

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 Borrower, (Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor (s) / Mortgagor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13 (2) of SARFAESI ACT 2002 B) Balance Outstanding Amount + Intt. & Charges C) Possession Date u/s 13(4) 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 Eauction	Details of the encumbrances known to the secured creditors
1	ARMB, Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt Ltd (Borrower) Mr. Rishabh Ravinder Gupta (Director/Guarantor) Mr. Abhinav Sanjiv Gupta (Director/Guarantor) Mr. Charanjit Mehta (Director/Guarantor) Mr. Dilip Verma (Director/Guarantor)	All that pieces and parcel of Land & Factory Shed at Gut no. 336, 337, 408 & 409 of Village - Biloshi, Post- Khanivali, Taluka- Wada, Dist -Palghar -421303 Plot Area - 16100 Sq Mt Built Up Area 2145.95 Sq Mt.	A) 11/12/2017 B) Rs.8,37,73,850.71 as on 30/11/2017 + further Intt & other charges C) Dated: 16/09/2019 D) Physical	A) Rs. 2,56,50,000/- B) Rs. 25,65,000/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	1) Electrical Dues 2) Taxes of Local bodies 3) Other dues not known to us
2	ARMB, Mumbai City M/s Incotex Impex P Ltd (Borrower) M/s Surya Garments (Guarantor) Mr. Arun Todi (Director/Guarantor) Mrs. Alka Todi (Guarantor)	Gala no. 7, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1303 Sq ft, Carpet Area 999 Sq ft)	A) 17/02/2023 B) Rs.8,80,63,108.46 as on 31.01.2023 + further interest & other Charges C) Dated: 01/08/2023 D) Symbolic	A) Rs. 60,34,000/- B) Rs. 6,03,400/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
3	Mr. Virendra Todi (Guarantor) Mr. Rishi Todi (Guarantor) Mr. Sham Shivanand Wagle (Guarantor)	Gala no. 8, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft, Carpet Area 1099 Sq ft)		A) Rs. 65,01,000/- B) Rs. 6,50,100/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
4		Gala no. 9, First Floor, Building no. 6, Agarwal Udyog Nagar, Off. Sativali Road, Vasai East, Thane-401208 (BUA 1404 Sq ft, Carpet Area 1094 Sq ft)		A) Rs. 65,01,000/- B) Rs. 6,50,100/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
5	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 Ambernath, Dist Thane, BUA 968 Sq Ft.	A) 08/01/2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) Dated: 12/01/2017 D) Physical	A) Rs. 19,17,000/- B) Rs. 1,91,700/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
6		Godown premises at D-02, Gr Fl, Survey No. 37/1, Balaji Plaza, Usatane, Taluka Ambernath, Dist- Thane, BUA 1393 Sq Ft.		A) Rs. 17,55,000/- B) Rs. 1,75,500/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
7	ARMB, Mumbai City	Immovable Property at Cinema Halls situated	A) 28/04/2014	A) Rs.117.60.00.000/-	27/03/2026	1) Assesment Tax

7	ARMB, Mumbai City M/s DIVYA JYOT ENTERTAINMENT PVT. LTD. (Borrower) Mr. Tohid Furniturewala (Director/Guarantor) Mrs. Sunhera T. Furniturewala (Director/Guarantor)	Immovable Property at Cinema Halls situated at the 2nd floor to 5th floor and certain portion of ground floor including common area terrace and parking space, consisting of area admeasuring 46488.59 sq. ft. built up area equivalent to 64790.14 sq. ft. super built-up area in the building known as 'H Citi Mall', situated at 115, B/1, LBS Marg, Kanjurmarg, Mumbai - 400078	A) 28/04/2014 B) Rs. 3,57,70,001/- as on 31.03.2014 plus further interest and other Charges C) Dated: 06/09/2014 D) Symbolic	C) Rs. 25,000.00 A) Rs. 117,60,00,000/- B) Rs. 11,76,00,000/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 1,00,000/-	27/03/2026 11.00 AM to 04.00 PM	1) Assesment Tax Dues 2) Common Assessment Maintenance Dues 3) Other dues not known to us
8	ARMB, Mumbai City Mr. Ashok Chhotalal Gandhi (Borrower) Mr. Vinod Chhotalal Gandhi (Co-borrower)	Flat no. 2B, 1st Floor, Building Known as "Prabhjot" situated at Sher-e-Panjab Socieity, Mahakali Caves Road, Village Mogra, Andheri (East), Mumbai - 400093	A) 28/05/2021 B) Rs. 1,71,36,529/- as on 31.03.2021 plus further interest and other Charges C) Dated: 03/01/2022 D) Symbolic	A) Rs. 2,29,00,000/- B) Rs. 22,90,000/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
9	ARMB, Mumbai City Mr. Santosh Dattatray Pashilkar	Flat No 7, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane - 421601	A) 09/12/2020 B) Rs.24,20,617/- as on 30.11.2020 +further intt & other charges C) Dated: 07/11/2025 D) Physical	A) Rs. 14,74,200/- B) Rs. 1,47,420/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
10		Flat No 8, 2nd Floor, Veleno Apartment, Delvyn Apex, Plot No. 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Shahpur, Thane - 421601		A) Rs. 14,49,000/- B) Rs. 1,44,900/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 04.00 PM	Not Known
11	ARMB, Mumbai City Mrs. Sushma Shirish Kauthankar	Flat No 5, 1st Floor, Veleno Apartment, Plot no 51, Delvyn Apex, Manas Mandir Road, Savroli Village, Budruk, Taluka Shahapur, Dist Thane - 421601	A) 25/08/2020 B) Rs. 11,91,599/- as on 25.08.2020 + further intt & other charges C) Dated: 29/12/2020 D) Physical	A) Rs. 14,49,000/- B) Rs. 1,44,900/- (27/03/2026 (Upto 11.00 AM)) C) Rs. 25,000.00	27/03/2026 11.00 AM to 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, Kashif Zubair- 8425981733, Rijvan Ali - 7768941256
- 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: 10.03.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank