

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 Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	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	All that piece and 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) 30/02/2020 B) Rs. 38,22,367.45 as on 31/01/2020 + further intt & other charges C) Dated: 08-02-2023 D) Symbolic	A) Rs.47,40,000.00 B) Rs. 4,74,000.00 06/02/2026 (Upto 4.00PM) C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
2	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. 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.57,30,000.00 B) Rs.5,73,000.00 06/02/2026 (Upto 4.00PM) C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
3	ARMB Mumbai City Mr. Pramod Kumar Raj & Mr. Amit Kumar Raj.	Flat No. 204, 2nd Floor, B-Wing, Narmada Complex Co-Hsg. Society Ltd, Sai Baba Nagar, Kashmiria Bhyander Road , Mira Road, (East) 401107. Built up Area 572 sq.ft.	A) 01/07/2019 B) Rs.16,07,109.45 as on 30/06/2019 + further intt & other charges w.e.f. 01/07/2019 C) Dated: 21/02/2023 D) Symbolic	A) Rs. 51,48,000/- B) Rs.5,14,800.00 06/02/2026 (Upto 4.00PM) C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
4	ARMB Mumbai City Mr.Bharat J Poojari (Borrower)	Flat Premises No 02 on Ground Floor, admeasuring about 525.00 sq ft area (Built up) in the building named as VELENO APARTMENT in the project known as DELVYN APPEX to be constructed at Plot No 51, lying and situated at Survey/Gut No 150/51, Village Savroli (Budruk), Taluka.Shahapur, Thane- 421601.	A) 11-12-2018 B) Rs.10,95,216.00 as on 30.11.2018 + further intt & other charges C) Dated: 29-12-2020 D) Physical	A) Rs.8,94,000.00 B) Rs.89,400.00 06/02/2026 (Upto 4.00PM) C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
5	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.56,19,600.00 B) Rs.5,61,960.00 06/02/2026 (Upto 4.00PM) C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
6	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.56,19,600.00 B) Rs.5,61,960.00 06/02/2026 (Upto 4.00PM) C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known

7	ARMB Mumbai City Mrs. Meena Gopal Ambhore (Borrower) Mr. Anand Namdevrao Dange (Co-Borrower)	All that piece & parcel of the property at Bungalow No 46A, Gate No 416 to 420, 423, 427, 709 Parvati Angan, Village Kudavali, Murbad Taluka Thane Dist. Maharashtra-421401 Plot Area- 210.70 Sq Mtrs Builtup Area- 800 Sq Ft	A) 10/07/2019 B) Rs. 37,98,557.50 as on 30/06/2019 + intt & other charges w.e.f. 10/07/2019 C) Dated: 19/10/2019 D) Physical	A) Rs. 33,60,000.00 B) Rs. 3,36,000.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
8	ARMB Mumbai City M/s Spider Facilities Pvt Ltd (Borrower) Mr. Vikram Madhav Telang Mrs. Pratibha ikram Telang	Basement Premises no 2, Canada Tower Apartment, Plot No 15, Below San Infotech & Near Saraswat bank, College Road, Sharanpur Trimbak Link Road, Canada Corner, Sharanpur Gaothan, Nashik, Maharashtra-422005	A) 14/03/2023 B) Rs. 1,39,13,245.94 as on 28/02/2023 + further intt & other charges C) Dated: 08/08/2023 D) Symbolic	A) Rs. 1,09,80,000.00 B) Rs. 10,98,000.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
9	ARMB Mumbai City Miss Sonal Shivaji Dhone (Borrower) Sh. Siddhesh Shivaji Dhone	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. 17,70,000.00 B) Rs. 47,95,274.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
10		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. 21,10,000.00 B) Rs. 2,11,000.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
11	ARMB Mumbai City Mr. Dattatray Machhindra Chaudhari (Borrower)	Fiat Premises No 2 admeasuring about 575 Sq Ft area (Builtup) in the building named as "Venessa Apartment" in the project Known as "Delynn Appex" situated at Village Savroli (Budrukhi), Taluka Shahapur, Dist Thane	A) 09/12/2020 B) Rs. 23,34,944.00 as on 30/11/2020 + further intt & other charges C) Dated: 30/03/2021 D) Physical	A) Rs. 10,35,000.00 B) Rs. 1,03,500.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
12		Fiat Premises No 4 admeasuring about 550 Sq Ft area (Builtup) in the building named as "Venessa Apartment" in the project Known as "Delynn Appex" situated at Village Savroli (Budrukhi), Taluka Shahapur, Dist Thane	A) 09/12/2020 B) Rs. 23,34,944.00 as on 30/11/2020 + further intt & other charges C) Dated: 30/03/2021 D) Physical	A) Rs. 11,70,000.00 B) Rs. 1,17,000.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
13	ARMB Mumbai City Mr. Narendra Singh Lakhbir Singh Gill Mrs. Paramjeet Kaur Gill	Fiat No 704, 7th Floor, B Wing, Vimal Park, Phase II Co-operative Housing Society , 30 Mohane Road, Village- Shahad, Kalyan West, Thane-421103	A) 13-05-2023 B) Rs. 40,26,591.50 as on 13/04/2023 + further intt & other charges C) Dated: 08-10-2025 D) Symbolic	A) Rs. 46,17,000.00 B) Rs. 4,61,700.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
14	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, Holy Residency, Temghar B/H Hotel, Bhilwandi, Thane - 421302 (563 Sq Ft)	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. 41,04,000.00 B) Rs. 4,10,400.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
15	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 594 constructed on Plot of Land bearing No 84 (P) situated at Shree Shyam Estate, NH-8, Naigaon (E), Village Bapane, Taluka Vasai, Dist Thane Gala No 1 & 2 (Municipal House Assessment No 284) constructed on Plot of the Land bearing Survey No 84, situated at Shree Shyam Estate, NH-8, Naigaon (E), Village Bapane, 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. 2,12,18,000.00 B) Rs. 21,21,800.00 C) Rs. 25,000.00	06/02/2026 11.00 AM to 4.00 PM	Not Known
16		Plant & Machinerries located at 1,2 & 4, Shree Shyam Estate, National Highway No 08, Village- Bapane, Taluka Vasai, Dist Palghar, Maharashtra 410208	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. 40,06,000.00 B) Rs. 4,00,600.00 C) Rs. 25,000.00	06/02/2026 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://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.
- The bidder bidding for Sr No 15 has to compulsorily bid for Sr No 16 & Vice Versa

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: 17.01.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank