

**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 Branch/ Name of Account/<br>Name & Address of<br>Borrower/Guarantor                                                                                                          | Description of the Immovable Properties<br>Mortgaged/ Owner's Name(mortgagors of<br>property(ies))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | A) Dt. Of Demand Notice u/s<br>13(2) of SARFAESI ACT 2002<br>B) Balance Outstanding<br>Amount as per 13(2) + Intt. &<br>Charges<br>C) Possession Date u/s 13(2) of<br>SARFAESI ACT 2002<br>D) Nature of Possession<br>Symbolic/Physical/<br>Constructive | A) Reserve Price<br>B) EMD (last Date<br>of EMD Deposit )<br>C) Bid Increase<br>Amount                   | Date/ Time of E-<br>Auction          | Details of the<br>encumbrances<br>known to the<br>secured creditors |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------|
| 1       | ARMB Mumbai City<br>Mr. Rakesh Kumar Singh (Borrower)<br>Mrs. Renu Rakesh Singh (Co-Borrower)                                                                                        | All that piece & parcel of Flat No 102, building<br>No 16, Sonam Paradise , Old Golden Nest,<br>Mira Bhyander Road, Mira Road, East , Thane<br>- 401107                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A) 26/08/2024<br>B) Rs. 72,97,271.59 as on<br>26/07/2024 + further intt & other<br>charges<br>C) Dated: 17/06/2025<br>D) Symbolic                                                                                                                        | A) Rs. 58,22,000.00<br>B) Rs. 5,82,200.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00          | 25/09/2025<br>11.00 AM to 4.00<br>PM | Not Known                                                           |
| 2       | ARMB Mumbai City<br>Mr. Subhash Damodar Lala (Borrower)<br>Mrs. Akanksha Subhash Lala ( Co-<br>Borrower)                                                                             | All that piece & parcel of Residential Flat No<br>103, 1st Floor, Springhill CHSL, Hiranandani<br>Estate, Off Ghodbunder Road, Village<br>Kavesar, Patlipada, Thane ( West) 400607                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | A) 25/04/2025<br>B) Rs. 1,40,43,705.68 as on<br>16/04/2025 + further intt & other<br>charges<br>C) Dated: 23/07/2025<br>D) Symbolic                                                                                                                      | A)<br>B) Rs. 3,57,48,000.00<br>C) Rs. 35,74,800.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00 | 25/09/2025<br>11.00 AM to 4.00<br>PM | Not Known                                                           |
| 3       | ARMB Mumbai City<br>M/S Neelamber Agrotech Pvt Lt (Borrower)<br>Mr. Hanumant Dattaram Nanche (Director)<br>Mr. Yogesh Manji Mange ( Director)<br>Mrs. Sakshi Sachin Pawar (Director) | Duplex Flat Bearing No 1901 on 19th Floor in<br>the building Known as "Giriraj Heights CHSL",<br>Plot No 05, Sector 18, Kharghar, Navi Mumbai-<br>410210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A) 08/05/2025<br>B) Rs. 20,98,65,025.76 as on<br>07/05/2025 + further intt & other<br>charges<br>C) Dated: 24/07/2025<br>D) Symbolic                                                                                                                     | A)<br>B) Rs. 3,00,50,000.00<br>C) Rs. 30,05,000.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00 | 25/09/2025<br>11.00 AM to 4.00<br>PM | Not Known                                                           |
| 4       | Mr. Ramyagya Ramkaran Mishra<br>(Director)                                                                                                                                           | Duplex Flat Bearing No 1904 on 19th Floor in<br>the building Known as "Giriraj Heights CHSL",<br>Plot No 05, Sector 18, Kharghar, Navi Mumbai-<br>410210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A) 08/05/2025<br>B) Rs. 3,00,50,000.00<br>C) Rs. 30,05,000.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00                                                                                                                                      | A)<br>B) Rs. 3,00,50,000.00<br>C) Rs. 30,05,000.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00 | 25/09/2025<br>11.00 AM to 4.00<br>PM | Not Known                                                           |
| 5       | ARMB Mumbai City<br>Mr. Manoj Jagatdhari Vishwakarma<br>(Borrower)                                                                                                                   | All that piece & parcel of land or ground<br>together with Building standing thereon being a<br>piece of Land bearing CS No 1285 of Fort<br>Division rent roll No 638, Situated at the<br>Junction of the Manordas street & Dwarkadas<br>cross lane, Opposite GPO, Fort Mumbai-01<br>admeasuring about Area-107 Sq Yards(89.47<br>Sq Mtrs approx) in the registration district of<br>Mumbai & particularly described in the<br>schedule herunder written-Flat bearing No 3 &<br>4 on 1st Floor, building known as "Vishnu<br>Niwas" situated at all that piece & parcel of<br>Land bearing CS No 1285 of Fort Division rent<br>roll No 638, Situated at the Junction of the<br>Manordas street & Dwarkadas cross lane,<br>Opposite GPO, Fort Mumbai-01 admeasuring<br>about 264 & 255 Sq Ft builtup' respectively in<br>the registration Dist of Mumbai. | A) 05/01/2021<br>B) Rs. 74,31,930.86 as on<br>25/09/2019 + intt & other charges<br>w.e.f. 01/09/2019<br>C) Dated: 25/03/2021<br>D) Symbolic                                                                                                              | A)<br>B) Rs. 1,55,58,000.00<br>C) Rs. 15,55,800.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00 | 25/09/2025<br>11.00 AM to 4.00<br>PM | Not Known                                                           |
| 6       | ARMB Mumbai City<br>Mr. Mohammad Riyaz Shaikh<br>Mr. Noor Mohammad Shaikh<br>Mrs. Reshma Mohammad Riyaz Shaikh<br>Mrs. Shaikh Hajibul Shaikh Mohd                                    | B3 704 Evershione Pine CHSL, Beverly Park<br>Opposite Gaurav City, Mira Road East, Thane-<br>401107                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A) 01/11/2023<br>B) Rs. 24,14,093.08 as on<br>31/10/2023 + intt & other<br>charges w.e.f. 01/11/2023<br>C) Dated: 02/02/2024<br>D) Symbolic                                                                                                              | A) Rs. 81,12,000.00<br>B) Rs. 8,11,200.00<br>(25/09/2025<br>up to 11.00 AM)<br>C) Rs. 25,000.00          | 25/09/2025<br>11.00 AM to 4.00<br>PM | Not Known                                                           |
| 7       | ARMB Mumbai City                                                                                                                                                                     | All that piece & parcel of the Flat No 1102, I                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A) 20/10/2018                                                                                                                                                                                                                                            | A) Rs. 37,56,000.00                                                                                      | 25/09/2025                           | Not Known                                                           |

|    |                                                                                                              |                                                                                                                                                                                                                    |                                                                                                                                      |                                                                                             |                                   |           |
|----|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------|-----------|
| 7  | ARMB Mumbai City<br>Mr. Prakash Pravin Padhar (Borrower)<br>Mrs. Manisha Pankja Chauhan (Gaurantor)          | All that piece & parcel of the Flat No 1102, 1 Wing, Bharat Escade, Building No. 2 Sector Village Chikal Dongre, Taluka Vasai, Dist Palghar-401202                                                                 | A) 20/10/2018<br>B) Rs.28,20,059.00 as on 20/10/2018 + intt & other charges w.e.f. 01/10/2018<br>C) Dated: 16/10/2021<br>D) Symbolic | A) Rs.37,56,000.00<br>B) Rs. 3,75,600.00 (25/09/2025 up to 11.00 AM)<br>C) Rs. 25,000.00    | 25/09/2025<br>11.00 AM to 4.00 PM | Not Known |
| 8  | ARMB Mumbai City<br>Mr. Mohammad Shahnawaz Salmani (Borrower)<br>Mrs. Naziya Shahnawaz Salmani (Co-Borrower) | Unit No 109 & 110, measuring 281.28 Sq Ft Carpet on the 1st Floor, Palm Spring CHS Ltd, constructed on the land bearing CTS No 1/144 of Village Oshiwala Situated at Lokhandwala Complex, Andheri West, Mumbai 53. | A) 08/10/2024<br>B) Rs.40,13,338.82 as on 08/10/2024 + further intt & other charges<br>C) Dated: 06/03/2025<br>D) Symbolic           | A) Rs.1,21,68,000.00<br>B) Rs. 12,16,800.00 (25/09/2025 up to 11.00 AM)<br>C) Rs. 25,000.00 | 25/09/2025<br>11.00 AM to 4.00 PM | Not Known |
| 9  | ARMB Mumbai City<br>Mr. Praful Nanji Satra (Borrower)<br>Mrs. Minaxi P Satra (Vo-Borrower)                   | M/s Rehana Heights Co-op Housing Society Ltd, Flat No 702, 7th Floor, Chapel road, Santacruz West 400045. CTS No H338,339,340,341, Survey No 176,177,182, Village Bandra, Tq Andheri, Mumbai - 400045              | A) 03/05/2021<br>B) Rs.4,36,32,283.00 as on 02/05/2021 + Further intt & other charges<br>C) Dated: 12/07/2021<br>D) Symbolic         | A) Rs.3,07,80,000.00<br>B) Rs. 30,78,000.00 (25/09/2025 up to 11.00 AM)<br>C) Rs. 25,000.00 | 25/09/2025<br>11.00 AM to 4.00 PM | Not Known |
| 10 | ARMB Mumbai City<br>Mr. Malkeetsingh Gill (Borrower)<br>Mrs. Harinder Kaur M. Gill (Co-Borrower)             | All that piece & parcel of the Flat No 705, 7th Floor, B Wing, Vimal Park, Phase II., Mohane Road, Sahad, Kalyan West, Thane - 421301                                                                              | A) 13/04/2023<br>B) Rs.30,25,490.35 as on 13/04/2023 + further intt & other charges<br>C) Dated: 17/07/2025<br>D) Symbolic           | A) Rs.45,33,000.00<br>B) Rs. 4,53,300.00 (25/09/2025 up to 11.00 AM)<br>C) Rs. 25,000.00    | 25/09/2025<br>11.00 AM to 4.00 PM | Not Known |
| 11 | ARMB Mumbai City<br>Mohd Ladle Khan (Borrower)<br>Mohd Asif Mohammad Ladle Khan (Co-Borrower)                | Flat No 1401, 14th Floor, Building No 4, Gaurav Excellency, Ghodbunder Road, Mira Road (East), Dist Thane- 401107                                                                                                  | A) 13/05/2024<br>B) Rs.40,77,496.53 as on 30/04/2024 + further intt & other charges<br>C) Dated: 17/06/2025<br>D) Symbolic           | A) Rs.51,20,000.00<br>B) Rs. 5,12,000.00 (25/09/2025 up to 11.00 AM)<br>C) Rs. 25,000.00    | 25/09/2025<br>11.00 AM to 4.00 PM | Not Known |

#### 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:
- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> as per above.
- For detailed term and conditions of the sale, please refer [www.banknet.com](http://www.banknet.com) & [www.pbndia.in](http://www.pbndia.in).
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudadhe- 9423743110.
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note: Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP, Bank will not bear any type of dues. Past/ present/ Future.

#### 30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 22.08.2025  
Place: Mumbai

Sd/- Authorised Officer,  
Punjab National Bank