

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	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI ACT 2002 Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price B) EMD (Last Date) C) of deposit of EMD)	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)	(a) ARMB Thane (b) Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma (Borrower/Mortgagor) Flat No. 404, 4th Floor, Gulmohar CHS Ltd, Kamatghar, Anjurphata, Bhiwandi- 421302 & Flat No. 94, 9th Floor, Building No. L, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane-421302	Residential Flat No. 94, situated on 9th Floor, L Wing, Known as Apurva, Amantra Complex, Survey No. 34 to 35, 37, 49 to 53 & others of village Ranjnoli, Near Bhiwandi Bypass, Kalyan Bhiwandi Road, Kalyan (West), Taluka Bhiwandi, District Thane-421302 (Carpet Area: 851 Square Feet) Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma	A) 11.10.2022 B) 53,51,769.66 (As on 30.09.2022) Plus Interest & Charges C) 19.09.2024 D) Physical	A) Rs 46,90,000/- B) Rs 4,69,000/- (27.06.2025) C) Rs 5,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m.	NIL Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
2)	(A) ARMB Thane (B) Mr. Hero Menghraj Kotwani & Mrs. Neha Hero Kotwani (Borrower) Flat No. 401, 4th Floor, Shiv Gange Residency, Near Shastri Hall And Bhatia Hospital, Ulhasnagar 5, District Thane -421005	Flat No. 401, 4th Floor, Shiv Gange Residency, Block No. 35, Room No. 205 & 206 Near Shastri Hall And Bhatia Hospital, Ulhasnagar 5, District Thane -421005 Built Up Area: 810 Sq Ft Mr. Hero Menghraj Kotwani & Mrs. Neha Hero Kotwani	A) 11.10.2022 B) Rs 41,02,053.95.00 (As on 30.09.2022) Plus Interest & Charges C) 19.04.2024 D) Physical	A) Rs 32,49,000/- B) Rs 3,24,900/- (27.06.2025) C) Rs 5,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m.	NIL Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
3)	(A) ARMB Thane (B) Mr. Prakash Devandas Mangwani (Borrower/Mortgagor) & Mr. Amit Prakash Mangwani (Borrower) Flat No. 202, C-Wing, Nikhileshwar Complex Behind Venus Cinema, Section 25, Ulhasnagar- 421004	Flat No. 202, C-Wing, Nikhileshwar Complex, Plot No. 619 (P), Section-25, Behind Venus Cinema, Ulhasnagar-4, District Thane-421004 (Built up Area: 653 Sq Ft.) Mr. Prakash Devandas Mangwani	A) 12.10.2022 B) Rs. 21,84,111.28/- (As on 30.09.2022 plus interest & charges C) 22.04.2024 D) Physical	A) Rs 25,20,000/- B) Rs 2,52,000/- (27.06.2025) C) Rs 5,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m.	NIL Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
4)	(A) ARMB Thane (B) Mrs. Jyoti Narayan Raghani & Mr. Naraindas Raghani (Borrower/Mortgagor), M/S Magic Lamps (Borrower), Prop: Tarun NRaghani (C) Narain Niwas, Located At Block No. A-197, Room No. 393, CTS No. 23523, Municipal Ward No. 50, Village Ulhasnagar Camp No. 4, Near Shanti Prakash Statue, Ulhasnagar, Thane- 4201004	Residential Cum Commercial Premises Known As Narain Niwas, Located At Block No. A-197, Room No. 393, CTS No. 23523, Municipal Ward No. 50, Village Ulhasnagar Camp No. 4, Near Shanti Prakash Statue, Ulhasnagar, Thane- 4201004 Area Of Plot: 2022 Sq Ft RCC: 773 Sq. Ft, Load Bearing Structure: 1458 Sq. Ft (Mrs. Jyoti Narayan Raghani & Mr. Naraindas Raghani)	A) 07.05.2021 17.08.2022 B) Rs. 99,71,790/- (As On 07.05.2021, 17.08.2022) Plus Interest & Charges C) 05.03.2024 D) Symbolic	A) Rs 1,27,67,000/- B) Rs 12,76,700/- (27.06.2025) C) Rs 10,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m.	NIL Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
5)	(a) ARMB Thane (b) Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar (Co-Borrower & Mortgagor) Flat No B-103, 1st Floor, 1st Floor, B- Wing, Building No. 02, Panchamurt CHS Ltd, Village Manda, Near Manda Police Station, Vasundri Road, Titwala (West), Kalyan, Thane- 421605	Residential Flat No. 103, situated on 1st Floor, B Wing, Building No. 2 Known as Panchamurt CHS Ltd, Village Manda, Near Manda Police Station, Vasundri Road, Titwala (West), Kalyan, Thane- 421605 (Built Up Area: 711 Sq Ft) Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar	A) 25.05.2022 B) Rs 39,19,115.84 (As on 07.04.2022) plus Interest & Charges C) 30.08.2022 D) Symbolic	A) Rs 34,56,000/- B) Rs 3,45,600/- (27.06.2025) C) Rs 5,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m.	NIL Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
6)	(A) ARMB Thane (B) Mr. Hitesh Laxhi Valecha (Borrower) Mrs. Mamta Laxhi Valecha (co- Borrower) Add- Flat no 102, 1st floor, Sai Krupa Apartment, room no 11 & 12, Barak no 1590, section no 27, Satramdas Hospital road, Ulhanagar, Thane- 421004	Residential Flat no. 102, 1st floor, Sai Krupa Apartment, room no 11 & 12, Barak no 1590, section no 27, Satramdas Hospital road, Ulhanagar, Thane- 421004 Carpet area 634 sq feet Mr. Hitesh Laxhi Valecha Mrs. Mamta Laxhi Valecha	A) 08.04.2024 B) 25,46,0840.80/- (As on 30.03.2024) Plus Interest & Charges C) 02.07.2024 D) Symbolic	A) Rs 32,98,000/- B) Rs 3,29,800/- (27.06.2025) C) Rs 5,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m.	NIL Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
7)	ARMB Thane M/s. Pace Elevators & Engineering Co. Pvt. Ltd. Directors Mr. Raja Ram Gaikwad & Mrs. Madhuri Gajendra Jagtap and Legal heir of late Mr. Gajendra Vishwanath Jagtap 1-A/4, Adarsh Industrial Estate, Upvan, Pothran Road No. 1, Taluka & Dist Thane.	Room No. B-7, Plot No. 142, Shree Siddhanath CHSL, New Mahada Colony, Pawar Nagar, Village Majiwade, Thane (West) - 400601. In the name of Mrs. Madhuri Gajendra Jagtap Built Up Area: 300.00 Sq Ft	A) 01.08.2023 B) Rs. 47,65,232.66/- plus Interest & charges thereon C) 09.02.2024 D) Symbolic	A) Rs 37,00,000/- B) Rs. 3,70,000/- (27.06.2025 upto 03.00 pm) C) Rs. 5,000/-	27.06.2025 10.00 am to 04.00 pm	Not Known to Us Vasim Kazzani- 9167566135 Amritpal Singh - 8057134735 Satyendra Mishra- 9903085950
8)	ARMB Thane Mr. Shamir Rahim Khan Add: Flat No. 202, 2nd Floor, B-Wing, Jay Saraswati CHSL, Ever Shine Enclave, Old Survey No. 496, New Survey No. 105, Village Bhayander, Mira Road East, Thane 401107	All that part and parcel of the property consisting of Equitable mortgage of Flat No. 201, 2nd Floor, B-Wing, Jay Saraswati CHSL, Ever Shine Enclave, Old Survey No. 496, New Survey No. 105, Village Bhayander, Mira Road East, N H School, Thane 401107. Adm. 502 Sq. ft. carpet area in the name of Mr. Shamir Rahim Khan	A) 11.07.2023 B) Rs. 44,76,460.72 as on 30.03.2021 plus Interest & charges less recovery thereon C) 26.10.2023 D) Symbolic	A) Rs. 50,00,000/- B) Rs. 5,00,000/- (27.06.2025 upto 03.00 pm) C) Rs. 5000/-	27.06.2025 10.00 am to 04.00 pm	Not Known to Us Vasim Kazzani- 9167566135 Amritpal Singh - 8057134735 Satyendra Mishra- 9903085950
9)	ARMB Thane Mr. Abhishek Varma Add: Flat No. G3-G4, Know City Park Apartment, RS No 152/2 PTPS No 1831 City Survey Ward Surat Gujarat 395002	Merged Flat No. G-03 & G04 at Ground Floor City Park Apartment Behind Ashirwad Palace, Near Jlvkr Nagar, Ghod Dood Road, At Majura R.S. Road, AT Paiky TP No. 9 (Majura) FP No. 183/B, Taluka Surat City, Dist. Surat 395002. Area Admn 3500 sq.ft super build up	A) 18.05.2021 B) Rs. 2,17,22,706.00 as on 30.12.2020 plus Interest & charges less recovery thereon C) 03.09.2021 D) Symbolic	A) Rs. 1,26,00,000/- B) Rs. 12,60,000/- (27.06.2025 upto 03.00pm) C) Rs. 5000/-	27.06.2025 10.00 am to 04.00 pm	Not Known to Us Vasim Kazzani- 9167566135 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:

- 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.

	02, Panchamurti CHS Ltd, Village Manik, Police Station, Vasundri Road, Titwala (West), Kalyan, Thane- 421605	Up Area: 711 Sq Ft) Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar	D) Symbolic				
6)	(A) ARMB Thane (B) Mr Hitesh Lakhi Valecha(Borrower) Mrs Mamta Lakhi Valecha (co- Borrower) Add- Flat no 102, 1st floor, Sai Krupa Apartment , room no 11 & 12, Barak no 1590, section no 27, Satramdas Hospital road, Ulhanagar, Thane- 421004	Residential Flat no. 102, 1st floor, Sai Krupa Apartment, room no11& 12, Barak no 1590, section no 27, Satramdas Hospital road, Ulhanagar, Thane-421004 Carpet area 634 sq feet Mr Hitesh Lakhi Valecha Mrs Mamta Lakhi Valecha	A) 08.04.2024 B) 25.46,0840.80/- (As on 30.03.2024) Plus Interest & Charges C) 02.07.2024 D) Symbolic	A) Rs 32,98,000/- B) Rs 3,29,800/- (27.06.2025) C) Rs 5,000/-	Date: 27.06.2025 Time: 10.00 a.m. to 04.00 p.m	NIL	Abhinav Kumar- 8709549907 Amritpal Singh - 8057134735 Satyendra Mishra-9903085950
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- 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>
- For detailed term and conditions of the sale, please refer Website <https://baanknet.com> & www.pnbindia.in.

Date : 03.06.2025

Place : Mumbai

Sd/-

Authorised Officer, Punjab National Bank