

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 properties 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 as per 13(2) + Intt. & Charges C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession S y m b o l i c / P h y s i c a l / Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E- Auction	Details of the encumbrances known to the secured creditors
1	ARMB Mumbai City Mr.Subhash Ramchandra Fansamkar	S No 301, Gat No 1925-A/2 (old S No 1925) , Bungalow No 19, Shantinagar, Village-Lanja, Tal-Lanja, Dist -Ratnagiri 416712	A) 15.09.2025 B) Rs.1,85,72,390.70 as on 31.01.2026 + further interest & other charges C) Dated: 16.12.2025 D) Symbolic	A) Rs.92,89,000/- B) Rs.9,28,900/- 28/04/2026 (Up to 04.00 PM) C) Rs. 25,000.00	28/04/2026 11.00 AM to 4.00 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, 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: 04.04.2026
Place: Ratnagiri

Sd/- Authorised Officer,
Punjab National Bank