

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. Icon Pharma Prop. Mr. Jindatta Haribhau Zarkar Shop No. 02, Ground Floor, Vaibhav Plaza, C.T.S. No. 4589, H. No. 40/1 H, Near Khopoli Post Office, Khopoli Bazarpath, Laxminagar, Mauje Devlad, Khopoli, Dist. Raigad-410203	Shop No. 02, Ground Floor, Vaibhav Plaza, C.T.S. No. 4589, H. No. 40/1 H, Near Khopoli Post Office, Khopoli Bazarpath, Laxminagar, Mauje Devlad, Khopoli, Dist. Raigad-410203 Admeasuring 282 sq.ft (built up). Mr. Jindatta Haribhau Zarkar	A) 06.08.2022 B) Rs.29,04,503.06 plus Interest & charges thereon C) 13.10.2022 D) Symbolic	A) Rs 32,70,000.00/- B) Rs. 3,27,000/- (29.12.2025) 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
2	ARMB Thane M/S VINFRACON Mr. VIKAS BALKRISHNA KHISMATRAO (Borrower(s) / Mortgagor(s) / Guarantors) AND MRS VEDANTI VIKAS KHISMATRAO (Guarantor)	AMALGAMATED SHOP NO 1, 2 AND 3, GROUND FLOOR, SAPPHIRE CHS LTD, BHARATCHARYA VAIDYA CHOWK, NEAR OAK HIGH SCHOOL, KALYAN WEST-421301 AREA 852 SQFT 446 SQFT LOFT (UNDER BANKS PHYSICAL POSSESSION OF BANK) Mr. VIKAS BALKRISHNA KHISMATRAO (Mortgagor)	A) 18-04-2023 B) RS. 2,23,94,506.76/- AS ON 17-04-2023 PLUS FURTHER INTEREST AND CHARGES THEREON. C) 06-07-2023 D) PHYSICAL POSSESSION Baanknet property id PUNBVINFRACON	A) Rs.2,28,16,000/- B) RS 22,81,600/- (29-12-2025) C) RS 10,000/-	30-12-2025 10:00 am to 04:00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kausalya Pandey 8750332726
3	ARMB Thane SUBHASH BHAGWAT GHULE MR. SUBHASH BHAGWAT GHULE & MRS PUSHPALATA GHULE Borrower(s) / Mortgagor(s) / Guarantors FLAT NO. 101&102, 1ST FLOOR, OM SAI APARTMENT, OM SAI PLAZA CHSL, VILLAGE KULGAON, BADLAPUR (W), TAL AMBERNATH, DIST THANE-421503	1.) FLAT NO. 101&102, 1ST FLOOR, OM SAI APARTMENT, OM SAI PLAZA CHSL, VILLAGE KULGAON, BADLAPUR (W), TAL AMBERNATH, DIST THANE-421503 PLINTH AREA-1,436.48/sqft MRS. PUSHPALATA GHULE (Borrower(s) / Mortgagor(s))	A) 29-05-2025 B) RS 67,43,294.18/- AS ON 30-04-2025 PLUS FURTHER INTEREST AND CHARGES THEREON. C) 02-09-2025 BAANKNET PROPERTY ID PUNBSUBHASH001	A) Rs 59,40,000/- B) Rs. 5,94,000/- (11-01-2026) C) Rs. 10,000/-	12-01-2026 11:00AM To 04:00PM	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kausalya Pandey 8750332726
4	ARMB Thane SUBHASH BHAGWAT GHULE MR. SUBHASH BHAGWAT GHULE & MRS PUSHPALATA GHULE Borrower(s) / Mortgagor(s) / Guarantors FLAT NO. 101&102, 1ST FLOOR, OM SAI APARTMENT, OM SAI PLAZA CHSL, VILLAGE KULGAON, BADLAPUR (W), TAL AMBERNATH, DIST THANE-421503	2.) FLAT NO. 001, GROUND FLOOR, PUSHPALATA APARTMENT, PLOT NO. 1, VILLAGE -KULGAON, BADLAPUR (W), TALUKA AMBERNATH, DIST-THANE-421503 Carpet area-388.25Sqft MRS. PUSHPALATA GHULE (Borrower(s) / Mortgagor(s))	A) 29-05-2025 B) RS 67,43,294.18/- AS ON 30-04-2025 PLUS FURTHER INTEREST AND CHARGES THEREON. C) 02-09-2025 BAANKNET PROPERTY ID PUNBSUBHASH101	A) Rs. 21,00,000/- B) Rs. 2,10,000/- (11-01-2026) C) Rs. 5000/-	12-01-2026 11:00AM To 04:00PM	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kausalya Pandey 8750332726
5	ARMB Thane Mr Prasad Pratap Kadam Mrs Samyukta Prasad Kadam G-1801 18th Floor Green World Knowledge Park Road Rd Airoli Sector-20 Navi Mumbai-400708	Fiat no 1801, 18th Floor G Wing, Green World, Thane Belapur Road, Airoli, Sector-20, Navi Mumbai-400708 in the name of Mr Prasad Pratap Kadam and Mrs Samyukta Prasad Kadam Adm.: 68.218 Sq Mtr (Carpet Area)	A) 26.08.2025 B) Rs. 74,20,356.85 (As on 31.07.2025) plus interest & charges thereon C) 14.11.2025 D) Symbolic	A) Rs. 1,59,00,000/- B) Rs. 15,90,000/- (29.12.2025) C) Rs. 15000/-	12.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB Thane Mr Santhanagopalan Vasudev Mrs Radhika Rajagopalan Flat no 101/201 A Wing 1st Floor Govardhan Complex, Caves Rd Jogeshwari East Mumbai-400060 Also at, Flat no 1101, 11th floor Ayesha Palace Near Mahasrashtra Guest House Dr Babasaheb Ambdekar RD CS no 23 Dadar Naigaon Division, Tal & Dist Mumbai-400012	Fiat no 1101, 11th floor Ayesha Palace Near Mahasrashtra Guest House Dr Babasaheb Ambdekar RD CS no 23 Dadar Naigaon Division, Tal & Dist Mumbai-400012 in the name of Mr Santhanagopalan Vasudev Carpet Area: 425 sq. ft.	A) 11.06.2025 B) Rs. 20874967.99 (As on 10.06.2025) plus interest & charges thereon C) 17.09.2025 D) Symbolic	A) Rs. 1,92,00,000/- B) Rs. 19,20,000/- (12.01.2026 upto 03.00 pm) C) Rs. 30,000/-	12.01.2026 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

6	ARMB Thane Mr Santhanagopalan Vasudev Mrs Radhika Rajagopalan Flat no 101/201 A Wing 1st Floor Govardhan Complex, Caves Rd Jogeshwari East Mumbai-400060 Also at, Flat no 1101, 11th floor Ayesha Palace Near Maharashtra Guest House Dr Babasaheb Ambedkar RD CS no 23 Dadar Naigaon Divison, Tal & Dist Mumbai-400012	Flat no 1101, 11th floor Ayesha Palace Near Maharashtra Guest House Dr Babasaheb Ambedkar RD CS no 23 Dadar Naigaon Divison, Tal & Dist Mumbai-400012 in the name of Mr Santhanagopalan Vasudev Carpet Area: 425 sq. ft.	A) 11.06.2025 B) Rs. 20874967.99 (As on 10.06.2025) plus interest & charges thereon C) 17.09.2025 D) Symbolic	A) Rs. 1,92,00,000/- B) Rs. 19,20,000/- (12.01.2026 upto 03.00 pm) C) Rs. 30,000/-	12.01.2026 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	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) 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/- (29.12.2025) C) Rs. 5000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8	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, Bhawandi Dist Thane-421301 Built Up Area: 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 thereon C) 22.08.2023 D) Symbolic	A) Rs. 39,30,000/- B) Rs. 3,93,300/- (29.12.2025) C) Rs. 5000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB THANE Mrs. Swasti Ramesh Maurya & Ramesh Gangaram Maurya Flat No.403, 4th Floor, Gurusadan Building No-08, Shivaji Chowk, Plot NoNo.02, Kulgaon Badlapur East, Distt. Thane -421503	Flat No.403, 4th Floor, Gurusadan Building No-08, Shivaji Chowk, Plot NoNo.02, Kulgaon Badlapur 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. 32,81,000/- B) Rs. 3,28,100/- (29.12.2025) C) Rs. 5000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
10	ARMB Thane M/S Krishna Silk Mills Proprietor: Mr. Suresh P Laungani Oswal Industrial Complex-2 K-1,2,3 Behind Raj R Ajeshwari Compund Solanke Bhiwandi Maharashtra-421302	Flat no 103, Vishal Tower, Plot no 1256, OT Section Ullhas Nagar 5, Dist Thane 421005 in the name of Mr. Suresh P Laungani Built Up: 630.00 Sq Ft	A) 27.03.2023 B) Rs. 1,30,99,815.30 plus interest & charges less recovery thereon C) 19.12.2024 D) Physical	A) Rs. 22,97,000/- B) Rs. 2,29,700/- (29.12.2025) C) Rs. 5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
11		Flat no 105, Vishal Tower Plot no 1256, OT Section Ullhas Nagar 5, Dist Thane -421005 in the name of Smt. Saraswati P Laungani Built Up: 679.00 Sq Ft		A) Rs. 24,57,000/- B) Rs. 2,45,700/- (29.12.2025) C) Rs. 5,000/-		
12		Shop no 02 Ground Floor, Nr Prabhu Darshan Apt, Chalta No 186, Sheet no 76, Ullhas Nagar-5 Thane in the name of Mr. Saraswati P Laungani Built Up: 609.00 Sq Ft		A) Rs. 49,33,000/- B) Rs. 4,93,300/- (29.12.2025) C) Rs. 5,000/-		
13	ARMB Thane Mr. Shrichand S. Jagwani (Borrower) & Mrs. Komal S. Jagwani (Co-Borrower) Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli East, Tal., Kalyan, Distt., Thane-421204.	Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli East, Tal., Kalyan, Distt., Thane-421204. Built Up Area: 466.94 Sq. Ft. & 466.94 Sq. Ft. Total Built up Area 933.88	A) 05.11.2019 B) Rs. 63,42,675.50 (plus interest and charges thereon) C) 08.04.2025 D) Physical	A) Rs. 61,16,000/- B) Rs. 6,16,600/- (29.12.2025) C) Rs. 5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
14	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)	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/- 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
15	2001, Butter Cup, Hiranandani Meadows, Gladys Alwars Road, Nr Kashnath Ghanekar Auditorium, Pawar Nagae, Apna Bazar, Thane 400610. Mr. Pratapram Purohit (Guarantor) 706, Silver Jyoti, 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/- 29-12-2025 C) Rs. 10,000/-		

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 made 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: 08.12.2025

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank