

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 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
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				
1	ARMB Thane M/s. MR Metal Prop. Ms. Manisha R Kothari Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai – 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A - 2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058	Flat No. 03, Ground Floor, Andheri Bhagya Apartment CHSL, Village Ambivali, Bhardwadi (Plot No. 744/1 to 23, Survey No. 81, Hissa NO. 3/2), Opp. Sant Ramdas Kridaman, Andheri (West), Mumbai – 400058 in the name of Ms. Manisha Kothari. Area adm. 530 sq. ft. BUA.	A) 06.10.2022 B) Rs. 5,21,18,781.38 plus Interest & charges less recovery thereon C) 25.01.2023 D) Symbolic	A) Rs. 1,53,00,000/- B) Rs. 15,30,000/- (upto 17.02.2026) C) Rs. 10,000/-	Date: 18.02.2026 Time: 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. Mukesh Enterprises Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai – 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A - 2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058 Mr. Ramniklal Jain Shop No. 2, Kanishka Society, Dadisheth Road, Malad West, Mumbai – 400064	Flat No. 202, 2nd Floor, D-Wing, Mayfair Meridian Building, Plot No. A2, GTS No. 724B, Ceaser Road, Village Ambivali, Andheri West, Mumbai 400058. Area adm. 857 sq. ft. BUA in the name of Mr. Deepak Kothari and Ms. Manisha Kothari.	A) 09.05.2022 B) Rs. 6,79,82,079.36 plus Interest & charges less recovery thereon C) 13.10.2022 D) Symbolic	A) Rs. 1,96,00,000/- B) Rs. 19,60,000/- (upto 17.02.2026) C) Rs. 10,000/-	Date: 18.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
3	ARMB Thane Mr. Saim Shadab Karari Mr. Shahid Shadab Karari 437/1 Star Palace Bungalow, Dada Karari Nagar, Nayawat Mohalla, Near Z B Zakariya High School, Nallasopara West – 401203.	Shop No. 1, 2, 3 & 4, Ground Floor, A – Wing, Poonam Palms CHSL, Plot No. 30/B, Siddhivinayak Nagar, Near Sacred Heart English School, Tal. Vasai, Nallasopara West, Palghar – 401203. Adm. 650.32 sq. ft. carpet area in the name of Mr. Shahid Shadab Karari and Mr. Saim Shadab Karari	A) 22.02.2024 B) Rs. 75,43,937.51 plus Interest & charges less recovery thereon C) 20.07.2024 D) Symbolic (Order for Physical Possession Received)	A) Rs. 56,25,000/- B) Rs. 5,62,500/- (upto 17.02.2026) C) Rs. 5,000/-	Date: 18.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
4	ARMB Thane M/S. Shah Oil Depot Prop. Arun Phoolchand Gupta M/S Shah Oil Industries Factory: C-13, Dewan & Shah Industrial Complex No.2, Village Waliv Vasai (E) 401208	Shop No. 12, Ground Floor, Ridhi Siddhi Vrudhdi C H S Ltd, Plot No. 69, Village More, Nallasopara (East), Palghar in the name of Mr. Arun Phoolchand Gupta. Built up: 315.00 Sq Ft	A) 12.04.2017 B) Rs. 1,06,11,250.47 (As on 31.03.2017 plus interest & charges) C) 19.08.2017 D) Symbolic	A) Rs. 27,00,000/- B) Rs. 2,70,000/- (upto 17.02.2026) C) Rs. 3000/-	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB Thane	Flat no. 1101, 11th floor, Avesha Palace	A) 11.06.2025	A) Rs. 1,92,00,000/-	06.03.2026	Not Known to Us

5	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 Division, Tal & Dist Mumbai-400012	Flat no 1101, 11th floor Ayesha Palace Near Maharashtra Guest House Dr Babasaheb Ambedkar RD CS no 23 Dadar Naigaon Division, Tal & Dist Mumbai-400012 in the name of Mr Santhanagopalan Vasudev Rera 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/- (Upto 05.03.2026) C) Rs. 30,000/-	06.03.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB Thane M/s.Ved Incorporate, (Borrower/Mortgagor) 30/31, 2nd Floor, Prem Industrial Estate, Subhash Road, Jogeshwari (E), Mumbai-400060. Sh. Manoj Laxmanbhai Suthar, (Partner/Guarantor) C/801, RNA, Royal Park, Link Road, Hindustan Naka, Kandivalli (W), Mumbai-400067. And also at: 402, Tivoli Terrace, Natwar Nagar Road No.5, Jogeshwari (E), Mumbai-400060 Sh.Kiran L. Suthar, (Partner/Guarantor)	The Land bearing S.No. 62,65,67,68, 72 situated at village Kahir, Tal - Patan, Dist - Satara, Maharashtra in the name of M/s Ved Incorporate Land area: approx. 100000 sq. mts.)	A) 28.04.2014 B) Rs. 9,90,03,365/- (As on 27.04.2014) plus interest & charges thereon C) 25.07.2016 D) Physical	A) Rs. 60,00,000/- B) Rs. 6,00,000/- (Upto 17.02.2026) C) Rs. 5000/-	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	ARMB Thane M/s. Pearson Enterprises. (Borrower/Mortgagor) Office No.6, 1st Floor, 39, 2nd Bhoiwada, Bhuleshwar, Mumbai-400002. Godown No. 5, Hindustan Container Yard, Behind Time Pass Hotel, Near Bhawani Kata, JNPT, Dronigiri, Navi Mumbai. Mr. Vikram Chandramohan Solanki Prop./Guarantor Room No.5, Ganpat Niwas, Second Floor, St. Paul Street, Naigaon, Dadar(E), Mumbai-400014.	The Land bearing Survey No. 5/2, 12/2, 12/4, 122/2, 100,88/2, 92, Mouje- Palashi, Tal-Patan, Dist. Satara, in the name of Shri Vikram C Solanki (Land Area admeasuring about 100518 Sq.Mtr.)	A) 12.01.2016 B) Rs. 9,49,12,509.00 (As on 12.03.2015) plus interest & charges thereon C) 25.07.2016 D) Physical	A) Rs.82,00,000/- B) Rs. 8,20,000/- (Upto 17.02.2026) C) Rs. 10,000/-	18.02.2026 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 Anagi Trading Pvt. Ltd. (Borrower & Mortgagor) Registered office at B-43, First Floor, Cotton Exchange Bldg. Cotton Green(E), Mumbai-400033. Mr. Veenit Rajkumar Chawdhary, (Director & Guarantor) Flat No.B-206 Monica Appt. Bakul street Near Cross Garden Bhayander, Dist Thane 401101. Mr. Vilas Ramil Mehta, (Director & Guarantor) Kumbhar Ali, Tal Pen, Dist Raigad 402107	The Land bearing Survey No. 50,52,53, 64,70,72 & 73 situated at Village Kahir Tal-Patan Dist - Satara in the name M/s Anagi Trading P.Ltd. (Land Area: 102992.50 Sq. mts)	A) 12.10.2013 B) Rs. 9,47,53,231.00 (As on 11/10/2013) plus interest & charges thereon C) 25.07.2016 D) Physical	A) Rs. 61,00,000/- B) Rs. 6,10,000/- (upto 17.02.2026) C) Rs. 5,000/-	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB Thane M/s Somu Texttrade Pvt. Ltd. (Borrower & Mortgagor) Registered office at Laxmi Commercial No.604, 6th Floor, Near Manish Market, Dadar (West), Mumbai-400028 AND Factory address at 218, A-wing, Second Floor, Paresh Complex, Opp. Jain Mandir, Vil-Kaler, Tal-Bhiwandi, Dist-Thane-421308 Mr. Mohammed Bahauddin Sabahuddin, (Director & Guarantor) 96/71, Haji Building, Dinitkar Road, New Nagpada, Mumbai-400008 Mr. Chandrasekhar Umakant Mayekar, (Director & Guarantor) 24, Haji Ibrahim Patel, Bldg., Gokhale Ranade Junction Road, Dadar (West), Mumbai-400028.	The Land bearing Survey No. 52,54,55,64, situated at Village- Kahir Tal- Patan Dist- Satara Land Area 74956 sq. Mtrs. The Land bearing Survey No.479, 428 situated at Village - Salve, Tal- Patan Dist - Satara Land Area 26080 sq. Mtrs	A) 12.10.2013 B) Rs. 9,66,48,187/- as on 11/10/2013 plus interest & charges thereon C) 25.07.2016 D) Physical	A) Rs. 45,00,000/- B) Rs. 4,50,000/- (upto 17.02.2026) C) Rs. 5000/- A) Rs.21,00,000/- B) Rs. 2,10,000/- (upto 17.02.2026) C) Rs. 5,000/-	18.02.2026 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. Gharat Trading Co, Prop. Sh. Sunil Gharat Shop No.10, National Complex, Plot No. B-11, Sector-6, New Panvel- District - Raigad. And also at: Paresh Complex, Gala No.241, 242, 244, 245, 246 Second Floor, Kaler Pipelines, Kaler, Taluka Bhiwandi, Dist. - Thane.	The Land bearing Survey No. 80,72,70,56,73,53,58, & 75/2 Village Kahir Tal- Patan Dist - Satara- 415206, in the name of M/s Gharat Trading Co. admeasuring 106129 Sq. Mtrs	A) 05.11.2013 B) Rs. 10,01,50,953/- (As on 04.11.2013) plus interest & charges C) 25.07.2016 D) Physical	A) Rs.64,00,000/- B) Rs. 6,40,000/- (upto 17.02.2026) C) Rs.5000/-	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

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				
11	ARMB Thane M/s Suprim D Food and Beverages Pvt Ltd. Gut No. 131/2, Hissa No. 2, Village Nandgaon Sado Taluka : Igatpuri Dist Nasik: 422403 Directors: Mrs. Devyani Mukund Kamble, Ms Priyanka Mukund Kamble Mr. Mukund Kamble, Mr. Sudarshan Kamble A/2, Aditya Darshan, Anundaya Nagar, Mulund (E) Mumbai - 400061	Commercial Premises Unit Gut No. 131/2, Hissa No. 2, Village Nandgaon Sado Taluka : Igatpuri Nasik: 422403 Along with Plant & Machinery related to Mineral Water Bottling Plant. Blow Moulding Machine, Air Compressor, Water Chiller 5TR, Cooling Tower 20 TR, 6000 LPH RO unit along with standard attachment & Accessories, Filling & Sealing Machine consisting of 2.5 mtr. Air Blow, feed conveyor, Automatic filling & capping machine, 5 mtr S.S Slat out feed conveyor with Inspection light, 600mm long Shrink tunnel in MS Powder Coating Cap feeder Elevator and Etc Plot Area 1100 sq mtr in the name of M/s Suprim D Food and Beverages Pvt. Ltd.	A) 01.08.2019 B) Rs. 1,67,99,688.42 as on 31.07.2019 plus further interest & charges thereon C) 15.11.2019 D) Symbolic	A) Rs. 1,52,00,000/- B) Rs. 15,20,000/- (upto 17.02.2026) C) Rs. 20,000/-	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Harisha Kumari 7710044341 /mrtpal Singh 3057134735 Seyendra Mishra 9903085950
12	ARMB Thane M/S Anand Metal Roofing 1st Floor, "Riddhi Siddhi Appt", Kamtha Road, Uran, Taluka Uran, Dist Raigad-400702 Mr. Anand Kumar Srivastava (Proprietor/Mortgagor). Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran, Taluka Uran, Dist Raigad-400702. Mr. Jitendra Kumar Chavan (Mortgagor) Shop No 22, Ground floor, Madhavi Complex, opp. Charphata Bus Depo, Karanja Road, At Chanje, Navi Mumbai, Tal Uran, Dist Raigad 400702 Mr Amar Kumar Srivastava Shop No 23, Ground floor, Madhavi Complex, opp. Charphata Bus Depo, Karanja Road, At Chanje, Navi Mumbai, Tal Uran, Dist Raigad 400702 Mrs Sangeeta Anand Srivastava (Mortgagor) Flat No 303, 3rd Floor, Madhavi Complex, Opp. Charphata Bus Depot, Karanja Road, AT Chanje, Taluka Uran, Dist. Raigad 400702	Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran, Taluka Uran, Dist 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 Palavi Hospital, Uran, Taluka Uran, Dist 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, Dist 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, Dist Raigad 400702 in the name of Mr Jitendra Vilthoba 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, Dist Raigad 400702 in the name of Mr Amar Kumar Srivastava Built up: 257.00 sq Ft Flat no A-103, 1st 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, 3rd Floor, "Madhavi Complex", opp. Charphata Bus Depo, Karanja Road, At Chanje, Taluka Uran, Dist 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. 31,37,000/- B) Rs. 3,13,700/- (upto 17.02.2026) C) Rs. 5,000/- A) Rs. 25,84,000/- B) Rs. 2,58,400/- (upto 17.02.2026) C) Rs. 5,000/- A) Rs. 32,97,000/- B) Rs. 3,29,700/- (upto 17.02.2026) C) Rs. 5,000/- A) Rs. 22,00,000/- B) Rs. 2,20,000/- (upto 17.02.2026) C) Rs. 5,000/- A) Rs. 22,90,000/- B) Rs. 2,29,000/- (upto 17.02.2026) C) Rs. 5,000/- A) Rs. 18,63,000/- B) Rs. 1,86,300/- (upto 17.02.2026) C) Rs. 5,000/- A) Rs. 36,06,000/- B) Rs. 3,60,600/- (upto 17.02.2026) C) Rs. 5,000/-	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Marisha Kumari 7710044341 Amritpal Singh 857134735 Satyendra Mishra 9913085950
13	ARMB Thane	Land at plot no A3, plot no A4 and plot no	A) 03.04.2019	A) Rs. 9,01,00,000.00/-	18.02.2026	Not Known to Us

13	ARMB Thane M/S SHYAM SUNDAR ESTATES PVT LTD (OFFICE ADDRESS) 501, Darvesh Chambers, S V Road, Khar West, Mumbai 400052 MR NADEEM USMAN DARVESH (Director) 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052 MR MAHBOOB USMAN DARVESH (Director) 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052 MR USMANABAKER DARVESH 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052	Anand Srivastava. Built up: 1035.00 sq Ft Land at plot no A3, plot no A4 and plot no A5, adm 720.74 sqm, adm 720.74 sqm and a strip of land adm 147.74 sqm, western side of plot no A3 and A4 and abutting along S V Road, CTS 220/8, Survey No 7, Hissa no 3, 5 and 1 (part) and Survey No 33 (part), City Survey Bandivali, Village Bandivali, Jogeshwari (W), Taluka Andheri, Mumbai Suburban District excluding plot on which 'Ayesha Towers' building is constructed in the name of Shyam Sunder Estates Pvt Ltd through its director Mr Darvesh	A) 03.04.2019 B) Rs.24.59 Cr plus further interest and charges from the date of NPA ie.31.03.2019 minus recoveries if any C) 29.07.2024 D) Symbolic	A) Rs. 9,01,00,000/- B) Rs. 90,10,000/- C) Rs.1,00,000/- (up to 17.02.2026 till 5:00pm)	18.02.2026 11.00 A.M. TO 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Dashmukh 9895781116
14	ARMB, THANE M/s Sharpen Industries, Survey No. 184 Village Kharivali, Tal. Shahapur, Dist. Thane, Pin-421501 And PO Box No. 19, D-56, Shanmugananda, MIDC, Behind London Pilsner, Nerul, Navi Mumbai -400706. Mrs. Mahalaxmi Subramaniam, (Proprietor) Flat No. 601, A: 4/1/2, Alaknanda, Plot No.15, Sector 19-A, Nerul, Navi Mumbai -400706 Late Mr. Gopalshastri Swaminathan (Mortgagor) Flat No. 601, A: 4/1/2, Alaknanda, Plot No.15, Sector 19-A, Nerul, Navi Mumbai -400706 Mrs Geeta Subramanian Flat No. 601, A: 4/1/2, Alaknanda, Plot No.15, Sector 19-A, Nerul, Navi Mumbai -400706	Factory Shed including plant and machinery situated at Non agriculture land along with land bearing Survey No. 181, 182, 184, 185, 187 (P) and 190, Village Kharivali, Behind Liberty Oil Mill, Tal. Shahapur, Dist - Thane 421403, Maharashtra, admeasuring 75490 sq. mtrs in the name of Late Mr. Gopalshastri Swaminathan	A) 09.02.2018 B) Rs.5,59,64,747.78/- as on 29.03.2014 plus further interest & charges thereon C) 14.05.2018 D) Symbolic	A) Rs. 12,90,09,500/- B) Rs. 1,29,00,950/- C) Rs.25,000/- (up to 17.02.2026 till 5:00pm)	18.02.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Dashmukh 9895781116
15	ARMB THANE KALPANA BHOIR MRS KALPANA BHOJRAJ BHOIR (BORROWER /MORTGAGOR) AND MR BHOJRAJ BHOIR (BORROWER /MORTGAGOR) FLAT NO. 402, 4TH FLOOR, B WING, GAURI APARTMENT, NEAR, DHYANESHWAR TEMPLE, KALHER, OLD AGRA ROAD, KASHELI, BHIWANDI, THANE -421302 B) FLAT NO. 403, 4TH FLOOR, C WING, GAURI APARTMENT, SURVEY NO. 87/12, NEAR, DHYANESHWAR TEMPLE, KALHER, OLD AGRA ROAD, KASHELI, BHIWANDI, THANE -421302 C) FLAT NO. 412/212B, D WING, GAURI APARTMENT, NEAR DHYANESHWAR TEMPLE, KALHER OLD AGRA ROAD, KASHELI, BHIWANDI, THANE -421302 OWNER -MRS KALPANA BHOJRAJ BHOIR	A) FLAT NO. 402, 4TH FLOOR, B WING, GAURI APARTMENT, NEAR, DHYANESHWAR TEMPLE, KALHER, OLD AGRA ROAD, KASHELI, BHIWANDI, THANE -421302 B) FLAT NO. 403, 4TH FLOOR, C WING, GAURI APARTMENT, SURVEY NO. 87/12, NEAR, DHYANESHWAR TEMPLE, KALHER, OLD AGRA ROAD, KASHELI, BHIWANDI, THANE -421302 C) FLAT NO. 412/212B, D WING, GAURI APARTMENT, NEAR DHYANESHWAR TEMPLE, KALHER OLD AGRA ROAD, KASHELI, BHIWANDI, THANE -421302 OWNER -MRS KALPANA BHOJRAJ BHOIR	A) 04-09-2021 B) 54,35,115/- AS ON 03-09-2021 PLUS FURTHER INTEREST AND CHARGES C) 14-01-2022 D) SYMBOLIC POSSESSION	A) 14,03,000/- A2) 1,40,300/- LAST DATE 17-02-2026 UPTO 11:59 PM A3) 5000/- B) 14,03,000/- B2) 1,40,300/- LAST DATE OF EMD 17-02-2026 TILL 11:59PM B3) 5000/- C) 32,25,000/- C2) 3,22,500/- UPTO 17-02-2026 TILL 11:59PM C3) 5000/-	18-02-2026 FROM 11:00AM TILL 04:00PM	Nil SATYENDRA MISHRA 9903085950 AMRITPAL SINGH 8057134735 KAUSHALYA PANDEY 8750332726

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 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/attendances/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.

Sd/-
Authorised Officer,
Punjab National Bank

Date: 30.01.2026
Place: Mumbai