

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	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account			B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount		
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				Name & Number of the Contact Person
1	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/- (upto 27.01.2026) C) Rs.5000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	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 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 thereon C) 22.06.2023 D) Symbolic	A) Rs.39,30,000/- B) Rs.3,93,300/- (upto 27.01.2026) C) Rs.5000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB 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	Flat 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.32,81,000/- B) Rs.3,28,100/- (upto 27.01.2026) C) Rs.5000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane M/S Krishna Silk Mills Proprietor: Mr. Suresh P Laungani Oswal Industrial Complex-2 K-1,2,3 Behind Raj R Ajeeshwari 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, Chaita 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. 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/- (upto 27.01.2026) C) Rs. 5,000/- A) Rs.24,57,000/- B) Rs. 2,45,700/- (upto 27.01.2026) C) Rs. 5,000/- A) Rs.49,33,000/- B) Rs. 4,93,300/- (upto 27.01.2026) C) Rs. 5,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	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. 6,11,600/- (upto 27.01.2026) C) Rs. 5,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB Thane Mr. Mubarak Munir Hashmi Mr Vakil Ahmad Munir Hashmi Flat No 303, 3rd Floor Pra-Mira Society Gaon Devi Rd SV Road, Poisar Kandivall West Mumbai-400067 Also at, Flat no 707 B Wing White Hills Co-op Housing Society Gokhivare Vasai East Palghar-401208	Flat No 303, 3rd Floor Pra-Mira Society Gaon Devi Rd SV Road, Poisar Kandivall West Mumbai-400067 in the name of Mr Mubarak Munir Hashmi and Mr Vakil Munir Hashmi BUA: 485 Sq ft Flat no 707 B Wing White Hills Co-op Housing Society Gokhivare Vasai East Palghar-401208 in the name of Mubarak Munir Hashmi BUA: 439 Sq Ft	A) 18.09.2025 B) Rs. 1,13,74,279.42 as on 31.08.2025 (plus interest and charges thereon) C) 21.11.2025 D) Symbolic	A) Rs. 1,07,00,000/- B) Rs. 10,70,000/- (upto 05.02.2026) C) Rs. 15,000/- A) Rs. 34,00,000/- B) Rs. 3,40,000/- (upto 05.02.2026) C) Rs. 5,000/-	06.02.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	ARMB Thane	Flat No. 303, 3rd Floor, Building No. 12, Elymus,	A) 17.02.2025	A) Rs. 72,50,000/-	Date:	Not Known to Us

7	ARMB Thane Mr. Chandrashekar Labhshankar Dixit Mr. Ruchir Chandrashekar Dixit Ms. Jyotsna Chandrashekar Dixit 13, 2nd Floor, Navin Bhuvan, Shushila Bhuvan, Near Rajganga Building, New Arreye Road, Dombivali - 421201. Fiat No. 303, 3rd Floor, Building No. 12, Elymus Regency Anantam, Vicco Naka, Dawdi, Kalyan - Shilphata Road, Dombivali East - 421203.	Fiat No. 303, 3rd Floor, Building No. 12, Elymus Regency Anantam, Vicco Naka, Land Bearing S. No. 44/2, 47/1, 48, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 51/4, 52/2, 54/1, 97, 101/3A, 3B, 3C, 3D, Village Dawadi, Dombivali East, Tal. Kalyan, Dist. Thane - 421201. adm. 502 sq. ft. carpet + 142 sq. ft. balcony in the name of Mr. Chandra Shekhar Labhshankar Dixit & Mr. Ruchir Chandrashekar Dixit & Ms. Jyotsna Chandrashekar Dixit	A) 17.02.2025 B) Rs. 61,29,424.24 plus Interest & charges less recovery thereon C) 28.08.2025 D) Symbolic	A) Rs. 72,50,000/- B) Rs. 7,25,000/- (upto 27.01.2026) C) Rs. 10,000/-	Date: 28.01.2026 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
8	ARMB Thane M/s. Baba Mungipa Steel Industry Pvt. Ltd. 202, A Wing, Hall Mark, LBS Marg, Mulund West 400080 Mr. Rajpal Singh Panghal (Director & Guarantor) 3B, Flat No. 1403, Siddhanchal Complex, Phase VI, Pokhran Road No. 2, Vasant Vihar, Thane 400607 Mr. Ishwar S Samota (Director & Guarantor) 501, Bldg. No. A-6, Mount Palace, Yogi Hill CHSL, Nr. Swapna Nagri, Mulund West 400080 Ms. Jyoti Rajpal Singh Panghal (Guarantor) 3B, Flat No. 1403, Siddhanchal Complex, Phase VI, Pokhran Road No. 2, Vasant Vihar, Thane 400607	Factory land & building, situated at Gut No. 220, Plot No. 9, Village Khupri, Taluka Wada, Dist. Thane (Admeasuring Area 4461 Sq. Mtr.) in the name of M/s. Baba Mungipa Steel Industry Pvt. Ltd.	A) 14.02.2013 B) Rs. 9,72,00,304.19 as on 31.12.2019 plus Interest & charges less recovery thereon C) 17.06.2014 D) Physical	A) Rs. 45,25,000/- B) Rs. 4,52,500/- (upto 27.01.2026) C) Rs. 5,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
9	ARMB Thane M/s. Four Star & Importers and Traders Pvt. Ltd. Shop No. 13, Plot No. 35, Sec. 42, Nerul, Navi Mumbai - 400706 Plot No. 63, Sinar Talukar Industrial Estate, Mungaon, Industrial Estate Nashik - 422103 Mr. Kaustabh Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Milind Shripad Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Ms. Sanjeevani Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Nachiket Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706	Fiat No. S-1, 2nd Floor, Kumar Residency R.S. No. 924/A/2, Plot No. 23, Nr. Tulunadu Bhawan, Opp. Sanjay Bhokare Group of Institute, Miraj - Sangli Road, Village Kupwad, Tal. Miraj, Sangli 416410. Area adm. 932.27 sq. ft. BUA in the name of Mr. Milind Shripad Chandurkar Fiat No. 701, 7th Floor, W Wing, Jade Residences, Type C, Gat No. 1403/12, 1405A & 1405B, Wagholi, Awhalwadi Tal, Havelli, Dist. Pune - 421207. Area admn 997.17 Sq. Ft. Built up in the name of Mrs. Sanjivni Milind Chandurkar Fiat No. 301, 3rd Building No. B-7, Xrbia Hinjewadi, Vasundhara Society, Marunge Road, Village Dattawadi (Nere), Tal. Mulshi, Pune - 411057, Plot No. R-22 to R-29, S. No. 38/2+3+39+56+57. Area carpet 571.00 Sq. Ft. in the name of Mrs. Sanjivni Milind Chandurkar	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 23.09.2022 D) Symbolic A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic A) 06.06.2024 B) Rs. 1,69,10,041.53 plus Interest & charges less recovery thereon C) 01.09.2025 D) Symbolic (Order for Physical Possession Received)	A) Rs. 28,35,000/- B) Rs. 2,83,500/- (upto 27.01.2026) C) Rs. 5,000/- A) Rs. 53,10,000/- B) Rs. 5,31,000/- (upto 27.01.2026) C) Rs. 5,000/- A) Rs. 22,50,000/- B) Rs. 2,25,000/- (upto 27.01.2026) C) Rs. 5,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm Date: 28.01.2026 Time: 11.00 am to 04.00 pm Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
10	ARMB Thane Mr. Vishwakant Chandrakant Jambhorikar Mrs. Swati Vishwakant Jambhorikar Room No. 21, Building No. 8A, Sharad CHSL, Kamgar Nagar Road, Kurla East, Mumbai 400024 Fiat No. 503, A Wing, Kranti CHSL, S G Barve Road, Nehru Nagar, Kurla East, Mumbai 400024	Row House, Ground Plus 2 Upper Floor, Plot No. G81, Sector 12, Village Kharghar, Taluka Panvel, District Raigad, Maharashtra 410210 adm. 645.84 sq. ft. BUA (538.20 sq. ft. carpet area) in the name of Mr. Vishwakant Chandrakant Jambhorikar & Mrs. Swati Vishwakant Jambhorikar Row House, Ground Plus 2 Upper Floor, Plot No. G102, Sector 12, Village Kharghar, Taluka Panvel, District Raigad, Maharashtra 410210 adm. 447.08 sq. ft. BUA (372.57 sq. ft. carpet area) in the name of Mr. Vishwakant Chandrakant Jambhorikar & Mrs. Swati Vishwakant Jambhorikar	A) 06.06.2024 B) Rs. 83,00,557.82 plus Interest & charges less recovery thereon C) 01.09.2025 D) Symbolic	A) Rs. 1,25,55,000/- B) Rs. 12,55,500/- (upto 27.01.2026) C) Rs. 10,000/- A) Rs. 86,85,000/- B) Rs. 8,68,500/- (upto 27.01.2026) C) Rs. 10,000/-	Date: 28.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
11	ARMB Thane Mr. Manoj Jiwatram Lalwani Mrs. Ritika Manoj Lalwani B/802 Vikas Paradise Tower - 1, LBS Marg, Mulund (West), Mumbai 400080	All that part and parcel of the property of Land bearing S. No. 92, Hissa No. 8, Adm. Area OH-06R-1P, S. No. 90, Hissa No. 10/2 Adm. Area OH-11R-4, Plot Kharba OH-06R-6P and patra shed thereon consisting Ground Floor, built up area Adm. 1770 Sq. Ft. (Service Shed) and Ground Floor built up area Adm. 1200 Sq. Ft. (Washing Shed). Total Adm. 2970 Sq. Ft. built up, lying being situated at Village - Gove, Taluka Bhiwandi, District Thane in the name of Mr. Manoj Jiwatram Lalwani and Ms. Ritika Manoj Lalwani	A) 10.07.2024 B) Rs. 2,03,82,922.38 as on 25.06.2024 plus Interest & charges less recovery thereon C) 27.06.2025 D) Symbolic	A) Rs. 2,55,00,000/- B) Rs. 25,50,000/- (upto 05.02.2026) C) Rs. 10,000/-	Date: 06.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135

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&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 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: 05.01.2026

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank