

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 Immovable 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 M/s. Ved Incorporate, (Borrower/ Mortgagor) 30/31, 2nd Floor, Prem Industrial Estate, Subhash Road, Jogeshwari (E), Mumbai-400060. Sh. Manoj Laxmanbhai Suthar, (Partner/Guarantor) C/801, RNA, Royal Park, Link Road, Hindustan Naka, Kandivalli (W), Mumbai-400067. And also at: 402, Tivoli Terrace, Natwar Nagar Road No.5, Jogeshwari (E), Mumbai-400060 Sh. Kiran L. Suthar, (Partner/Guarantor)	The Land bearing S.No. 62,65,67,68, 72 situated at village Kahir, Tal – Patan, Dist – Satara, Maharashtra in the name of M/s Ved Incorporate Land area: approx. 100000 sq. mts.)	A)28.04.2014 B)Rs. 9,90,03,365/- (As on 27.04.2014) plus interest & charges thereon C)25.07.2016 D)Physical	A) Rs. 60,00,000/- B)Rs. 6,00,000/- (26.11.2025 upto 03.00 pm) C)Rs. 5000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB Thane M/s. Pearson Enterprises. (Borrower/ Mortgagor) Office No.6, 1st Floor, 39, 2nd Bhowada, Bhuleshwer, Mumbai-400002. Godown No. 5, Hindustan Container Yard, Behind Time Pass Hotel, Near Bhawani Kata, JNPT, Drongiri, Navi Mumbai. Mr. Vikram Chandramohan Solanki Prop./Guarantor Room No. 5, Ganpat Niwas, Second Floor, St. Paul Street, Naigaon, Dadar (E), Mumbai-400014.	The Land bearing Survey No. 5/2, 12/2, 12/4, 122/2, 100.88/2, 92, Mouje- Palashi, Tal-Patan, Dist. Satara, in the name of Shri Vikram C Solanki (Land Area admeasuring about 100518 Sq.Mtr.)	A)12.01.2016 B)Rs. 9,49,12,509.00 (As on 12.03.2015) plus interest & charges thereon C)25.07.2016 D)Physical	A)Rs.82,00,000/- B)Rs. 8,20,000/- (26.11.2025 upto 03.00 pm) C)Rs.10,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB Thane M/s. Krishnagiri Impex (Borrower) A Proprietorship concern, having its office at 178/33 Chhatrabhuj Khetshi Bldg. Sant Tukaram Road, Masjid Bunder (E), Mumbai- 400009 And Also at: 222, A Wing Second Floor, Paresah Complex, Old Agra Road, 1. Kalher Pipeline Village Kalher Bhiwandi, Dist. Thane Mrs. Sujata Ravi Punja, (Proprietor & Guarantor) A/12 Chinnar Bldg., R A Kidwai Road, Wadala (W) Mumbai-400031	The Land bearing Survey No 64,72,70,73 situated at Village- Kahir Tal- Patan Dist – Satara. Land Area: 21000 sq. mtrs. The Land bearing Survey No. 66, 87/1, 68/10, 79/6, 88/1, 112/3, 112/5, 114/7, 116/3, 116/1, 116/9.65 and 67 situated at Village- Palashi, Tal- Patan Dist – Satara. Land Area 79478 Sq. Mtrs	A. 12.10.2013 B)Rs. 9,49,84,917/- as on 11.10.2013 plus interest & charges thereon C)25.07.2016 D)Physical	A) Rs.13,00,000/- B)Rs. 1,30,000/- (26.11.2025 upto 03.00 pm) C)Rs.5,000/- A)Rs. 65,00,000/- B)Rs. 6,50,000/- (26.11.2025 upto 03.00 pm) C)Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane M/s Somu Texttrade Pvt. Ltd. (Borrower & Mortgagor) Registered office at Laxmi Commercial No.604, 6th Floor, Near Manish Market, Dadar (West), Mumbai- 400028 AND Factory address at 218, A-wing, Second Floor, Paresah Complex, Opp. Jain Mandir, Vit-Kaler, Tal-Bhiwandi, Dist-Thane-421308 Mr. Mohammed Bahauddin Sabahuddin, (Director & Guarantor) 96/71, Haji Building, Dimitkar Road, New Nagpada, Mumbai-400008 Mr. Chandrasekhar Umakant Mayekar, (Director & Guarantor) 24, Haji Ibrahim Patel, Bldg., Gokhale Ranade Junction Road, Dadar (West), Mumbai-400028.	The Land bearing Survey No 52,54,55,64, situated at Village- Kahir Tal-Patan Dist-Satara Land Area 74956 sq. Mtrs. The Land bearing Survey No 479, 428 situated at Village – Salve, Tal- Patan Dist – Satara land Area 26080 sq. Mtrs	A.12.10.2013 B) Rs. 9,66,48,187/- as on 31.03.2017 plus interest & charges thereon C)25.07.2016 D)Physical	A)Rs. 45,00,000/- B)Rs. 4,50,000/- (26.11.2025 upto 03.00 pm) C)Rs. 5000/- A)Rs.21,00,000/- B)Rs. 2,10,000/- (26.11.2025 upto 03.00 pm) C)Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB Thane M/s Anagi Trading Pvt. Ltd. (Borrower & Mortgagor) Registered office at B-43, First Floor, Cotton Exchange Bldg. Cotton Green (E), Mumbai-400033. Mr. Veenit Rajkumar Chawdhary, (Director & Guarantor) Flat No.B-206 Monica Appt, Bakul street Near Cross Garden Bhayander, Dist Thane 401101. Mr. Vilas Ramil Mehta, (Director & Guarantor) Kumbhar Ali, Tal Pen, Dist Raigad 402107.	The Land bearing Survey No. 50,52,53, 64,70,72 & 73 situated at Village Kahir Tal- Patan Dist - Satara in the name M/s Anagi trading P.Ltd. (Land Area: 102992.50 Sq. mts)	A)12.10.2013 B)Rs. 9,47,53,231.00 (As on 31.03.2017) plus interest & charges thereon C)25.07.2016 D)Physical	A)Rs. 61,00,000/- B)Rs. 6,10,000/- (26.11.2025 upto 03.00 pm) C)Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB Thane M/s. Gharat Trading Co, Prop. Sh. Sunil Gharat Shop No.10, National Complex, Plot No. B-11, Sector- 6, New Panvel- District – Raigad. And also at : Paresah Complex, Gala No.241, 242, 244, 245, 246 Second Floor, Kaler Pipelines, Kaler, Taluka:Bhiwandi, Dist. – Thane. And also at : B-10, 11/04/1 Sector No.13, New Panvel, District – Raigad	The Land bearing Survey No. 80,72,70,56,73,53,58, & 75/2 Village Kahir Tal- Patan Dist – Satara- 415206, in the name of M/s Gharat Trading Co. admeasuring 106129 Sq. Mtrs	A)05.11.2013 B)Rs.10,01,50,953/- (As on 04.11.2013) plus interest & charges C)25.07.2016 D)Physical	A)Rs.64,00,000/- B)Rs.6,40,000/- (26.11.2025 upto 03.00 pm) C)Rs.5000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	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 Kolekalyan, Khandwala Compound Datta Mandir rd Santacruz East 400055	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 Kolekalyan, Khandwala Compound Datta Mandir rd Santacruz East 400055	A)24.04.2021 B)Rs.31,14,182/- (As on 03.04.2021) plus interest & charges C)13.07.2021 D)Symbolic	A)Rs.39,00,000/- B)Rs.3,90,000/- (26.11.2025 upto 03.00 pm) C)Rs.5000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

8	ARMB Thane M/S Krishna Silk Mills Proprietor: Mr. Suresh P Laungani Oswal Industrial Complex-2 K-1,2,3 Behind Raj R Ajeshwari Compound Solanke Bhiwandi Maharashtra- 421302	Flat no 103, Vishal Tower, Plot no 1256, OT Section Ulhas Nagar 5, Dist Thane-421005 in the name of Mr. Suresh P Laungani Built Up: 630.00 Sq Ft Flat no 105, Vishal Tower Plot no 1256, OT Section Ulhas Nagar 5, Dist Thane-421005 in the name of Smt. Saraswati P Laungani Built Up: 679.00 Sq Ft Shop no 02 Ground Floor, Nr Prabhu Darshan Apt, Chaita No 186, Sheet no 76 , Ulhas Nagar-5 Thane in the name of Mr. Saraswati P Laungani Built Up: 609.00 Sq Ft	A) 27.03.2023 B) Rs. Rs. 1,30,99,815.30 plus Interest & charges less recovery thereon C) 19.12.2024 D) Physical	A)Rs 25,52,000/- B)Rs. 2,55,200/- (26.11.2025 upto 03.00 pm) C)Rs. 5,000/- A)Rs 27,50,000/- B)Rs. 2,75,000/- (26.11.2025 upto 03.00 pm) C)Rs. 5,000/- A)Rs 54,81,000/- B)Rs. 5,48,100/- (26.11.2025 upto 03.00 pm) C)Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB Thane Mr. Shrichand S. Jagwani (Borrower) & Mrs. Komal S. Jagwani (Co-Borrower) Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli East, Tal., Kalyan, Distt., Thane-421204.	Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli East, Tal., Kalyan, Distt., Thane-421204. Built Up Area: 466.94 Sq. Ft. & 466.94 Sq. Ft. Total Built up Area 933.88	A) 05.11.2019 B) Rs. 63,42,675.50 (plus interest and charges thereon) C) 08.04.2025 D) Physical	A)Rs. 67,95,000/- B)Rs. 6,79,500/- (26.11.2025 upto 3.00 pm) C)Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
10	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.	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. BUILT UP: 603.00Sq.Ft. Mrs. MAYA KISHANCHAND DEWANI (MORTGAGER)	A) 06.12.2021 B) Rs. 54,60,445.90 (Plus interest & charges thereon) C) 20.02.2024 D) PHYSICAL	A)Rs. 36,65,000/- B)Rs. 3,66,500/- (26.11.2025 upto 3.00 pm) C)Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
11	ARMB Thane M/S Anand Metal Roofing 1st Floor "Riddhi Siddhi Appt", Kamtha Road, Uran., Taluka Uran, Distt Raigad-400702 Mr. Anand kumar Srivastava (Proprietor/Mortgagor), Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran., Taluka Uran, Distt Raigad-400702.	Shop No 2, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, Uran., Taluka Uran, Distt Raigad- 400702 in the name of Mr Anand Kumar Srivastava. Built up: 352.00 sq Ft Shop No 3, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, CTS No. 422/1, 422/2, 422/3, 422, 423 , Near Pallavi Hospital, Uran., Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava. Built up: 290.00 sq Ft Shop No 4, Ground floor, "Riddhi Siddhi Appt", Kamtha Road, CTS No. 422/1, 422/2, 422/3, 422, 423 , Uran., Taluka Uran, Distt Raigad-400702 in the name of Mr Anand Kumar Srivastava Built up: 370.00 sq Ft Shop No 22, Ground floor, Madhavi Complex, opp. Charphata Bus Depo, Karanja Road, At Chanje, Navi Mumbai, Tal Uran, Distt Raigad 400702 in the name of Mr Jitendra Vithoba Chavan Built up: 237.00 sq Ft Shop No 23, Ground floor, Madhavi Complex, opp. Charphata Bus Depo, Karanja Road, At Chanje, Navi Mumbai, Tal Uran, Distt Raigad 400702 in the name of Mr Amar Kumar Srivastava Built up: 257.00 sq Ft Flat no A-103, first floor, Mayura CHS Ltd, Anand Nagar, Uran, Navi Mumbai in the name of Mr Amar Kumar Srivastava Built up: 575.00 sq Ft Flat no 303, 3rd Floor, "Madhavi Complex", opp. Charphata Bus Depo, Karanja Road, At Chanje, Taluka Uran, Distt Raigad -400702 in the name of Mrs Sangeeta Anand Srivastava Built up: 1035.00 sq Ft	A) 24.10.2018 B) Rs. 3,07,94,048.01 (As on 01.10.2018 plus interest & charges thereon) C) 16.01.2019 D) Symbolic	A) Rs. 34,85,000/- B) Rs. 3,48,500/- (26.11.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs 28,71,000/- B) Rs. 2,87,100/- (26.11.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 36,63,000/- B) Rs. 3,66,300/- (26.11.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 23,46,000/- B) Rs. 2,34,600/- (26.11.2025 upto 3.00 pm) C) 5,000/- A) Rs. 25,45,000/- B) Rs. 2,54,400/- (26.11.2025 upto 3.00 pm) C) 5,000/- A) Rs. 20,70,000/- B) Rs. 2,07,000/- (26.11.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 40,60,000/- B) Rs. 4,06,000/- (26.11.2025 upto 3.00 pm) C) Rs. 5,000/-	26.11.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

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.