

ARMB Thane

PNB Pragati Tower, 3rd Floor, Plot C-9, Block- G,
Bandra Kurla Complex, Bandra (East), Mumbai – 400051.
Email: cs8325@pnb.bank.in

**SALE NOTICE FOR SALE OF
SECURED ASSETS
UNDER SARFAESI ACT**

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 Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immoveable Properties Mortgaged Name of Mortgagor / Owner of property	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
1	ARMB Thane Mr. Sunil Y Mhaskar Flat no 610, 6th Floor B Wing Building no 2 Managalmurti SRA CHSL Plot bearing no 692, 693, 791,792,793,457 & 460(pt) Village Kolkalyan, Khandwala Compound Datta Mandir rd Santacruz East 400055	Fiat no 610, 6th Floor B Wing Building no 2 Managalmurti SRA CHSL Plot bearing no 692,693,791,792,793,457 & 460(pt) Village Kolkalyan, Khandwala Compound Datta Mandir rd Santacruz East 400055 Admeasuring Approx. Carpet Area 225 sq. ft. In the name of Mr. Sunil Y Mhaskar	A) 24.04.2021 B) Rs.3,14,182/- (As on 03.04.2021) plus interest & charges C) 13.07.2021 D) Symbolic	A) Rs.39,00,000/- B) Rs.3,90,000/- (29.12.2025 upto 11.59 pm) C) Rs.5000/-	30.12.2025 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 Rushabh Centering Accessories Pvt Ltd. (Borrower/Mortgagor) 79, Ahead Manisha Nursing Home, Azad nagar, Ghatkopar(West) Mumbai-400086 Sh. Suresh Nathala Dodia (Director) 4/3 B Vill Dhammi Near Ridhi Steel Tal Khalapur, Dist Raigad-410203 Smt. Preeti Suresh Dodia (Director) 4/3 B Vill Dhammi Near Ridhi Steel Tal Khalapur, Dist Raigad-410203	Land & Building bearing Survey No. 4, Hissa No 3B, Village Dhamani Off Savroli, Khalapur Road, Tal Khalapur, Dist Raigad in the name of M/S Rushabh Centering Accessories Pvt Ltd Plot Area: 4400.00 Sq Mtr	A) 14.08.2018 B) Rs 2,50,32,806.94 (As on 30.06.2018) plus interest & charges thereon C) 04.12.2018. D) Symbolic	A) Rs.2,71,80,000/- B) Rs. 27,18,000/- & 29.12.2025 upto 11.59 pm C) Rs. 30,000/-	30.12.2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB Thane Mr. Devendra Singh Kartar Singh Thukral (All Known and Unknown Legal Heir of Late Mr. Devendra Thukral) Flat No 701 & 701A, A-Wing Evening Star, Raheja Vihar Powai Tungwa Village Off Chandivali Farm Road Andheri East Mumbai-400 072.	Room Nos. 53, 54, 54-A Third Floor, Shree Laxmi Bhuvan Building situated at 76/86, Old Hanuman Lane, now known as Dhirubhai Parikh Marg, Kalbadevi, Mumbai- 400 002 in the name of Devendra Singh kartar Singh Thukral Carpet Area: 634.05 Sq Ft Owner – Lt Mr. Devendra Singh Kartar Singh Thukral	A) 09.09.2022 B) Rs 29,46,201.00 (As on 31.08.2022 plus interest & charges thereon) C) 11.12.2024 D) Physical	A) Rs 1,30,00,000/- B) Rs. 13,00,000/- (29.12.2025 upto 11.59 pm) C) Rs.20,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane Mr Uday C Shah Ms. Parinda u Shah Flat no 1501 Mahindra Heights 96, Tardeo Rd Mumbai-400030 Also at, Flat no 203 2nd Floor building known as Sham Nirmal Heights Narsing Lane, Near Sheth NL High School, SV Road, Malad West Taluka Borivali- 400064	Fiat no 203 2nd Floor building known as Sham Nirmal Heights Narsing Lane, Near Sheth NL High School, SV Road, Malad West Taluka Borivali-400064 In the name of Uday Shah Builtup area: 82.64 Sq Mtr	A) 17-04-2025 B) Rs. 59,35,757.56 As on 31.03.2025 plus interest & charges there on C) 06.09.2025 D) Symbolic	A) Rs.1,63,00,000/- B) Rs. 16,30,000/- (29.12.2025 upto 11.59 pm) C) Rs. 20,000/-	12.01.2026 11.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

400064						
5	ARMB Thane Mr. Janardan Kathod Shelar Ms. Jyoti Janardan Shelar Flat No. 23, C – Wing, Shobham Karoti Building, Near Dr. Paradkar Hospital, Bhaskar Colony, Naupada, Thane – 400602.	Residential Flat No. C-08 located on 2nd Floor of C Wing in building known as Shree Megh Malhar CHSL situated at Shivaji Nagar Road, Gawand Path, Bhaskar Colony, Village Naupada, Thane (West) – 400602. Area adm. 450 sq. ft. BUA, 389.21 sq. ft. Carpet in the name of Mr. Janardan Kathod Shelar and Ms. Jyoti Janardan Shelar.	A) 08.12.2020 B) Rs. 56,20,447.00 Plus Interest & charges less recovery thereon C) 28.12.2021 D) Symbolic	A) Rs. 63,50,000/- B) Rs. 6,35,000/- upto 29.12.2025 C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
6	ARMB Thane Mr. Bijay Kumar Tiwari Mr. Basant Kumar Tiwari Building No. 3H, 4, Phase – 2, 302, Mohan Tulsi Vihar, Hendrepada, Near Bharat College, Badlapur West, Thane – 421503.	Residential Flat No. 102 located on 1st Floor, Building No. 3/H, Phase – 2, Type A in Building known as "Mohan Tulsi Vihar Phase 2/3 CHSL" situated at Hendra Pada, St. Anthony School Road, Village Kulgaon, Badlapur West, Tal. Ambernath, Dist. Thane - 421503. Area Adm. 971 sq. ft. including open terrace and one still car parking in the name of Mr. Bijay Kumar Tiwari & Mr. Basant Kumar Tiwari	A) 26.10.2021 B) Rs. 37,46,876.00 plus Interest and charges since date of NPA C) 28.10.2022 D) Symbolic	A) Rs. 52,00,000/- B) Rs. 5,20,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Gha 9816922200
7	ARMB Thane M/s. National India Contractors & Engineers (Borrower) Commercial Unit on 1st Floor, South Corner, Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar (W), Mumbai 400025 Mr. Farukh Khatri (Partner & Guarantor) Mr. Zuber Khatri (Partner & Guarantor) Mr. Rizwan Khatri (Partner & Guarantor) 628, U K Tower, H J Khatri House, 13th Road, Near Khar Telephone Exchange, Khar (W), Mumbai 400052	Office premises admeasuring 6000 sq. ft. area for the 1st floor of the building known as Mantri Corner CHSL, situated at C S No. 1138 of Lower Parel Division, Plot No. 1027, TPS No. IV, Junction of Gokhale Road & Sayani Road, Dadar (W), Mumbai – 400025 in the name of M/s. National India Contractors and Engineers.	A) 11.08.2025 B) Rs. 5,87,79,979.86 plus Interest & charges thereon C) 30.10.2025 D) Symbolic	A) Rs. 12,69,75,000/- B) Rs. 1,26,97,500/- (upto 11.01.2026) C) Rs. 1,00,000/-	Date: 12.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
8	ARMB, THANE M/S SUDARSHAN EXPORTS PROP - RAJIV HARKISHAN CHANDRA MR. DATTATRAYA SADU GOWARI (GUARANTOR) R NO. 88 , OPP , HANUMAN MANDIR , NEAR KALAMBOLI NODE , SECTOR 14, KAMOTHE , NAVI MUMBAI-410206)	COMMERCIAL PREMISES – SHOP NO. 10, GROUND FLOOR , PANCHAVATI COMPLEX B & C CHSL PLOT NO. 64, SECTOR 14 ,KAMOTHE PANVEL- 410209). ADMEASURING ABOUT 146 SQ FT (CARPET) AND LOFT AREA 48 SQFT CARPET MR. DATTATRAYA SADU GOWARI (MORTGAGOR/GUARANTOR) BAANKNET SITE PROPERTY ID PUNB82820102	A) 08-11-2021 B) RS. 53,24,044.66/- AS ON 31-10-2021 PLUS FURTHER INTEREST AND CHARGES C) 05-02-2022 D) UNDER BANK'S PHYSICAL POSSESSION	A) Rs. 17,45,000/- B) Rs. 1,74,500/- (29-12-2025 till 11:00pm) C) Rs. 5000/-	30-12-2025 FROM 11:00AM TILL 04:00 PM	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726

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&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: 10.12.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank