

पंजाब नैशनल बैंक Punjab National Bank

...भरपूर का प्रतीक !

...the name you can BANK upon !

मंडलशस्त्र, ठाणे, तीसरातल, पी.एन.बी., प्रगतीटॉवर,
जीव्हाक, बांद्राकूरलकम्प्लेक्स, वान्द्रापूर्व, मुम्बई-400051
मेल: cs8325@pnb.bank.in

ARMB Thane, 3rd Floor, PNB Pragati Tower, Plot No. C - 9,
Block - G, Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
E-mail: cs8325@pnb.bank.in

WITHOUT PREJUDICE

PNB/Recovery/NPA/e-Auction/2025-26

Dated: 29.04.2026

Mr. Manoj Jiwatram Lalwani B/802 Vikas Paradise Tower – 1, LBS Marg, Mulund (West), Mumbai 400080	Mrs. Ritika Manoj Lalwani B/802 Vikas Paradise Tower – 1, LBS Marg, Mulund (West), Mumbai 400080
Mr. Manoj Jiwatram Lalwani C/o. M/s. V J Automobiles Pvt. Ltd., Shri Sai, Sri Sainath Complex, Kalyan Ambarnath, Ulhasnagar, Dist. Thane 421004	Mrs. Ritika Manoj Lalwani C/o. M/s. V J Automobiles Pvt. Ltd., Shri Sai, Sri Sainath Complex, Kalyan Ambarnath, Ulhasnagar, Dist. Thane 421004
Mr. Manoj Jiwatram Lalwani Survey No. 92/8 & 90/10/2, Village Gove, Near Toll Naka, Off. Kalyan Bhiwandi Road, Bhiwandi, Thane 421311	Mrs. Ritika Manoj Lalwani Survey No. 92/8 & 90/10/2, Village Gove, Near Toll Naka, Off. Kalyan Bhiwandi Road, Bhiwandi, Thane 421311

Notice under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Dear Sir,

Sub: Sale of Secured Assets

Please refer to the notice dated 10.07.2024 issued by the Authorized Officer u/s 13(2) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, and also possession notice dated 27.06.2025 while taking the possession of the under mentioned assets on 27.06.2025

All that part and parcel of the property of Land bearing S. No. 92, Hissa No. 8, Adm. Area OH-06R-1P, S. No. 90, Hissa No. 10/2 Adm. Area OH-11R-4, Pot Kharba OH-06R-6P and patra shed thereon consisting Ground Floor, built up area Adm. 1770 Sq. Ft. (Service Shed) and Ground Floor built up area Adm. 1200 Sq. Ft. (Washing Shed). Total Adm. 2970 Sq. Ft. built up, lying being situated at Village – Gove, Taluka Bhiwandi, District Thane.

In this connection, you are hereby called upon to pay the outstanding dues amounting to Rs. 2,03,82,922.38 (Rs. Two Crore Three Lakhs Eighty-Two Thousand Nine Hundred Twenty-Two and Paise Thirty-Eight only) as mentioned in the above notices with up to date interest @ contracted rate, less amount paid by you after Date of NPA plus costs incurred by the Authorized Officer while taking possession of the said assets and thereafter for preservation of the same, within 15 days from the date of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period we shall be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

This notice is sent to you for your information and co-operation for disposal of these secured assets at a reasonable price.

Property Type	Reserve price	EMD Amount & Last date of deposit EMD	Bid Increment Amount	E Auction Date & Time
All that part and parcel of the property of Land bearing S. No. 92, Hissa No. 8, Adm. Area OH-06R-1P, S. No. 90, Hissa No. 10/2 Adm. Area OH-11R-4, Pot Kharba OH-06R-6P and patra shed thereon consisting Ground Floor, built up area Adm. 1770 Sq. Ft. (Service Shed) and Ground Floor built up area Adm. 1200 Sq. Ft. (Washing Shed). Total Adm. 2970 Sq. Ft. built up, lying being situated at Village – Gove, Taluka Bhiwandi, District Thane.	Rs. 2,55,00,000/-	Rs. 25,50,000/- upto 25.05.2026	Rs. 25,000/-	26.05.2026 (11.00 am to 04.00 pm)

Thanking you,

AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR

