

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	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				
1	ARMB, Thane M/s Harison Marketing (Borrower) Ground Floor, Sai dham Block, A/192/284, Opp. Rajaveer Bakery, Ulhasnagar-4, Dist. Thane-421004 Mr. Shyam Hariram Motwani (Borrower) & Mrs. Ramdevi H. Motwani (Mortgagor) Flat No. 201, 2nd Floor, Sai Dham, Room No. 384, Block No. A-192, Ulhasnagar-4, Taluka Ulhasnagar, District Thane-421004 Property ID- PUNB83250222021	Flat No. 201, 2nd Floor, Building Name "Sai Dham", Plot of Room No. 384, Block No. A-192, CTS No. 23403, village zone. 1/7, Ulhasnagar-4, Taluka Ulhasnagar, Dist. Thane-421004 Built up Area: 506 Sq. Ft Mrs. Ramdevi Hariram Motwani	A) 31.10.2018 B) Rs 35,40,357.00 (As on 31.10.2018) plus Interest & Charges C) 10.04.2019 D) Symbolic	A) Rs 20,50,000/- B) 2,05,000/- (29.12.2025) C) Rs 5,000/-	Date: 30.12.2025 Time: 11.00 A.M. To 04.00 P.M	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
2	ARMB, Thane Radhika Narendra Bendre-Borrower Mr Narendra Dattatray Bendre Co borrower Ms Namrata Narendra Bendre- Co borrower Mr. Markand Dattatray Bendre - Guarantor Address 1 - Residential flat 1703, Krishna tower under Neelkanth palm, Ghodbunder road, Thane west 400610 Address 2-Residential flat 1007, 10 the floor, Lotus building, Gawand Baug, Pokhran road no 02, Thane west 400610 Property id- PUNB832504122025	Equitable Mortgage of Residential flat 1007, 10 the floor, Lotus building, Gawand Baug, Pokhran road no 02, Thane west 400610 Built up Area: 947 Sq. Ft Mr Narendra Dattatray Bendre & Mr Markand Dattatray Bendre	A) 25.09.2025 B) Rs. 1,04,32,923.24 (31.08.2025) plus Interest & Charges C) 29.11.2025 D) Symbolic	A) Rs 1,39,37,000/- B) Rs 13,93,700/- (11.01.2026) C) Rs 10,000/-	Date: 12.01.2026 Time: 11.00 a.m. to 04.00 p.m	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
3	ARMB Thane M/s POOJA TRADING CORPORATION 34/35, 1st Floor, Maruti Shopping Complex, Near Bharat Cinema, ULHASNAGAR - 421003 Mr. MUKESH KISHNANI 1304, Willowcrest, One Hiranandani Park, Ghodbunder Road, Brahmmand, Thane West - 400 607 Mr. SURESH KISHNANI	Commercial Gala No. F12, 1st Floor, Master Business Centre, Wimco Naka, Kalyan Badlapur Road, Near Star Big cinema, Ambemath Industrial Area, Plot No. 34, Village - Kahoj Khunavali, Ambemath West, Dist. Thane 421505 Carpet area of 498 sq ft as per index II In the name of Mr. Mukesh Jhamulal Kishnani	A) 15-11-2023 B) Rs. 14,23,68,168.29 plus Interest & charges thereon C) 25-01-2024 D) Symbolic	A) Rs. 47,70,000/- B) Rs. 4,77,000/- (29-12-2025) C) Rs. 5,000/-	30.12.2025 10.00 am to 04.00 pm	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer
4	1401, Marvela, Building No.17, Rodas Enclave, Hiranandani Estate, Patlipada, Thane West - 400607 Mrs. ROSHNI MUKESH KISHNANI 1304, Willowcrest, One Hiranandani Park, Ghodbunder Road, Brahmmand, Thane West - 400 607 Mrs. KARISHMA SURESH KISHNANI	Commercial Gala No. F11, 1st Floor, Master Business Centre, Wimco Naka, Kalyan Badlapur Road, Near Star Big cinema, Ambemath Industrial Area, Plot No. 34, Village - Kahoj Khunavali, Ambemath West, Dist. Thane 421505 Carpet area of 498 sq ft as per index II In the name of Mr. Mukesh Jhamulal Kishnani	A) 15-11-2023 B) Rs. 14,23,68,168.29 plus Interest & charges thereon C) 25-01-2024 D) Symbolic	A) Rs. 47,70,000/- B) Rs. 4,77,000/- (29-12-2025) C) Rs. 5,000/-	30.12.2025 10.00 am to 04.00 pm	Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
5	1401, Marvela, Building No.17, Rodas Enclave, Hiranandani Estate, Patlipada, Thane West - 400607	Office (Hotel) No 1,2,3 Ground Floor, Named Ansh Palace Resto Bar, "Nenumal Shopping Center" U No 199, Sheet No 26, Section 5&6, Ulhasnagar 3, Thane 421003 Maharashtra. Built up area of 1446 sq ft as per index II In the name of Mrs. Roshni Mukesh Kishnani	A) 15-11-2023 B) Rs. 14,23,68,168.29 plus Interest & charges thereon C) 25-01-2024 D) Symbolic	A) Rs. 2,31,30,000/- B) Rs.23,13,000/- (29.12.2025) C) Rs. 10,000/-	30.12.2025 10.00 am to 04.00 pm	
6		Residential Flat at entire 6th floor in the building 'Jai Gajanand Arcade' constructed on the land near Bk. No. 491A, Sheet no. 61, CTS no. 8284 & 8287 ward no 11, Opp. to Rahul Shoes showroom, Ulhasnagar, Thane 421002, Maharashtra Built up area of 1475 sq ft as per index II In the name of Mr. Mukesh Jhamulal Kishnani	A) 15-11-2023 B) Rs. 14,23,68,168.29 plus Interest & charges thereon C) 25-01-2024 D) Symbolic	A) Rs. 68,40,000/- B) Rs.6,84,000/- (29.12.2025) C) Rs. 10,000/-	30.12.2025 10.00 am to 04.00 pm	

		In the name of Mr. Mukesh Jhamulal Kishnani				
7	ARMB Thane M/s Ravi Developments Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai - 400067 Mr. Ketan Tokarshai Shah	Fiat No 101, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 880 sq ft. BUA In the name of Mrs. Usha Ketan Shah & Mr. Ketan Tokershi Shah	A) 27-04-2021 B) Rs. 2,72,15,392.52 (As on 31-03-2021) plus Interest & Charges C) 26-07-2021 D) Symbolic	A) Rs. 1,67,80,000/- B) Rs. 16,76,000/- (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
8	Fiat No. 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai - 400067 Mr. Jayesh Tokershi Shah Fiat No. 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai - 400067 Mrs Geeta R Shah	Fiat No 102, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 864 sq ft. BUA In the name of Mrs. Sonal Jayesh Shah & Mr. Jayesh Tokershi Shah		A) Rs. 1,64,55,000/- B) Rs. 16,45,500/- (29.12.2025) C) Rs. 10,000/-		
9	Fiat No. 901/902, Raheja Grande, Turner Road, Bandra (West), Mumbai - 400050 Mrs Sonal Jayesh Shah	Fiat No 201, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 890 sq ft. BUA In the name of Mrs. Sonal Jayesh Shah & Mr. Jayesh Tokershi Shah		A) Rs. 1,69,50,000/- B) Rs. 16,95,000/- (29.12.2025) C) Rs. 10,000/-		
10	Fiat No. 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai - 400067 Mrs Usha Ketan Shah Fiat No. 1502, C Wing, Gaurav Palace, 100, S V Road, Kandivali West, Mumbai - 400067	Fiat No 202, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 875 sq ft. BUA In the name of Mrs. Usha Ketan Shah & Mr. Ketan Tokershi Shah		A) Rs. 1,66,65,000/- B) Rs. 16,66,500/- (29.12.2025) C) Rs. 10,000/-		
11		Fiat No 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai 400067 Admeasuring 828 sq ft. BUA In the name of Mr. Ketan Tokershi Shah		A) Rs. 1,48,15,000/- B) Rs. 14,81,500/- (29.12.2025) C) Rs. 10,000/-		
12	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) Sra Co-Op Hsg. Ltd, Behind Rajajee 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/- (29.12.2025) C) Rs 5,000/-	Date: 30.12.2025 Time: 11.00 A.M. To 04.00 P.M	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
13	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) - 421501, Maharashtra, Thane-421501 Property id- PUNB83250254	Fiat 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/- (29.12.2025) C) Rs 5,000/-	Date: 30.12.2025 Time: 11.00 a.m. to 04.00 p.m	Nil Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
14	ARMB, Thane M/s Niraj Plastic (Borrower) Gala No.A1,B1 Opp H.P Petrol Pump Kamba, City Kambe Taluka Kalyan Dist.Thane, Kalyan, Maharashtra- 421301 (c) Vikas Shyam Motwani (Proprietor/Mortgagor) (d) Shyam Hariram Motwani (Guarantor) (e) Asha shyam Motwani (Guarantor) Fiat No. 102, 1st Floor, Building Name "Sai Dham", Plot of Room No. 384, Block No. A-192, CTS No. 23403, Village Zone No. 1/7, Ulhasnagar-4, Taluka Ulhasnagar, District Thane- 421004 Property id- PUNB83250232021	Fiat No. 102, 1st Floor, Building Name "Sai Dham", Plot of Room No. 384, Block No. A-192, CTS No. 23403, Village Zone No. 1/7, Ulhasnagar-4, Taluka Ulhasnagar, District Thane- 421004 (super Built up Area: 840 Sq Ft)	A) 01.02.2019 B) Rs 77,64,831.30 (As on 31.01.2019) plus Interest & Charges C) 28.03.2023 D) Physical	A) Rs 34,02,000/- B) Rs 3,40,200/- (29.12.2025) C) Rs 5,000/-	Date: 30.12.2025 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". 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> and 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 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: 07.12.2025

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank