

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 the Branch Name of the Account	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic /Physical/ Constructive	A) Reserve Price B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				
1	ARMB Thane Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala Gat No. 15/1/33, Plot No. C - 33, Gram Panchayat Milkat No. 160, Nandanvan Colony, Near Panchgani Mahableshwar Road, Pangari, Tal: Mahableshwar, Dist: Satara, Pin - 412805.	Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala. Total Plot Area 306.57 Sq Meter	A) 19.12.2018 B) Rs.90,01,835.95 C) 13.03.2019 D) Symbolic	A) Rs. 90,00,000/- B) Rs. 9,00,000/- (upto 16.03.2026) C) Rs. 10,000/-	17.03.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB Thane M/s. VIJAY TEXTILES, (Prop., Mr. Vijay Dewani) Room No- 5, B.R.K. NO - 1911, C.T.S. Vo-2522, Ulhasnagar, OT, SEC., NO - 40, Near Sai Jeevan Ghot Hall, Off., Kuria Camp Road, Behind Sahjro Building, Ulhasnagar-5, Thane-421005.	Mrs. MAYA KISHANCHAND DEWANI (MORTGAGER)	A) 06.12.2021 B) Rs. 55,01,607.34 (Plus interest & charges thereon) C) 20.02.2024 D) PHYSICAL	A) Rs. 33,00,000/- B) Rs. 3,30,000/- (upto 16.03.2026) C) Rs. 5,000/-	17.03.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB THANE Mrs. Swasti Ramesh Maurya & Ramesh Gangaram Maurya Flat No.403, 4th Floor, Gurusadan Building No-08, Shivaji Chowk, Plot No.No.02, Kulgaon Badapur East, Distt. Thane -421503 Built Up Area : 830.70 Sq.ft	Mrs. Swasti Ramesh Maurya & Ramesh Gangaram Maurya	A) 10.01.2024 B) Rs. 22,54,223.52 (plus interest and charges thereon) C) 29.05.2024 D) Symbolic	A) Rs.34,00,000/- B) Rs.3,40,000/- (upto 16.03.2026) - C) Rs.5000/-	17.03.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane M/S.Jyoti Buldcon Prop. Ms Jyoti Manoj Kumar Sant Singh Add: Office no 1 Bhawani Mansion Plot no 23 Sector-19 Axis bank New Panvel-410206	Owner: Jyoti Manoj Kumar Sant Singh	A) 12.06.2023 B) Rs. 30,11,239.80/- (As on 12.06.2023) plus interest & charges there on C) 22.08.2023 D) Symbolic	A) Rs.36,86,000/- B) Rs.3,68,600/- (upto 16.03.2026) C) Rs.5000/-	17.03.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB THANE Shridhar Abhimanyu Alat Mr. Shridhar Abhimanyu Alat / Mrs Shital Shridhar Alat Flat no. 603, 6th floor, c-wing, Versova Mangela Machchimar Samaj Sarvodaya ,CHSL , Sno. 161, PLOT NO. 9-10, Versova Link , Road , Andheri West , Mumbai-400061 Mr. Shridhar Abhimanyu Alat/ Mrs Shital Shridhar Alat 675, Rahul Nagar , Mulund Darshan Colony , Mulund , Mumbai-400082	RESIDENTIAL UNIT- FLAT NO C 603 VERSOVA MANGELA , MACHCHIMAR SAMAJ , SARVODAYA CHSL S NO 161, PLOT NO. 9-10 VARSOVA LINK ROAD ANDHERI WEST , MUMBAI , MAHARASHTRA-4000061 ADMEASURING ABOUT BUA 390 sqft Mr. Shridhar Abhimanyu Alat / Mrs Shital Shridhar Alat	A) 06-05-2021 B) Rs. 78,19,908 as on 31-03-2021 plus interest and charges thereon C) 24-03-2023 D) symbolic possession	A) 73,50,000/- 26-03-2026 B) 73,50,000/- (upto 26.03.2026 till 11:59pm) C) 8000/-	27-03-2026 From 11:00am till 04:00pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kausalya Pandey 8750332726
6	ARMB THANE	Property 1:	A) 18.12.2025	A) Rs.5,78,00,000/-	30.03.2026	Not Known to Us

Mumbai-400082 6 ARMB, THANE M/s Blue Star Construction Company Flat No. 601, A: 4/1.2, Alaknanda, Plot No.15, Sector 19-A, Nerul, Navi Mumbai 400706 Also at: Flat 101 (Old No 4), Sneh Sadan, 1st Floor, RG Gadkari Path, Panvel, Dist Raigad 7 Pandurang Gajanan Thakur House No 227, Blue Star Building, Dhutum Gav, Post Jasai, Panvel, Raigad, Maharashtra 410206 Chetan Pandurang Thakur House No 498, Dhutum Gav, Post Jasai, Panvel, Raigad, Maharashtra 410206 Ram Gajanan Thakur 4, Sneh Sadan, Near Adarsh Lodge, panvel, Raigad, Maharashtra 410206 Binu Ratilal Patel 12A, Ashapura Society, Near Hotel Panchganga, Panvel, Mumbai 410206 Narayan Gajanan Thakur At S no 3/11, Dhutum, Post Jasai Tal Uran, Dist Raigad 410206 M/s Blue Star Building Materials Pvt Ltd S No 103/5/B and 103/19/A1, Jasai, Taluka I, Uran, Navi Mumbai, Raigad Maharashtra 400702	Property 1: All that piece or parcel of land bearing Survey No. 3, Hissa No. 11, adm H-0 R-62 P-1 lying, being and situated at Village Dhutum, Tal Uran, district Raigad together with structure Bungalow standing thereon in the name of Pandurang Gajanan Thakur Property 2: • All that piece or parcel of land bearing Survey No. 178, Hissa No. A, adm about H-3 R-60 P-0 lying, being and situated at Village Pagote, Tal Uran, District Raigad together together with structure standing thereon • All that piece or parcel of land bearing Survey No. 181(P), Hissa No. 1/2, adm about H-1 R-80 P-0 lying, being and situated at Village Pagote, Tal Uran, District Raigad together together with structure standing thereon • All that piece or parcel of land bearing Survey No. 181, Hissa No. 2, adm about H-1 R-76 P-0 lying, being and situated at Village Pagote, Tal Uran, District Raigad together together with structure standing thereon • All in the name of Pandurang Gajanan Thakur, Ram Gajanan Thakur, Narayan Gajanan Thakur Property 3: • All that piece or parcel of land bearing Survey No 103, Hissa No. 19A1, adm about H-1 R-08 P-5 lying, being and situated at Village Jasai, Tal Uran, District Raigad, within the limits of Grampanchayat Jasai together with structure standing thereon • All that piece or parcel of land bearing Survey No 103, Hissa No. 5B, adm About H-0 R-61 P-5 lying, being and situated at Village Jasai, Tal Uran, District Raigad, within the limits of Grampanchayat Jasai together with structure standing thereon • All that piece or parcel of land bearing Survey No 103, Hissa No. 19A1, adm about H-0 R-08 P-5 and land bearing Survey No. 103, Hissa No 5B adm about H-0 R-61 P-5 with shed having built up area of about 300 sq ft lying, being and situated at Village Jasai, Tal Uran, District Raigad, within the limits of Grampanchayat at Jasai • All in the name of Pandurang Gajanan Thakur Property 4: • All that piece or parcel of land bearing Survey No 80, Hissa No. 1, adm about H-0 R-67 P-5 lying, being and situated at Village Jasai, Tal Uran District Raigad together with structure standing thereon • All that piece or parcel of land bearing Survey No 80, Hissa No. 2, adm about H-0 R-22 P-8 lying, being and situated at Village Jasai, Tal Uran District Raigad together with structure standing thereon • All that piece or parcel of land bearing Survey No 80, Hissa No. 4, adm about H-0 R-47 P-0 lying, being and situated at Village Jasai, Tal Uran, District Raigad together with structure standing thereon • All in the name of Pandurang Gajanan Thakur and Ram Gajanan Thakur, Narayan Gajanan Thakur Property 5: All that piece or parcel of land bearing S No 44/13, adm about H-0 R-11 P-9 lying, being and situated at Village Dhutum, Tal Uran, Dist Raigad together with structure standing thereon in the name of Pandurang Gajanan Thakur	A) 16.12.2025 B) Rs. 34,27,59,106.43/- as on 15.12.2025 plus interest and charges thereon C) 26.02.2026 D) Symbolic possession A) Rs. 5,78,00,000/- B) Rs. 57,80,000/- & up to 29.03.2026 upto 11.59pm C) Rs. 55,000/- A) Rs. 36,75,00,000/- B) Rs. 3,67,50,000/- & up to 29.03.2026 upto 11.59pm C) Rs. 3,50,000/- A) Rs. 9,80,00,000/- B) Rs. 98,00,000/- & up to 29.03.2026 upto 11.59pm C) Rs. 1,00,000/- A) Rs. 8,25,00,000/- B) Rs. 82,50,000/- & up to 29.03.2026 upto 11.59pm C) Rs. 80,000/- A) Rs. 1,25,90,000/- B) Rs. 12,59,000/- & up to 29.03.2026 upto 11.59pm C) Rs. 12000/-	30.03.2026 (11:00AM TILL 04:00PM)	Not Known to Us Satyendra Mishra 9903085950 Manish Kumar 9771477950 Amritpal Singh 8057134735 Sudha Deshmukh 9895788116
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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:

1. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. 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. 3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com> and www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. The confirmation of sale shall be subject to confirmation by the secured creditor. 9. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

Date: 28.02.2026

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank