

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 properties 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/ Name & Address of Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(2) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	ARMB Mumbai City Mrs. Renu Rakesh Singh (Borrower)	All that piece & parcel of Flat No 103, First Floor, B Wing, Building Name Sai Pushpak Co-op Housing Society Ltd, Sai Park Complex, Mira Bhyander Road, Thane-401107	A) 03/02/2020 B) Rs. 38,22,367 as on 31/01/2020 + further intt & other charges C) Dated: 08/02/2021 D) Symbolic	A) Rs.52,65,000.00 B) Rs. 5,26,500.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
2	ARMB Mumbai City Mr. Shrikant Chandrakant Patil (Borrower) Mrs. Vanita Shrikant Pail (Co-Borrower)	EM of Flat No 4, First Floor Nirmal Apartment, CTS No 1070 A/B, Uran, Dist raigad- 400702	A) 09/07/2018 B) Rs.44,72,272.00 as on 09/07/2018 + intt & other charges w.e.f. 01/07/2018 C) Dated: 17/11/2018 D) Physical	A) Rs.31,53,000.00 B) Rs. 3,15,300.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
3	ARMB Mumbai City Mr.Mohammed Shakil Shaikh (Borrower) & Mrs. Sana Shakil Shaikh (Co-Borrower)	Flat No 404, Bldg No 4, White House CHSL, SG, Barve Marg, Kuria (West), Mumbai-400070, Admeasuring 29.86 sq mtr i.e. 321.41 sq.ft.	A) 13-10-2023 B) Rs.49,28,867.24 as on 31.01.2023 + further intt & other charges C) Dated: 13-02-2024 D) Symbolic	A) Rs.56,76,000.00 B) Rs. 6,67,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
4	ARMB Mumbai City Mr.Sudhir Anandrao Chavan (Borrower) & Mrs. Priyanka Sudhir Chavan (Co-Borrower)	Bungalow Type No 4BHK Classic Ground 1st Floor, Plot No 41 admeasuring 3066.60 sq ft & Built up area of 1678.00 sq ft, Magic Hills (Garnet Construction), Village Ambivali, Tal- Khalapur, Raigad Maharashtra-410202.	A) 03-10-2023 B) Rs.3,59,19,229.45 as on 01.10.2023 + further intt & other charges C) Dated: 27-12-2023 D) Symbolic	A) Rs.1,07,20,000.00 B) Rs. 10,72,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
5	ARMB Mumbai City Mr.Sudhir Anandrao Chavan (Borrower) & Mrs. Priyanka Sudhir Chavan (Co-Borrower)	Bungalow Type No 4BHK Classic Ground 1st Floor, Plot No 98 admeasuring 2743.80 sq ft & Built up area of 1678.00 sq ft, Magic Hills (Garnet Construction), Village Ambivali, Tal- Khalapur, Raigad Maharashtra-410202.	A) 03-10-2023 B) Rs.3,59,19,229.45 as on 01.10.2023 + further intt & other charges C) Dated: 27-12-2023 D) Symbolic	A) Rs.97,90,000.00 B) Rs. 9,79,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
6	ARMB Mumbai City M/S Jainam Traders (Borrower), Mr. Sanjay Kapoor (Proprietor/Guarantor) & Mr. Santosh Shringarpure (Guarantor)	Residential Bungalow No 302, Swami Sakshi Matru Chaya, Ward No 2, Prabhu Ali Road, CTS No 974/6, Village Pen, Dist Raigad-402107, Admeasuring about 3252.00 sq fts.	A) 19-05-2017 B) Rs.2,33,97,821.44 as on 08.05.2017 + further intt & other charges C) Dated: 25-10-2017 D) Symbolic	A) Rs.1,61,20,000.00 B) Rs. 16,12,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
7	ARMB Mumbai City Mrs. Sushma Manoj Vishwakarma (Borrower) Mr. Manoj Jagatdhari Vishwakarma (Co-Borrower)	Residential Flat No 5, 1st Floor, Vishnu Niwas Building, Junction of Manordas Street, Opposite GPO, Dwarkadas Cross Lane, Fort Mumbai-400001	A) 05-01-2021 B) Rs.24,81,474.62 as on 29/11/2019 + intt & other charges w.e.f. 01/11/2019 C) Dated: 25-03-2021 D) Symbolic	A) Rs.79,73,000.00 B) Rs. 7,97,300.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
8	ARMB Mumbai City Mr. Afaq Ahmed Nasir Ahmed (Borrower) Mrs.Farida Bani Afaq Ahmed (Co-Borrower)	All piece & parcel of Flat No 304, Third Floor, Hoiy Residency, Temghar B/H Hotel, Bhiwandi, Thane-421302	A) 03/08/2019 B) Rs.34,98,000.00 as on 31/07/2019 + further intt & other charges C) Dated: 16/11/2019 D) Symbolic	A) Rs.37,00,000.00 B) Rs. 3,70,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
9	ARMB Mumbai City M/s Keshar Steel (Borrower) Mr. kamlesh Sheth (proprietor) Mr. Champalal Sheth (Guarantor)	Godown premises at B-9 Balaji Plaza, Usatane, Taluka Ambemath, Dist Thane	A) 08/01/2016 B) Rs.1,19,01,645.00 as on 31/12/2015 + further intt & other charges C) Dated: 12/01/2017 D) Physical	A) Rs.19,17,000.00 B) Rs. 1,91,700.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
10		Godown premises at D-02, ground Floor, Survey No 37/1, Balaji Plaza. Usatane, Taluka Ambemath, Dist Thane.		A) Rs.17,55,000.00 B) Rs. 1,75,500.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
11	ARMB Mumbai City M/sAryan Print Magic (Borrower) Late Mrs. Simran D Kulkarni (Partner) & All Known & Unknown legal heirs of Late Mrs. Simran D Kulkarni (Partner)	All that piece & parcel of Industrial Land & Residential Unit Gat No 955/A/1 & 955/A/2 CTS No. 2890B, House No 389, 390 Dhamani Mandangad Road, Ratnagiri, Maharashtra.	A) 15/09/2021 B) Rs.83,58,342.29 as on 15/09/2021 + further intt & other charges C) Dated: 09/08/2023 D) Symbolic	A) Rs.76,31,000.00 B) Rs. 7,63,100.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
12	ARMB Mumbai City M/s Green Earth Recycling Company (Borrower) Mr. Ajay Bhimraj Beriwal (Proprietor)	Flat No 102 1st floor, Building No 1, Dattatray Residency, situated at Gut No 195 of Village Kudus, Bhiwandi Wada Road, Bhiwandi, Tal Wada, Dist Palghar.	A) 31/05/2021 B) Rs.2,26,64,896.53 as on 01/05/2021 + intt & other charges w.e.f. 01/05/2021 C) Dated: 09/02/2022 D) Physical	A) Rs.19,44,000.00 B) Rs. 1,94,400.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
13		Land & building situated on Plot situated at Gut No 365 & 371, Village Ushar, Nearby Praj Industries, Kondlie Road, tal Wada, Dist Palghar 421312 (Gut No 365 is amalgamated with Gut No 371) Area-300 Sq Mtrs for Gut No 365 Area-900 Sq Mtrs for Gut No 371		A) Rs.82,70,000.00 B) Rs. 8,27,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
14	ARMB Mumbai City	All piece & parcel of Residential Flat No 201,	A) 05/07/2017	A) Rs.53,45,000.00	30/09/2025	Not Known

14	ARMB Mumbai City Mr. Manesh C Dode (Borrower)	All piece & parcel of Residential Flat No 201, Mahalakshmi Complex, Sector 26A, palm Beach road, Kopripada, vashi - 400703.	A) 05/07/2017 B) Rs. 69,55,725.50 as on 30/06/2017 + further intt & other charges C) Dated: 01/01/2018 D) Symbolic	A) Rs.53,45,000.00 B) Rs. 5,34,500.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
15	ARMB Mumbai City Sh. Himmat Muljibhai Chudasama (Borrower) Smt. Mamta Himmat Chudasama (Co-Borrower)	Flat no 1101, I wing Building No 2 Bharat Arcade Sector 3 Village Dongare Near Acropolis Arcade behind Brooklyn Park, Rustomjee Global City Virar West Vasai Palghar 401301	A) 10/01/2019 B) Rs. 28,21,445.00 as on 31/12/2018 + intt & other charges w.e.f. 01/01/2019 C) Dated: 16/10/2021 D) Physical	A) Rs.33,17,000.00 B) Rs. 3,31,700.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
16	ARMB Mumbai City Sh. Tanaji Shyamrao Thorat (Borrower) Smt. Varsha Tanaji Thorat (Co-Borrower) Smt. Manisha Pankaj Chauhan (Guarantor)	Flat No 301, 3rd Floor, A wing Saptagiri Apartment CHSL plot no C9, sector 9, Dive, Airoli, Navi Mumbai Thane 400708	A) 05/11/2018 B) Rs. 24,92,372.00 as on 15/10/2018 + further intt & other charges C) Dated: 16/02/2019 D) Physical	A) Rs.47,39,000.00 B) Rs. 4,73,900.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
17	ARMB Mumbai City Miss Sonal Shivaji Dhonde (Borrower) Sh. Siddhesh Shivaji Dhonde	FLAT NO 04 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, B/H SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs. 47,95,274.00 as on 30/09/2018 + further intt & other charges C) Dated: 17/11/2022 D) Physical	A) Rs.19,76,000.00 B) Rs. 1,97,600.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
18		FLAT NO 05 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, B/H SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs. 47,95,274.00 as on 30/09/2018 + further intt & other charges C) Dated: 17/11/2022 D) Physical	A) Rs.23,53,000.00 B) Rs. 2,35,300.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
19	ARMB Mumbai City Sh. Santosh Vishnu Patil (Borrower) Smt. Alka Santosh Patil (Co-Borrower)	FLAT NO.105, 1ST FLOOR, BUILDING NO.A/11, HOLY RESIDENCY, S.NO.110 H.NO.1(PT), VILLAGE TEMGHAR, TAL BHIWANDI, THANA.	A) 03/08/2019 B) For HSG Loan- Rs. 1,51,865.00 as on 31/07/2019 + further intt & other charges For OD - Rs. 48,74,100.00 as on 31/07/2019 + further intt & other charges C) Dated: 06/11/2019 D) Symbolic	A) Rs.63,63,000.00 B) Rs. 6,36,300.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
20	ARMB Mumbai City M/s Foil & Home Products Pvt Ltd (Borrower) Sh. Rajesh Satyanarayan Sharma (Director) Smt. Nisha Rajesh Sharma (Director)	Unit No 4 of Factory land & building at House bearing No 59-A constructed on Plot of Land bearing No. 84 (P) situated at Shree Shyam Estate, NH-8, Nalgaon (E), Village Bapana, Taluka Vasai, Dist Thane	A) 10/02/2021 B) Rs. 7,38,03,130.55 as on 30/11/2021 + intt & other charges w.e.f. 01/12/2021 C) Dated: 02/03/2022 D) Physical	A) Rs.2,39,00,000.00 B) Rs. 23,90,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
21		Hypothecation of the Machinerries created out of bank finance as below- 1. Aluminium Foil Container Press Machine (6) 2. Compressor (3) 3. Die/Mould (5) 4. Single Cavity (8) 5. Other machines (28) 6. Rewinder Machine (8) 7. Other Misc Parts & Accessories (14)	A) 10/02/2021 B) Rs. 7,38,03,130.55 as on 30/11/2021 + intt & other charges w.e.f. 01/12/2021 C) Dated: 02/03/2022 D) Physical	A) Rs.54,63,000.00 B) Rs. 5,46,300.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
22	ARMB Mumbai City Mr. Kiran Bachooabhai Bhatia (Borrower) Mrs. Pooja Kiran Bhatia (Co-Borrower)	Flat No B-101, Monarch Solitaire, S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane, R S Thane 400601.	A) 11/08/2021 B) Rs. 35,21,062.00 as on 30/09/2021 + further intt & other charges C) Dated: 14/02/2022 D) Physical	A) Rs.54,20,000.00 B) Rs. 5,42,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 PM	Not Known
23	ARMB Mumbai City Mrs. Pooja Kiran Bhatia (Borrower) Mr. Kiran Bachooabhai Bhatia (Co-Borrower) All known & unknown legal heirs of Late Mr. Kiran Bachooabhai Bhatia	Flat No B-102, Monarch Solitaire, S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane, R S Thane 400601.	A) 09/10/2023 B) Rs. 37,46,587.60 as on 30/06/2023 + further intt & other charges C) Dated: 16/02/2024 D) Physical	A) Rs.54,20,000.00 B) Rs. 5,42,000.00 (30/09/2025 (Upto 11.00AM) C) Rs. 25,000.00	30/09/2025 11.00 AM -04.00 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://baanknet.com> as per above.
- For detailed term and conditions of the sale, please refer www.baanknet.com & www.pnbindia.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.

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

Date: 11.09.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank