

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) of Nature Possession Symbolic / Physical / Constructive	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
				B) EMD (Last Date of deposit of EMD)		
1	(A) ARMB, Thane (B) Mr. Manish Sawlani Mrs. Nishita Salwani Mrs. Anu Sawlani (Borrower & Morgagor) Flat No. 101, 1 st Floor, Neelkanth Residency, Ulhasnagar-4, Thane- 421004 Property Id - PUNBBC8325SAWLAN	Flat No 101, 1 st Floor, "Neelkanth Residency", Room No. 10 & 11, Section 26, Opp. B.K. Diagnostic Centre, Barac No. 1597, Ulhasnagar-4, Thane- 421004 (Admeasuring: 764 Sq Ft, Built up Area) Owner - Mr. Manish Sawlani Mrs. Nishita Salwani Mrs. Anu Salwani	A) 04.01.2021 B) Rs 52,20,296.00 (As on 31.12.2020) plus Interest & Charges C) 22.11.2023 D) Physical	A) Rs 36,90,000/- B) Rs 3,69,000/- (26.02.2026) C) Rs5,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
2	(A) ARMB, Thane (B) M/s Niraj Plastic (Borrower) Gala No. A1, B1 Opp H.P Petrol Pump Kamba, City Kamba Taluka Kalyan Dist.Thane, Kalyan, Maharashtra- 421301 (C) Vikas Shyam Motwani (Proprietor/Mortgagor) (D) Shyam Hariam Motwani(Guarantor) (E) Asha shyam Motwani Guarantor Flat No. 102, 1 st 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	Flat No. 102, 1 st 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 30,62,000/- B) Rs 3,06,200/- (26.02.2026) C) Rs 5,000/-	Date: 27.02.2026 Time: 11.00 a.m. to 04.00 p.m	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
3	(A) Armb Thane (B) Mr. Prakash Devandas Mangwani (Borrower/Mortgager) & Mr. Amit Prakash Mangwani (Borrower) Flat No. 202, C-Wing, Nikhileshwar Complex Behind Venus Cinema, Section 25, Ulhasnagar- 421004 Property Id - PUNB8325180	Flat No. 202, C-Wing, Nikhileshwar Complex; Plot No. 619 (P), Section-25, Behind Venus Cinema, Ulhasnagar- 4, District Thane- 421004 (Built Up Area: 653 Sq Ft) Mr. Prakash Devandas Mangwani	A) 12.10.2022 B) Rs. 21,84,111.28/- (As On 30.09.2022 Plus Interest & Charges C) 22.04.2024 D) Physical	A) Rs 19,18,000/- B) Rs 1,91,800/- (26.02.2026) C) Rs 5,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
4	(A) Armb, Thane (B) Mr Pradeep Vitthal Kamble (Borrower/Mortgagor) Bhagatsingh Nagar No-2, Church Galli, Link Roa, D.Goregaon West, Mumbai, Mumbai, Mumbai, Maharashtra- 400104 Property Id- PUNB83250187	Residential Flat No. 601, 6 th Floor, B Wing, Shri Tirupati Heights Co-Op.Hsg Soc.Ltd, Sonale Baggaon Road, Vill- Bhadwad, Taluka-Bhiwandi, Dist. Thane- 421302 (Built Up Area: 1048 Sq Feet) (Mr. Pradeep Vitthal Kamble)	A) 06.12.2024 B) Rs 61,06,216/- (Plus Interest & Charges) C) 20.02.2025 D) Symbolic	A) Rs 43,73,000/- B) Rs 4,37,300/- (05.03.2026) C) Rs 5,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
5	(A) Armb, Thane (B) Mr Anant Shankar Jadhav (Borrower/Mortgagor) Residential Flat no 4, Ground floor, A Wing, Om Sanchayeeta CHS, Laxman Mhatre Road, Opp Samaj Kalyan Mandir, Near Bank of India, Navagaon Dahisar West, Mumbai-400068 Property Id- PUNB83250402206	Residential Flat no 4, Ground floor, A Wing, Om Sanchayeeta CHS, Laxman Mhatre Road, Opp Samaj Kalyan Mandir, Near Bank of India, Navagaon Dahisar West, Mumbai-400068 (Built Up Area: 487 Sq Feet) (Mr Anant Shankar Jadhav & Anjali Anant Jadhav)	A) 23.05.2023 B) Rs 32,86,797.11/- (Plus Interest & Charges) C) 08.08.2023 D) Symbolic	A) Rs 66,62,000/- B) Rs 6,66,200/- (05.03.2026) C) Rs 10,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
6	(A) Armb, Thane (B) Mr Prashant Anant More (Borrower/Mortgagor) Mr Anant Dhondu More (Borrower/Mortgagor/Guarantor) Residential flat no 203,2 nd floor, building known as Sai Srushti S R A Co.op Hsg soc Ltd. Near Hubtown Solaris Office, 6A, Sai Wadi, N S Phadke Rd, Andheri E, Mumbai, Maharashtra- 400069 Property Id- PUNB83250502206	Residential flat no 203,2 nd floor, building known as Sai Srushti S R A Co.op Hsg soc Ltd. Near Hubtown Solaris Office, 6A, Sai Wadi, N S Phadke Rd, Andheri E, Mumbai, Maharashtra- 400069 (Built Up Area: 270 Sq Feet) (Mr Anant Dhondu More)	A) 06.05.2021 B) Rs 31,80,156/- (Plus Interest & Charges) C) 27.07.2021 D) Symbolic	A) Rs 36,21,000/- B) Rs 3,62,100/- (05.03.2026) C) Rs 5,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M	NIL Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
7	(A) ARMB, THANE. (B) Mr Brahmanand Chaurasiya & Mrs. Suman Chaurasiya Flat No. C-705, 7 th Floor, C-Wing, Casa Greenville, Upper Thane, Near Lodha Dham, Mumbai-Nasik Highway, Bhiwandi, Thane-421302.	Flat No. C-705, 7 th Floor, C-Wing, Casa Greenville, Upper Thane, Near Lodha Dham, Mumbai - Nasik Highway, Bhiwandi, Thane-421302 Mrs. Suman Chaurasiya & Mr. Brahmanand Chaurasiya Built Up Area : 728.20 Sq. Ft.	A) 01.11.2019 B) Rs. 47,52,700.80 plus interest and charges thereon C) 03.11.2022 D) Physical	A) Rs 54,22,000.00 B) 26.02.2025 C) Rs 5,42,200.00 till 26.02.2026 D) Rs.10,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M	Not Known to Us Tarni Kant Ghai 7900042920 Satyendra Mishra 9903085950 Amritpal Singh 8057134735
8	(A) ARMB THANE	1) Flat No. 304, 3 rd Floor, B Wing,	A) 14.11.2022	A) Rs 22,50,000/-	Date:	Not Known to Us

<p>8. (A) ARMB THANE (B) LALIT TEJWANI MR. LALIT TEJWANI (BORROWER / MORTGAGOR) MRS HRITIKA LALIT TEJWANI (BORROWER / MORTGAGOR) C 210 Lok Aangan Near Shashtri Nagar Mulund Colony Mulund (w), Mumbai - 400082.</p>	<p>1) Flat No 301, 3rd Floor , B Wing Building Sai Swarg 3 Behind Rajput Mall, Kashiwadi, Opp Boisar Tarapur Road, Pasthal Boisar, West Palghar - 401504 640 sqft Carpet Mr Lalit Tejwani (Mortgagor / Borrower) Mrs Hritika Lalit Tejwani (Mortgagor / Borrower)</p> <p>2) Flat No 302, 3rd Floor, B Wing Building Sai Swarg 3 Behind Rajput Mall, Kashiwadi , Opp Boisar Tarapur Road, Pasthal Boisar , West Palghar - 401504 640 sqft Carpet Mr Lalit Tejwani (Mortgagor / Borrower) Mrs Hritika Lalit Tejwani (Mortgagor / Borrower)</p>	<p>A) 14-11-2022 B) RS 57,58,214.44/- AS ON 30-09-2022 C) 16-03-2023 D) PHYSICAL POSSESSION</p>	<p>A) Rs 22,50,000/- B) 26-02-2026 TILL 11:59 PM C) RS 2,25,000/- 26-02-2026 TILL 11:59PM D) RS 5000/- A) Rs 22,50,000/- B) 26-02-2026 TILL 11:59 PM C) RS 2,25,000/- 26-02-2026 TILL 11:59PM D) RS 5000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726</p>
<p>9. (A) ARMB THANE (B) M/S V INFRACON Room No 4, 1st floor , Sapphire Building, Bharat Acharya Vaidya Chowk, Near Oak High School, Kalyan West - 421301 Mr. VIKAS BALKRISHNA KHISMATRAO MRS VEDANTI VIKAS KHISMATRAO (BORROWER) Flat No 1101/1102 , Building No. 3 , Shiv Valey Chsl , Near Godraj Hill , Barave , Kalyan West 421301</p>	<p>Commercial Amalgamated Shop No 1, 2 And 3, Sapphire Chs Ltd, Bharatacharya Vaidya Chowk, Near Oak High School, Kalyan West - 421301 852 Sqft Carpet Area and 446 Sqft Loft Mr. Vikas Balkrishna Khismatrao Mrs. Vedanti Vikas Khismatrao (Borrower)</p>	<p>A) 18-04-2023 B) RS 2,23,94,506.76/- AS ON 17-04-2023 plus Interest and charges since date of NPA C) 06-07-2023 D) UNDER PHYSICAL POSSESSION OF BANK</p>	<p>A) Rs 2,28,16,000/- B) RS 22,81,600/- C) 26-02-2026 TILL 11:59PM D) RS 25000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726</p>
<p>10. (A) ARMB THANE (B) SATISH VISHNU GAIKWAD MR. SATISH VISHNU GAIKWAD (BORROWER/MORTGAGOR) 20/J -1/705, Datta Krupa Society , Chandivali Farm Road, Sangharsh Nagar, Andheri (east) -400072 (C) MRS JYOTI SATISH GAIKWAD (BORROWER /MORTGAGOR) 20/J -1/705, Datta Krupa Society , Chandivali Farm Road, Sangharsh Nagar, Andheri (east) -400072 MR. SANJIVAN VISHNU GAIKWAD (GUARANTOR) 20/J-1/705 Datta Krupa Society Chandivali Farm Road, Sangharsh Nagar Andheri Mumbai-400072.</p>	<p>Flat No. 403, 4th Floor, A-wing, Mayureshwar Park, S. No. 27H, Hissa No. 4D, Near Mayureshwar Building, Desale Pada, Village - Bhopar, Dombivli (East) dist. Thane - 421201 -Area Build Up 680 Sqft Flat No. 203, 2nd Floor, A - Wing, Building Known As "Mayureshwar Park" Near Mayureshwar Building, Desale Pada, Dombivli (East), Village Bhopar, Taluka - Kalyan , Dist - Thane 421201 -Area Build Up 680sqft</p>	<p>A) 19-01-2018 B) RS 30,77,719/- AS ON 04-01-2018 plus Interest and charges since date of NPA C) 03-04-2018 D) Physical possession</p>	<p>A) 17,35,000/- B) RS 1,73,500/- C) 26-02-2026 TILL 11:59PM D) RS 50200/- A) 17,35,000/- B) RS 1,73,500/- C) 26-02-2026 TILL 11:59PM D) RS 5000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726</p>
<p>11. (A) ARMB THANE (B) V SUBRAMANIAN VELUKONAR MR. V. SUBRAMANIAN VELUKONAR (BORROWER / MORTGAGOR) Flat No 011 B Wing Prathmesh Apt Mother Teresa Rd, Matunga Camp Mumbai, Maharashtra - 400019 Room No. 38, Saibaba Housing, Kalyan Wadi, Near Vaibhav Apartment, Mahim Slon, Link Road, Mahim, Mumbai - 400070</p>	<p>Flat No 11, Ground Floor, B Wing, Prathamesh Apartment, Milind Nagar, Matunga Labour Camp, Opposite Shalimar Industrial Estate, Matunga (West) Mumbai - 400019 270 sqft Carpet Area Mr. V. Subramanian Velukonar (Borrower / Mortgagor)</p>	<p>A) 28-02-2024 B) RS 24,29,991.62/- AS ON 28-02-2024 plus Interest and charges since date of NPA C) 14-05-2024 D) SYMBOLIC</p>	<p>A) 54,000/- B) RS 5,40,000/- TILL 11:59PM C) 26-02-2026 TILL 11:59PM D) RS 6000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726</p>
<p>12. (A) ARMB Thane (B) Mr. Jai Shaleesh Rahchh Ms. Kavita Rahchh Flat No. 802 and 803, 8th Floor, Tennessee Apartment, Next to CRPF Camp, Near Mumbai Pune Expressway, Village Wadgaon, Taluka Maval, District Pune - 412106 Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai - 400053</p>	<p>Flat No. 802, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune - 412106. Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai - 400053</p>	<p>A) 01.06.2019 B) Rs. 80,23,148.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic</p>	<p>A) Rs. 55,50,000/- B) Rs. 5,55,000/- (upto 26.02.2026) C) Rs. 5,000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chevan 9284089408</p>
<p>13. (A) ARMB Thane (B) Mr. Jai Shaleesh Rahchh Ms. Kavita Rahchh Flat No. 802 and 803, 8th Floor, Tennessee Apartment, Next to CRPF Camp, Near Mumbai Pune Expressway, Village Wadgaon, Taluka Maval, District Pune - 412106 Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai - 400053</p>	<p>Flat No. 803, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune - 412106. Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai - 400053</p>	<p>A) 01.06.2019 B) Rs. 80,47,204.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic</p>	<p>A) Rs. 55,50,000/- B) Rs. 5,55,000/- (upto 26.02.2026) C) Rs. 5,000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chevan 9284089408</p>
<p>14. (A) ARMB Thane (B) M/S Krishna Silk Mills Proprietor: Mr. Suresh P Laungani Oswal Industrial Complex-2 K-1,2,3 Behind Raj R Ajeshwari Compound Solanke Bhiwand Maharashtra-421302</p>	<p>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</p>	<p>A) 27.03.2023 B) Rs. Rs. 1,30,99,815.30 plus Interest & charges less recovery thereon C) 19.12.2024 D) Physical</p>	<p>A) Rs 22,97,000/- B) Rs. 2,29,700/- (upto 26.02.2026) C) Rs. 5,000/- A) Rs 24,57,000/- B) Rs. 2,45,700/- (upto 26.02.2026) C) Rs. 5,000/- A) Rs 49,33,000/- B) Rs. 4,93,300/- (upto 26.02.2026) C) Rs. 5,000/-</p>	<p>Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950</p>

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		A) Reserve Price		Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount as on Possession Date u/s 13(4) of SARFESI ACT 2002	C) Possession Date u/s 13(4) of SARFESI ACT 2002	B) EMD (Last Date of deposit of EMD)			
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors				Name of Mortgagor / Owner of property	C) Bid Incremental Amount		
15	(A) ARMB Thane (B) M/s Yug Oil Trading Private Limited Director Mrs Roshna Yogesh Shelar and Mr. Yogesh Shelar H C 28 Shiv Shakti CHS Plot 54 RSC 18 Gorai I, Borivali, Mumbai Borivali West, MH India 400091 Also at, 501, Suruchi Vasant Complex, Kandivali West, Mumbai 400092 M/s Yug Oil Trading Private Limited 206, Asha Coat Gidc Vibrant, Business Park, Velsad - Vapi, Gujarat-396191	Office No. 1, 2 nd Floor, Manthan Plaza, Nehru Road, Vakola, Santacruz (East), Mumbai - 400055 in the name of M/S Yug Oil Trading Pvt Ltd Carpet Area: 108.98 Sq Mtr i.e 1173.00 Sq Ft	A) 06.09.2025 B) Rs. 8,85,81,143.97 as on 06.09.2025 (plus interest and charges thereon)	A) Rs. 4,23,00,000/- B) Rs. 42,30,000/- (upto 16.03.2026) C) Rs. 30,000/-	Date: 17.03.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950		
		Office No. 12, 2 nd Floor, Manthan Plaza, Nehru Road, Vakola, Santacruz (East), Mumbai - 400055 in the name of M/S Yug Oil Trading Pvt Ltd Carpet Area: 110.99 Sq Mtr i.e 1195.00 Sq Ft	C) 13.11.2025 D) Symbolic	A) Rs. 4,31,00,000/- B) Rs. 43,10,000/- (upto 16.03.2026) C) Rs. 30,000/-				
16	(A) ARMB Thane (B) 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, Taloja 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, Taloja 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/- (upto 26.02.2026) C) Rs. 5,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950		
17	(A) ARMB Thane (B) M/s. Baba Munigpa Steel Industry Pvt. Ltd. 202, A Wing, Hall Mark, LBS Marg, Mulund West 400080 Mr. Rajpal Singh Panghal (Director & Guarantor) Ms. Jyoti Rajpal Singh Panghal (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	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 Munigpa 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 26.02.2026) C) Rs. 5000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
18	(A) ARMB Thane (B) Mr. Chandrashekhar Labhshankar Dixit (B) Mr. Ruchir Chandrashekhar Dixit Ms. Jyotsna Chandrashekhar Dixit 13, 2 nd Floor, Navin Bhuvan, Shushila Bhuvan, Near Rajganga Building, New Arreye Road, Dombivli - 421201	Flat No. 303, 3 rd 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, Dombivli 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 Chandrashekhar Dixit & Ms. Jyotsna Chandrashekhar Dixit	A) 17.02.2025 B) Rs. 6,23,424.24 plus interest & charges less recovery thereon C) 29.01.2026 D) Physical	A) Rs. 72,50,000/- B) Rs. 7,25,000/- (upto 26.02.2026) C) Rs. 10,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
19	(A) ARMB Thane (B) Mr. Sandesh Dattaram Hodawadekar Ms. Smita D Hodawadekar Add: C-603 4th Floor 6th Floor, Plot no 1,431,432 Khaprideo CHSL Eknath Ghadi Marg Bhoiwada, Parel, 400012	Flat no 602, 6 th Floor, A Wing Building Known as Vinyak Srushti, S. No: 40/27C, Near Gaon Devi Mandir Road, Village Sonarpada, Dombivli East Tal Kalyan Dist Thane-421203 Admsg: 620 Sq Ft in the name of Mr. Sandesh Dattaram Hodawadekar & Ms. Smita D Hodawadekar	A) 10.01.2023 B) Rs. 46,31,728.75 as on 31.10.2022 plus interest & charges less recovery thereon C) 26.11.2024 D) Physical	A) Rs.28,00,000/- B) Rs.2,80,000/- (upto 26.02.2026) C) Rs. 5000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
20	(A) ARMB Thane (B) Mr. Vishwakant Chandrakant Jambhorikar Mrs. Swati Vishwakant Jambhorikar Room No. 21, Building No. 8A, Sharad CHSL, Kamgar Nagar Road, Kurla East, Mumbai 400024 Flat 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	A) 06.06.2024 B) Rs. 1,69,10,041.53 plus interest & charges less recovery thereon C) 22.01.2026 D) Physical	A) Rs. 1,25,55,000/- B) Rs. 12,55,500/- (upto 26.02.2026) C) Rs. 10,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
21		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. 86,85,000/- B) Rs. 8,68,500/- (upto 05.03.2026) C) Rs. 10,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M.			
22	(A) ARMB Thane (B) M/s. Karan Textiles (Prop. Hasso Gurdasmal Kukreja) 1, Palika Bazar, Behind- Gajananand Market, Ulhasnagar - 2, Thane - 421002. Mr. Hasso Gurdasmal Kukreja BRK No. 300, Room No. 9, Near S.E.S. Girls High School, Jhulelal Mandir Road, Ulhasnagar - 421002.	Shop No. 204 & 205 (both merged units) admeasuring 265 Sq. Ft. BUA and Shop No. 207 admeasuring 170 Sq. Ft. BUA on 2 nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 11.12.2017 B) Rs. 1,25,15,000.00, plus interest & charges less recovery thereon C) 18.12.2019 D) Physical	A) Rs.15,75,000/- B) Rs.1,57,500/- (upto 26.02.2026) C) Rs. 5,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135		
		Shop No. 310, 311 & 312 (all three merged units) admeasuring 470 Sq. Ft. BUA and Shop No. 313 admeasuring 200 Sq. Ft. BUA on 3 rd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja		A) Rs.24,20,000/- B) Rs.2,42,000/- (upto 26.02.2026) C) Rs. 5,000/-				
23								

24		Shop No. 208 admeasuring 105 Sq. Ft. BUA on 2 nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Uihasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) Rs.3,85,000/- B) Rs. 38,500/- (upto 26.02.2026) C) Rs. 5,000/-		
25		Shop No. 209 admeasuring 105 Sq. Ft. BUA on 2 nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Uihasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) Rs.3,85,000/- B) Rs. 38,500/- (upto 26.02.2026) C) Rs. 5000/-		
26	(A) ARMB Thane (B) M/s. Pace Elevators & Engineering Co. Pvt. Ltd. Directors Mr. Raja Ram Gaikwad & Mrs. Madhuri Gajendra Jagtap and Legal heir of late Mr. Gajendra Vishwanath Jagtap 1-A/4, Adarsh Industrial Estate, Upvan, Pokhran Road No. 1, Taluka & Dist Thane	Room No. B-7, Plot No. 142, Shree Siddhanath CHSL, New Mahada Colony, Pawar Nagar, Village Majhwade, Thane (West) - 400601 in the name of Mrs. Madhuri Gajendra Jagtap Built Up Area: 300.00 Sq Ft.	A) 01.08.2023 B) Rs. 47,65,232.66 plus Interest & charges thereon C) 09.02.2024 D) Symbollic	A) Rs 32,50,000/- B) Rs. 3,25,000/- (upto 05.03.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
27	(A) ARMB Thane (B) Ms. Santoshee Nirakar Sahoo Flat No. A/203, 2 nd Floor, Jai Vinayak CHSL, New Pleasant Park, Mira Bhayander Road, Mira Road East, Thane - 401107.	Flat No. 203, 2 nd Floor, A Wing, Jai Vinayak Tower CHSL, Opp. Don Bosco School, New Pleasant Park, Off. Mira Bhayander Road, Mira Road (East), Dist. Thane - 401107. Area adm. 775 sq. ft. BUA in the name of Ms. Santoshee Nirakar Sahu.	A) 25.01.2022 B) Rs. 49,25,955.10 plus Interest and charges since date of NPA C) 13.05.2022 D) Symbolic	A) Rs.52,25,000/- B) Rs. 5,22,500/- (upto 05.02.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
28	(A) ARMB Thane (B) M/s. National India Contractors & Engineers (Borrower) Commercial Unit on 1 st Floor, South Corner, Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar (W), Mumbai 400025 Mr. Farukh Khatri (Partner & Guarantor) Mr. Zuber Khatri (Partner & Guarantor) Mr. Rizwan Khatri (Partner & Guarantor) 628, U K Tower, H J Khatri House, 13th Road, Near Khar Telephone Exchange, Khar (W), Mumbai 400052	Office premises admeasuring 6000 sq. ft. area for the 1 st floor of the building known as Mantri Corner CHSL, situated at C S No. 1138 of Lower Parel Division, Plot No. 1027, TPS No. IV, Junction of Gokhale Road & Sayani Road, Dadar (W), Mumbai - 400025 in the name of M/s. National India Contractors and Engineers.	A) 11.08.2025 B) Rs. 5,87,79,979.88 plus Interest & charges thereon C) 30.10.2025 D) Symbolic	A) Rs 12,69,75,000/- B) Rs. 1,26,97,500/- (upto 05.03.2026) C) Rs. 1,00,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
29	(A) ARMB Thane (B) Mr. Abhishek Verma A304, 3 rd Floor, Oberoi Splendour, JVLR Andheri East, Mumbai - 400060.	Merged Flat No. G-03 & G04 at Ground Floor "City Park Apartment" Behind Ashirwad Palace, Near Vitor Nagar, Ghod Dod Road, At Malva R.S. Road, AT Paiky TP No. 1, Majura) FP No. 183/B, Taluka Surat City, Dist Surat 395002. Area Adm. 3300 sq.ft super build up	A) 18.05.2021 B) Rs. 2,17,22,706.00 as on 30.12.2020 plus Interest & charges less recovery thereon C) 03.09.2021 D) Symbolic	A) Rs. 1,32,30,000/- B) Rs.13,23,000/- (upto 05.03.2026) C) Rs. 10,000/-	Date: 06.03.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
30	(A) ARMB Thane (B) Mr. Prashant Babu Harvande Ms. Supriya Prashant Harvande Supriya Glass Art, Shop No. 7, Jagannath Palace, Star Colony, Nandivli, Dombivli East - 421201 Flat No. 403, Dattatray Arcade, Gopal Nagar No. 02, Near Manjumath School, Dombivli East - 421201	Flat No. 402, 4th Floor, C Wing, building known as "Maya Prem Apartment", S. No. 62(P) of Village Nandivli, Near Royal International School, P&T Colony, Gandhi Nagar, Dombivli (East), Tal. Kalyan, Dist. Thane - 421201. Adm. 500.00 sq. ft. BUA in the name of Mr. Prashant B Harvande & Ms. Supriya P Harvande.	A) 27.01.2017 B) Rs. 22,38,387.37 plus Interest & charges less recovery thereon C) 17.03.2021 D) Physical	A) Rs. 17,55,000/- B) Rs. 1,75,500/- (upto 26.02.2026) C) Rs. 5,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
31	(A) ARMB Thane (B) M/s Fair Deal Enterprises (Proprietor Mr. Parth Sanghvi) A-603, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivli (West), Mumbai - 400067 Mr. Milan Sanghvi (Guarantor) A-602, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivli (West), Mumbai - 400067	Merged Commercial Shop Nos. L - 12, L-15, L-17 situated at Lower Ground Floor, "Prime Mall", in Iria CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, Area of shop no. L-12 admeasuring 141.48 sq ft. built up. Area of shop no. L-15 admeasuring 165.58 sq ft. built up. Area of shop no. L-17 admeasuring 172.95 sq ft. built up in the name of Mr. Parth Sanghvi	A) 16-03-2022 B) Rs. 1,83,51,355.82 plus Interest & charges thereon C) 13-03-2024 D) Physical	A) Rs. 88,65,000/- B) Rs. 8,86,500/- (upto 26.02.2026) C) Rs. 10,000/-	Date: 27.02.2026 Time: 11.00 A.M. To 04.00 P.M. Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
32		Commercial Shop No. L - 95 situated at Lower Ground Floor, "Prime Mall", in Iria CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, area of shop admeasuring 200.60 sq ft. built up in the name of Mr. Parth Sanghvi	A) Rs. 28,50,000/- B) Rs. 2,85,000/- (upto 26.02.2026) C) Rs. 5,000/-		

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	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002	B) EMD (Last Date of deposit of EMD)		
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors		Name of Mortgagor / Owner of property	D) of Nature Possession Symbolic / Physical / Constructive		
33	(A) ARMB Thane (B) M/s Pranav Enterprises Antariksha, Shop No.9, Tagor Nagar, Nasik - Pune Road, Nasik 422006 Mr. Vishal Vasantra Kshatriya (Proprietor) Flat No.4, Bhalchandra Housing Soc; Shirkewadi, Nasik - 422001	Shop No.09, Ground Floor, B Wing, Guru Krupa Sankul, Near Pramila Lawns, Kasbe, Pimpalgaon, Baswant, Tal. Niphad, Dist. Nasik - 422209. Approx. Built up area 242 sq ft. in the name of Nivrutti Wamanrao Bhadane	A) 06.01.2018 B) Rs.83,05,347.00 (As on 06.01.2019) plus Interest & Charges C) 14.05.2018	A) Rs.19,75,000/- B) Rs.1,97,500/- (26.02.2026) C) Rs.5,000/-	Date: 27.02.2025 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amitpal Singh 8057134735 Vasim Kasmani 9167566135
34	Mr. Nivrutti Madhavrao Bhadane (Guarantor) & Ms. Rajani Nivrutti Bhadane (Guarantor) Flat No.10, Padma Vishwa Plaza, Nasik -Pune Road, Tagore Nagar, Nasik - 422006	Shop No.10, Ground Floor, B Wing, Guru Krupa Sankul, Near Pramila Lawns, Kasbe, Pimpalgaon, Baswant, Tal. Niphad, Dist. Nasik 422209. Approx. Built up area 242 sq ft. in the name of Nivrutti Wamanrao Bhadane	D) Physical	A) Rs.19,75,000/- B) Rs.1,97,500/- (26.02.2026) C) Rs.5,000/-		
35	(A) ARMB Thane (B) Mr. Bhushan Bhikaji Sawant Ms. Anubha Bhushan Sawant Flat No. 83, 8th Floor, Tata Glendale CHS Complex, Almada 83, Opp. Lok Hospital, Vasant Vihar, Near Apna Bazar, Thane West - 400610.	Fiat No. 702, 7 th Floor, in the building known as Gurukrupa, society known as Shree Gurukrupa CHSL, situated at Gangawadi, Agra Road, Ghatkopar (West), Mumbai - 400086, Villages Ghatkopar, Taluka Kurla, Mumbai Suburban District. Area adm. 630 sq. ft. carpet in the name of Mr. Bhushan Sawant and Ms. Anubha Bhushan Sawant.	A) 09.09.2025 B) Rs. 30,20,020.52 plus interest & charges less recovery thereon C) 16.12.2025 D) Symbolic	A) Rs. 1,58,00,000/- B) Rs. 15,80,000/- (upto 16.03.2026) C) Rs. 10,000/-	Date: 17.03.2025 Time: 11.00 A.M. To 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Amitpal 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". 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://banknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://banknet.com> & www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://banknet.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: 09.02.2026

Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank