

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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

Lot No	A. Name of Branch B. Name of Account C. Name & Address of Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of Sarfaesi ACT 2002 B) Outstanding Amount as on date of Demand Notice u/s 13(2) C) Possession Date u/s 13(2) of Sarfaesi ACT 2002 D) Nature of Possession Symbolic/Physical/	A) Reserve Price (Rs. In Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Name & No of the Contact person & Date of Inspection
				B) EMD Amount C) (Last Date of Deposit of EMD) D) Bid Increase Amount			
1	BO: ARMB, Mumbai City Mr Shirish Yeswant Kauthankar	Flat No-8, 1st Floor, Venessa Apartment, Delvyn Apex, Savroli Village, Budruk, Taluka Shahapur, Thane-421601(BUA- 630 sqft)	A) 09.12.2020 B) Rs.12,02,335 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 14,17,500/- B) Rs. 1,41,750/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Swapnil Tayade 9975708664
2	BO: ARMB, Mumbai City M/S JMV Enterprises; Jagmohan Singh Naufa (Partner M/S JMV Enterprises); Mr Ramjanam Yadav (Partner M/S JMV Enterprises)	Shop No 2, Ground Floor, Om Palace, Near Seawoods Darave Railway Station, Plot No B-44, Sector- 23, Nerul, Navi Mumbai, 400706 Bua - Flat - 236 Sqft;	A) 03.04.2019 B) Rs.81,89,264 as on 31.03.2019 +further intt & other charges C) Dated: 09.08.2019 D) Symbolic	A) Rs. 29,74,000/- B) Rs. 2,97,400/- C) Rs. 50,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Swapnil Tayade 9975708664
3	BO: ARMB, Mumbai City Mr Sanjay Sahadev Pawar	Flat no 03, ground floor, Veleno Apartment, Delvyn Apex, Plot no.51, Gut No 150/151, Savroli Village, Budruk, Shahpur, Thane 421601 (BUA- 800 Sqft)	A) 09.12.2020 B) Rs.16,66,527 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 20,16,000/- B) Rs. 2,01,600/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Swapnil Tayade 9975708664
4	BO: ARMB, Mumbai City Mr Sanjay Sahadev Pawar	Flat no 1, Ground floor, Venessa Apartment, Delvyn Apex, Gut No 150/151, Savroli Village, Budruk, Shahpur, Thane 421601 (BUA 501 sqft)	A) 09.12.2020 B) Rs.10,10,451 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 12,60,000/- B) Rs. 1,26,000/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Swapnil Tayade 9975708664
5	BO: ARMB, Mumbai City Mr. Santosh Dattatray Pashilkar	Flat No 7 on 2nd Floor, in the building named as Veleno Apartment in the project known as Delvyn Apex situated at Plot No.51, Village Savroli, (Budruk), Taluka Shahapur, Dist Thane 421601(BUA -585 Sqft)	A) 09.12.2020 B) Rs.24,20,617 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 11,06,000/- B) Rs. 1,10,600/- C) Rs. 25,000.00	DATE: 17/12/2025 Time:11:00 AM to 04:00 PM	Not Known	Karuna 9321816166
6	BO: ARMB, Mumbai City Mr. Santosh Dattatray Pashilkar	Flat No.8 on 2n Floor, in the building named as Veleno Apartment in the project known as Delvyn Apex situated at Plot No 51, Village Savroli, (Budruk), Taluka Shahapur, Dist Thane 421601(BUA -585 Sqft)	A) 09.12.2020 B) Rs.24,20,617 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 10,87,000/- B) Rs. 1,08,700/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Karuna 9321816166
7	BO: ARMB, Mumbai City Mr. Sudhir Anandrao Chavan (Borrower/Mortgagor) Mrs. Priyanka Sudhir Chavan (Borrower/Mortgagor)	Bungalow Type No. 4BHK, Ground 1st Floor, Plot no. 41, Magic Hills (Garnet Construction), Village-Ambivali, Taluka Khalapur, Raigad- 410202 Plot Area - 3066.6 Sq ft, BUA - 1678 Sq ft	A) 03.10.2023 B) Rs. 3,59,19,229.45 as on 01.10.2023 + further interest & other charges C) Dated: 27.12.2023 D) Symbolic	A) Rs. 96,48,000/- B) Rs. 9,64,800/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Kashif Zubair 8425981733
8	BO: ARMB, Mumbai City Mr. Sudhir Anandrao Chavan (Borrower/Mortgagor) Mrs. Priyanka Sudhir Chavan (Borrower/Mortgagor)	Bungalow Type No.4BHK, Ground 1st Floor, Plot no. 98, Magic Hills (Garnet Construction), Village-Ambivali, Taluka Khalapur, Raigad - 410202 Plot Area - 2743.80 Sq ft, BUA - 1678.00 Sq ft	A) 03.10.2023 B) Rs. 3,59,19,229.45 as on 01.10.2023 + further interest & other charges C) Dated: 27.12.2023 D) Symbolic	A) Rs. 88,11,000/- B) Rs. 8,81,100/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Kashif Zubair 8425981733

8	BO: ARMB, Mumbai City Mr. Sudhir Anand Rao Chavan (Borrower/Mortgagor) Mrs. Priyanka Sudhir Chavan (Borrower/Mortgagor)	Bungalow Type No.4BHK, Ground 1st Floor, Plot no. 98, Magic Hills (Garnet Construction), Village-Ambivali, Taluka Khalapur, Raigad - 410202 Plot Area - 2743.80 Sq ft, BUA - 1678.00 Sq ft	A) 03.10.2023 B) Rs. 3,59,19,229.45 as on 01.10.2023 + further interest & other charges C) Dated: 27.12.2023 D) Symbolic	A) Rs. 88,11,000/- B) Rs. 8,81,100/- C) Rs. 25,000.00	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Kashif Zubair 8425981733
9	BO: ARMB, Mumbai City M/S Neelamber Agrotech Pvt Lt (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra (Director)	Duplex Flat Bearing No 1901 on 19th Floor in the building Known as Giriraj Heights CHSL, Plot No 05, Sector 18, Kharghar, Navi Mumbai- Mumbai - 410210	A) 08/05/2025 B)Rs.20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) 24/07/2025 D) Symbolic	A) Rs. 2,70,45,000.00 B) Rs. 27,04,500.00 C) Rs 25,000/-	DATE: 17/12/2025 Time:11:00 AM to 04:00 PM	Not Known	Subir Paul 7003709715
10	BO: ARMB, Mumbai City M/S Neelamber Agrotech Pvt Lt (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra (Director)	Duplex Flat Bearing No 1902 on 19th Floor in the building Known as Giriraj Heights CHSL, Plot No 05, Sector 18, Kharghar, Navi Mumbai- Mumbai - 410210	A) 08/05/2025 B)Rs.20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) 24/07/2025 D) Symbolic	A) Rs. 2,70,45,000.00 B) Rs. 27,04,500.00 C) Rs 25,000/-	DATE: 17/12/2025 Time:11:00 AM to 04:00 PM	Not Known	Subir Paul 7003709715
11	BO: ARMB, Mumbai City M/S Neelamber Agrotech Pvt Ltd (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra (Director)	Flat no 6, on the 2nd Floor, A wing admeasuring about 600 Sqft built up area in the building known as Francis Apartments Co Operative Housing Society Ltd, situated at Survey No FP No 378, TPS IV, Mahim Division at Agashe Path, near Portuges Church,Dadar(West),Mumbai-400028	A) 08/05/2025 B)Rs.20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) 24/07/2025 D) Symbolic	A) Rs. 2,61,36,000.00 B) Rs. 26,13,600.00 C) Rs 25,000/-	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Subir Paul 7003709715
12	BO: ARMB, Mumbai City M/S Neelamber Agrotech Pvt Ltd (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra (Director)	Unit No- 203, 2nd Floor, Brahans Business Park, Mahal Industrial Estate, Opposite to Mahakal Caves Road, Andheri (E), Mumbai- 400093	A) 08/05/2025 B)Rs.20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) 24/07/2025 D) Symbolic	A) Rs. 3,11,90,400.00 B) Rs. 31,19,040 C) Rs 25,000/-	Date: 17/12/2025 Time: 11:00 Am To 04:00 Pm	Not Known	Subir Paul 7003709715

TERMS AND CONDITIONS OF E-AUCTION SALE

- 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 ISWHAT 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 Authorized Officer, butthe Authorized 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.Sushilkumar-8420194674, Mr. Pavan Gudadhe-9423743110
- The bidder bidding for any of the above IP has to bid by adding minimum incremental amount over and 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) OT THE SARFAESI ACT ,2002

Date : 22.11.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank