

**ARMB Thane**

PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G,
Bandra Kurla Complex, Bandra (East), Mumbai - 400051.
Email: cs8325@pnb.co.in

**SALE NOTICE FOR SALE OF
SECURED ASSETS
UNDER SARFAESI ACT**

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	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	Name of Mortgagor / Owner of property				
1.	ARMB Thane M/s Frontline Corporation (Prop. Mr. Sree Lal Srivastava) Gala No. E 18,19, 22, RYTHM DEV L S 67/4,67/6 and 67/7, Tondre, Behind Hindalco, MIDC, Talaja Industrial Area, Navi Mumbai, Maharashtra-410208. Also at: Flat No.07, Second Floor, Plot No 366, SAI KUTIR CHSL, Behind Vijaya Bank, Sector - 19, Koparkhairane, Navi Mumbai, Maharashtra -400709.	Flat No.07, Second Floor, Plot No 366, SAI KUTIR CHSL, Behind Vijaya Bank, Sector - 19, Koparkhairane, Navi Mumbai, Maharashtra - 400709 owned by Mr Sree Lal Srivastava Built Up: 850 SqFt	A)20.04.2018 B)Rs. 45,86,079.56 (As on 31.03.2018 plus interest & charges) C) 21.09.2019 D)Symbolic	A)Rs. 76,50,000/- B)Rs. 7,65,000/- (29.08.2025 upto 3.00 pm) C)Rs. 10000/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2.	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: 565 Sq Ft	A)29.08.2022 B)Rs26,69,766.00 (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/- (29.08.2025 upto 03.00 pm) C)Rs.5000/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3.	ARMB Thane M/S Krishna Silk Mills Proprietor: Mr. Suresh P Laungani Oswal Industrial Complex-2 K-1,2,3 Behind Raj R Ajeshwari Compound Solanke Bhiwandi Maharashtra-421302	Flat no 103, Vishal Tower, Plot no 1256, OT Section Ulhas Nagar 5, Dist Thane 421005 in the name of Mr. Suresh P Laungani Built Up: 630.00 Sq Ft Flat no 105, Vishal Tower Plot no 1256, OT Section Ulhas Nagar 5, Dist Thane- 421005 in the name of Smt. Saraswati P Laungani Built Up: 679.00 Sq Ft Shop no 02 Ground Floor, Nr Prabhu Darshan Apt, Chalta No 186, Sheet no 76, Ulhas Nagar-5 Thane in the name of Mr. Saraswati P Laungani Built Up: 609.00 Sq Ft	A) 27.03.2023 B) Rs. Rs. 1,30,99,815.30 plus Interest & charges less recovery thereon C) 19.12.2024 D) Physical	A)Rs 25,52,000/- B)Rs. 2,55,200/- (29.08.2025 upto 03.00 pm) C)Rs. 5,000/- A)Rs 27,50,000/- B)Rs. 2,75,000/- (29.08.2025 upto 03.00 pm) C)Rs. 5,000/- A)Rs 54,81,000/- B)Rs. 5,48,100/- (29.08.2025 upto 03.00 pm) C)Rs. 5,000/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4.	ARMB Thane M/S Anand Metal Roofing 1 st Floor "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702 Mr. Anand kumar Srivastava (Proprietor/Mortgagor), Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702. Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 352.00 sq Ft Shop No 3, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, CTS No. 422/1, 422/2, 422/3, 422, 423	Flat no A-3, A wing, "Sonu Apartment", near Vimala Talao, CTS No. 422/1, 422/2, 422/3, 422, 423 at Uran, Navi Mumbai, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 642.00 sq Ft Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 352.00 sq Ft Shop No 3, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, CTS No. 422/1, 422/2, 422/3, 422, 423	A) 24.10.2018 B) Rs. 3,07,94,048.01 (As on 01.10.2018 plus interest & charges thereon) C) 16.01.2019 D) Symbolic	A). Rs. 24,85,000/- B) Rs. 2,48,500/- (29.08.2025 upto 3.00 pm) C) 5,000/- A) Rs. 34,85,000/- B) Rs. 3,48,500/- (29.08.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs 28,71,000/- B) Rs. 2,87,100/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

				Rs. 5,000/-		
4.	ARMB Thane M/S Anand Metal Roofing 1 st Floor "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702 Mr. Anand kumar Srivastava (Proprietor/Mortgagor), Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702.	Flat no A-3, A wing, "Sonu Apartment", near Vimla Talao, CTS No. 422/1, 422/2, 422/3, 422, 423 at Uran, Navi Mumbai, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 642.00 sq Ft Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran,, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 352.00 sq Ft Shop No 3, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, CTS No. 422/1, 422/2, 422/3, 422, 423, Near Pallavi Hospital, Uran,, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 290.00 sq Ft Shop No 4, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, CTS No. 422/1, 422/2, 422/3, 422, 423, Uran,, Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava Built up: 370.00 sq Ft Shop No 22, Ground floor, Madhavi Complex, opp. Charphata Bus Depo, Karanja Road, At Chanje, Navi Mumbai, Tal Uran, Distt Raigad 400702 in the name of Mr Jitendra Vithoba Chavan Built up: 237.00 sq Ft Shop No 23, Ground floor, Madhavi Complex, opp. Charphata Bus Depo, Karanja Road, At Chanje, Navi Mumbai, Tal Uran, Distt Raigad 400702 in the name of Mr Amar Kumar Srivastava Built up: 257.00 sq Ft Flat no A-103, first floor, Mayura CHS Ltd, Anand Nagar, Uran, Navi Mumbai in the name of Mr Amar Kumar Srivastava Built up: 575.00 sq Ft Flat no 303, 3 rd Floor, "Madhavi Complex", opp. Charphata Bus Depo, Karanja Road, At Chanje, Taluka Uran, Distt Raigad-400702 in the name of Mrs Sangeeta Anand Srivastava Built up: 1035.00 sq Ft	A) 24.10.2018 B) Rs. 3,07,94,048.01 (As on 01.10.2018 plus interest & charges thereon) C) 16.01.2019 D) Symbolic	A) Rs. 24,85,000/- B) Rs. 2,48,500/- (29.08.2025 upto 3.00 pm) C) 5,000/- A) Rs. 34,85,000/- B) Rs. 3,48,500/- (29.08.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 28,71,000/- B) Rs. 2,87,100/- (29.08.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 36,63,000/- B) Rs. 3,66,300/- (29.08.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 23,46,000/- B) Rs. 2,34,600/- (29.08.2025 upto 3.00 pm) C) 5,000/- A) Rs. 25,44,000/- B) Rs. 2,54,400/- (29.08.2025 upto 3.00 pm) C) 5,000/- A) Rs. 20,70,000/- B) Rs. 2,07,000/- (29.08.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 40,60,000/- B) Rs. 4,06,000/- (29.08.2025 upto 3.00 pm) C) Rs. 5,000/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 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". 2. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized 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 <http://baanknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <http://baanknet.com> & www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<http://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/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: 05.08.2025

Place: Mumbai

Sd/-
Authorized Officer,
Punjab National Bank