000/- B) Rs. 1,53,100/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us. Murtaza Suratwala 9967860528
19	Armb Thane Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma (Borrower/Mortgagor) Fiat No. 404, 4th Floor, Gulmohar Chs Ltd, Kamalghar, Anjurphata, Bhiwandi-421302 & Fiat No. 94, 9th Floor, Building No. L, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane-421302 Property Id - Pnb8325096201	Residential Flat No. 94, Situated On 9th Floor, "L" Wing, Known As "Apurva", Amantra Complex, Survey No. 34 To 35, 37, 49 To 53 & Others Of Village Ranjnoli, Near Bhiwandi Bypass, Kalyan Bhiwandi Road, Kalyan (West), Taluka Bhiwandi, District Thane-421302 (Carpet Area: 851 Square Feet) Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma	A) 11.10.2022 B) 53,51,769.66 (As On 30.09.2022) Plus Interest & Charges C) 19.09.2024 D) Physical	A) Rs 42,21,000/- B) Rs 4,22,100/- (17.10.2025) C) Rs 5,000/-	Date: 17.10.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
20	Armb Thane Mr. Prakash Devandas Mangwani (Borrower/Mortgagor) & Mr. Amit Prakash Mangwani (Borrower) Fiat No. 202, C-Wing, Nikhileshwar Complex Behind Venus Cinema, Section 25, Ulhasnagar-421004 (Built Up Area: 653 Sq Ft.) Property Id - Pnb8325180	Fiat No. 202, C-Wing, Nikhileshwar Complex, Plot No. 619 (P), Section-25, Behind Venus Cinema, Ulhasnagar-4, District Thane-421004 (Built Up Area: 653 Sq Ft.) Mr. Prakash Devandas Mangwani	A) 12.10.2022 B) Rs. 21,84,111.28/- (As On 30.09.2022 Plus Interest & Charges C) 22.04.2024 D) Physical	A) Rs 22,68,000/- B) Rs 2,26,800/- (17.10.2025) C) Rs 5,000/-	Date: 17.10.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

20	Armb, Thane Mr. Prakash Devandas Mangwani (Borrower/Mortgagor) & Mr. Amit Prakash Mangwani (Borrower) Flat No. 202, C-Wing, Nikhileshwar Complex Behind Venus Cinema, Section 25, Uhasnagar-421004 Property Id - P-unb8325180	Flat No. 202, C-Wing, Nikhileshwar Complex, Plot No. 619 (P), Section-25, Behind Venus Cinema, Uhasnagar-4, District Thane-421004 (Built Up Area: 653 Sq Ft.) Mr. Prakash Devandas Mangwani	A) 12.10.2022 B) Rs. 21,84,111.28/- (As On 30.09.2022 Plus Interest & Charges) C) 22.04.2024 D) Physical	A) Rs 22,68,000/- B) Rs 2,26,800/- (17.10.2025) C) Rs 5,000/-	Date: 17.10.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
21	Armb, Thane Mr. Paravindra Tilakram Sharma (Borrower/Mortgagor) Mr. Mahendra Tilakram Sharma (Guarantor) Add-A/301, Chandresh Shanti Upavan Chs Ltd Kalyan Shil Road, Near Police Chowki, Lodha Heaven, Village Nilje, Domivali East-421204 Property Id-Punb8325parav	Fiat No. C/203, 2nd Floor, C-Wing, "Chandresh Riviera Chs Ltd", Lodha Heaven, Near Lodha Memorial School & Mahaveer Shopping Centre, Off. Kalyan Shil Road, Domivali East, Village- Nilje, Taluka Kalyan, District Thane, Thane-421204 (Built Up Area: 495 Sq Ft.) Mr. Paravindra Tilakram Sharma	A) 04.10.2018 B) Rs. 23,58,407/- (As On 04.10.2018) Plus Interest & Charges C) 23.06.2022 D) Physical	A) Rs 19,65,000/- B) Rs 1,96,500/- (17.10.2025) C) Rs 2,000/-	Date: 17.10.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
22	Armb, Thane Mr Pradeep Vitthal Kamble (Borrower/Mortgagor) Bhagatsingh Nagar No-2, Church Galli, Link Roa, D.Goregaon West, Mumbai, Mumbai, Maharashtra- 400104 Property Id- Punb83250187	Residential Flat No. 601, 6th Floor, B Wing, Shri Tirupati Heights Co-Op.Hsg Soc.Ltd, Sonale Bepgaon Road, Vill- Bhadwad, Taluka- Bhivandi, Dist. Thane-421302 (Built Up Area: 1048 Sq Feet) (Mr. Pradeep Vitthal Kamble)	A) 06.12.2024 B) Rs 61,06,216/- (Plus Interest & Charges) C) 20.02.2025 D) Symbolic	A) Rs 48,58,000/- B) Rs 4,85,800/- (11.11.2025) C) Rs 5,000/-	Date: 11.11.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
23	Armb, Thane M/S Parul Metal Fabricating Industries Pvt Ltd (Borrower) Mr. Parul Vinod Panchal & Miss Parul Amrutlal Panchal (Guarantor) 201a Green Point 2flr, Kurar Village Malad E, Mumbai, Maharashtra- 400097	Residential Flat No. 24, 2nd Floor, B Wing, No 10 B&C, Radha Krishna(Vadar) Sar Co-Op Hsg. Ltd, Behind Rajalaje Hospital, Off Rani Sati Marg, Malad (East), Mumbai-400097 (Built Up Area: 225 Sq Ft) Mr. Parul Vinod Panchal & Miss Parul Amrutlal 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/- (17.10.2025) C) Rs 5,000/-	Date: 17.10.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
24	Armb, Thane Mr Dinesh Nariandas Kukreja & Ms. Varsha Dinesh Kurkreja (Borrower & Morgager) Vishal Tower 201 Ot Sector, Uhas Nagar, Mumbai, Maharashtra- 421005	Residential Flat No 304, 3rd Floor, Shri Sai Leela Regency, B Wing, Survey No 282, Hissa No 3/1/2 On Porwal Road, Kutwal Colony Village- Lohagone, Tal Havelli, Dist-Pune -411032 (Built Up Area: 83.20 Sq Meter) Mr Dinesh Nariandas Kukreja & Ms. Varsha Dinesh Kurkreja	A) 31.03.2016 B) Rs 1,52,05,820/- (Plus Interest & Charges) C) 24.10.2016 D) Physical	A) Rs 34,36,000/- B) Rs 3,43,600/- (11.11.2025) C) Rs 5,000/-	Date: 11.11.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
25	Armb, Thane Mr. Nitin Kisan Dalvi And Mrs Rupali Dalvi (Borrower & Morgager) Residential A 1 Flat No 102, 1st Floor, Building No 1a Unnathi Woods A Co-Op. Hsg.Soc. Ltd,Vijay Vilas Road, Off Ghodbounder Road, Near Anand Nagar Bus Depot, Opp To Regency Tower Thane, Mumbai, Maharashtra-400615 Property Id-Punb83250187	Residential A 1 Flat No 102, 1st Floor, Building No 1a Unnathi Woods A Co-Op. Hsg.Soc. Ltd,Vijay Vilas Road, Off Ghodbounder Road, Near Anand Nagar Bus Depot, Opp To Regency Tower Thane, Mumbai, Maharashtra-400615 (Built Up Area: 728.62 Sq Feet) Mr. Nitin Kisan Dalvi And Mrs Rupali Dalvi	A) 09.02.2023 B) Rs 72,68,620.64/- (Plus Interest & Charges) C) 24.05.2023 D) Symbolic	A) Rs 82,63,000/- B) Rs 8,26,300/- (11.11.2025) C) Rs 5,000/-	Date: 11.11.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
26	Armb, Thane Sudhir Suresh Sawant (Borrower & Morgager) 503 Kalpana Chs Nr Bldg 34, Tilak Nagar Chembur West, Mumbai, Maharashtra-400089	Fiat No. 202, 2nd Floor, Building No-1, Morya Home Town, Mumbai-Goa Highway, Village Patansal, Nagothane, Taluka Roha, Distt., Raigad-402106 (Built Up Area: 858 Sq Feet) Mr. Sudhir Suresh Sawant	A) 10.08.2022 B) Rs 31,05,163.45/- (Plus Interest & Charges) C) 20.10.2023 D) Physical	A) Rs 17,45,000/- B) Rs 1,74,500/- (11.11.2025) C) Rs 2,000/-	Date: 11.11.2025 Time: 10.00 A.M. To 04.00 P.M	Not Known to Us. Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
27	ARBMB THANE Mrs. Swasti Ramesh Maurya & Ramesh Gangaram Maurya Flat No.403, 4th Floor, Gurusadan Building No-08, Shivaji Chowk, Plot NoNo.02, Kulgaon Badapur East, Distt. Thane -421503	Fiat No.403, 4th Floor, Gurusadan Building No-08, Shivaji Chowk, Plot NoNo.02, Kulgaon Badapur East, Distt. Thane -421503 (Built Up Area: 830.00 Sq.ft) Mrs. Swasti Ramesh Maurya & Ramesh Gangaram Maurya	A) 10.01.2024 B) Rs. 22.54,223.52 (plus interest and charges thereon) C) 29.05.2024 D) Symbolic	A) Rs. 36,45,000/- B) Rs. 3,64,500/- 30.10.2025 TILL 3.00 P.M C) Rs.5,000.00	Date: 30.10.2025 Time: 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7770044341 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. 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> and <https://pnbdia.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 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/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: 01.10.2025

Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank