

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 earned 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) / Mortgagee(s) / Guarantors	Description of the Immovable Properties Mortgaged Name of Mortgagee / Owner of property	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 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	Circle Office Thane Branch: Seawoods 511610 M/S Flamax Wire Industries Mr. Shashikant Shinde Mr. Sanjay Shinde Mr. Dadu Shinde Commercial Shop No. 202, 213 & 215, Udyog/Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002	Commercial Shop No. 202, Udyog/Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002 (Admeasuring - 185 sqft carpet) Owner - Shashikant Dadu Shinde	A) 01.10.2018 B) Rs. 17,06,742.50 (Rs. Seventeen lacs Six Thousand Seven Hundred Forty Two and Paise Fifty only) as on 30.09.2018 plus interest and charges C) 26.07.2023 D) Physical	A) Rs. 5,70,000/- B) Rs. 57,000/- (17.07.2026 upto 3.00 pm) C) Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
2	Circle Office Thane Branch: Ghatkopar (409300) M/S Secoh Impex. Sh. Paresh J Shah (Proprietor) 21, Shripad, 194 Garodia Nagar, Ghatkopar East, Mumbai-400077	Office premise no 115, 1st Floor E- Wing Kailas Industrial Complex, S NO 136(Part), CTS no 1/7 Behind Godrej Residential Complex Powai Link Road, Vikhroli Park Site, Near HMPL Surya Nagar, Vikhroli (West)-400079 Carpet Area- 193.00 Sq Ft	A) 21.10.2023 B) Rs. 36,19,300.36 (as on 30.09.2023 plus interest & charges) C) 21.03.2024 D) Physical	A)Rs. 25,40,000/- B)Rs. 2,54,000/- (17.07.2026 upto 03.00 pm) C)Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
3	Circle Office Thane Branch: Seawoods 511610 Mr. Vivek Subramanian Residential Flat No. 404, A Wing, Adishwara CHSL, Plot No.2B, Sector 9A, Vashi, Navi Mumbai-400703.	Residential Flat No.05, First Floor, Bldg. No. 38, Haware Karekar Nisarg CHSL, Vill- Pale Budruk, Talaja MIDC, Taluka Panvel, Dist Raigad 410218. (Admeasuring - 422 sqft carpet) Owner - Mr. Vivek Subramanian	A) 27.01.2016 B) Rs. 7,00,723/- as on 31.12.2015 plus interest and Charges C) 03.08.2016 D) Physical	A) Rs. 15,40,000/- B) Rs. 7,00,723/- (17.07.2026 upto 3.00 pm) C) Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
4	Circle Office Thane Branch Ghodbunder Road (610000) Mr. Renudevi Pintu Yadav, Mrs. Sandhya Sushil Harihar Singh Flat No. 504, 5th Floor, A-Wing, Anjani Paradise CHSL, Off Mangpada Road, Near Union Bank of India, Nandivali, Taluka Kalyan, Dombivli East 421204	Flat No. 504, 5th Floor, A-Wing, Anjani Paradise CHSL, Off Mangpada Road, Near Union Bank of India, Nandivali, Taluka Kalyan, Dombivli East 421204 (Admeasuring 375 Built Upt area) Owner : Mr. Sushil Harihar Singh	A) 02.05.2024 B) Rs. 11,07,375.60 (plus interest & charges) C) 26.08.2024 D) Symbolic	A) Rs. 15,03,000/- B) Rs. 1,50,300/- (17.07.2026 upto 03.00 pm) C) Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
5	Circle Office Thane Branch (053110) Mr. Pramod Shinde Flat No.105, 1st Floor, Abhilasha CHSL, Near Guru Nanak School, Kurla Camp, Ullhasnagar 421004	Flat No.105, 1st Floor, Abhilasha CHSL, Near Guru Nanak School, Ullhasnagar 421004 (Admeasuring 685 Built Upt area) Owner : Mr. Pramod Joseph Shinde	A) 30.09.2023 B) Rs. 5,63,648.86 (plus interest & charges) C) 09.04.2025 D) Symbolic	A) Rs. 35,80,000/- B) Rs. 2,58,000/- (17.07.2026 upto 03.00 pm) C) Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
6	Circle Office Thane Branch: Airoli (589400) Mr. Pintu Yadav Mrs. Renudevi Pintu Yadav, Flat No. 102, C Wing, Bldg No.2, Type-A, ESG Sankul Bldg, Survey No. 84, Mashkal Phata, Kalyan Golavali Road, Ankhar Village, Titwala 421605 Built Up Area: 865 SFT Mr. Pintu Yadav Mrs. Renudevi Pintu Yadav Mr. Briji Mohan Yadav Quality Copany-2, Mannulal Chawl, Beturkar Pad, Kalyan West 421301	Flat No. 102, C Wing, Bldg No.2, Type-A, ESG Sankul Bldg, Survey No. 84, Mashkal Phata, Kalyan Golavali Road, Ankhar Village, Titwala 421605 Built Up Area: 865 SFT Mr. Pintu Yadav Mrs. Renudevi Pintu Yadav Mr. Briji Mohan Yadav	A) 08.11.2019 B) Rs. 16,14,686.00 (plus interest & charges) C) 19.01.2021 D) Symbolic	A)Rs. 14,60,000/- B)Rs. 1,46,000/- (17.07.2026 upto 03.00 pm) C)Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
7	Circle Office Thane Branch: Jitendra Chandrakant Dhotre Mrs. Kavita Jitendra Dhotre Mrs. Chandrakala Dhotre Shree Devi Aptt, Flat No. 4, 4th Floor, A/Wing, Brahmin Ally, Kasbe Village, Near Bhiwandi Talkies, Bhiwandi 421302	Shree Devi Aptt, Flat No. 4, 4th Floor, A/Wing, Brahmin Ally, Kasbe Village, Near Bhiwandi Talkies, Bhiwandi 421302 (Admeasuring 375 Carpet area) Owner : Mr. Jitendra Chandrakant Dhotre Mrs. Kavita Jitendra Dhotre Mrs. Chandrakala Dhotre	A) 17.07.2018 B) Rs. 20,85,567/- (plus interest & charges) C) 17.12.2018 D) Symbolic	A) Rs. 13,00,000/- B) Rs. 1,43,000/- (17.07.2026 upto 03.00 pm) C) Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
8	Circle Office Thane Branch: Nerul 089210 Mr. Bhagwan Uttam Patil (Borrower), Hari Om Complex B-104, Sector-18, Plot No.80, Kamotho Navi Mumbai 410209 Mr. Dilip Rangnath Adhawe (Gurantor), Room No.412, Prabhu Apartment, Sector-18, Kampothe, New Panvel 410209. Shahaji Nagar Municipal Urdu School No.3, Cheetah Camp, Mankhurd Mumbai 400088.	Residential Flat No.101, Gauri Ganesh Aptt, Plot No.6, Kallundre, New Panvel, Navi Mumbai 410206 (Admeasuring - 499.13 sqft BUA) Owner - Mr. Bhagwan Uttam Patil	A) 01.09.2023 B) Rs. 1,23,292.52 (As on 31.08.2023) plus Interest & Charges C) 21.11.2023 D) Symbolic	A) Rs.20,80,000/- B) Rs. 2,08,000/- (17.07.2026 upto 3.00 pm) C) Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
9	Circle Office Thane Branch: Ullhasnagar-3056110 Mr. Bhagwan Laxmanrao Sonkamble Mrs. Jayashree Bhagwan Sonkamble Room No.10, 1st Floor, Dutta Aptt, Katemanivali, Kalyan 421306	Flat No.402, 4th Floor, Gajanan Samrudhi, Wing B, S. No.33, Hissaa No. 1/1/2, Bhanushali Nagar, Atmarnanagar Road, Vitthalwadi, Khadegolavali, Kalyan 421306 Owner: Mr. Bhagwan Laxmanrao Sonkamble Mrs. Jayashree Bhagwan Sonkamble Area : 326.47 SFT Carpet	A) 22.03.2024 B) Rs. 2,01,329.11 (as on 29.02.2024 plus interest & charges) C) 01.01.2025 D) Symbolic	A)Rs. 22,50,000/- B)Rs. 2,25,000/- (17.07.2026 upto 03.00 pm) C)Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
10	Circle Office Thane Branch: Dombivli 155020 Mr. Anwar Nabi Ali Sayyed Mrs. Fatima Sanwarbabi Sayyed D.404, 4th Floor, Rahul Nagar CHSL, R A kidwai Nagar, Wadala, Mumbai 400031	Flat No.1, 3rd Floor, Building No. OB-01, Shubh Griha CHSL, Vii Khativali, Shahapur, Thane 421301 Onwner : Mr. Anwar Nabi Ali Sayyed Mrs. Fatima Sanwarbabi Sayyed Area : 363 SFT Carpet	A) 16.08.2025 B) Rs. 10,92,125.93 (as on 16.08.2025 plus interest & charges) C) 03.02.2026 D) Physical;	A)Rs. 14,80,000/- B)Rs. 1,48,000/- (17.07.2026 upto 03.00 pm) C)Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
11	Circle Office Thane Branch: APMC Vashi 386400 Mr. Tulsiaram P Naik A-2, Room No.601, Sectors-21, Vashi Turbhe, Navi Mumbai 400703	Flat No.304, 3rd Floor, Pundalik Sadan Apartment, S. No.64, Vill Nandivali, Nandivali Pada, Mangpada Road, Dombivli 421203 Onwner : Mr. Tulsiaram P Naik Area : 372.30SFT Carpet	A) 05.09.2015 B) Rs. 16,64,582.00 (as on 30.06.2025 plus interest & charges) C) 23.03.2018 D) Physical; 23.03.2018	A)Rs. 10,65,000/- B)Rs. 1,06,500/- (17.07.2026 upto 03.00 pm) C)Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
12	Circle Office Thane Branch: Shahpur 947600 Late Shri Radheshyam R Gurjar & all his legal heirs Mrs. Susheela R Gurjar Flat No.104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangan West 421601 Mrs. Susheela R Gurjar 203, Mata Devra Navaniya, Taluka Vallabh Nagar, Navaniya, Udaipur Rajasthan 313601 Mr. Prakash Maruti Shinde (Gurantor) Flat No.103, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangan West 421601	Flat No.104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangan West 421601 (Area: 387.50SFT Carpet) Owner : Shri Radheshyam R Gurjar & all his legal heirs Mrs. Susheela R Gurjar	A) 22.11.2023 B) Rs. 17,22,009.62 (As on 30.10.2023) plus Interest & Charges C) 20.02.2024 D) Symbolic	A) Rs13,70,000/- B) Rs. 1,37,000/- (17.07.2026 upto 3.00 pm) C) Rs 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
13	Circle Office Thane Branch: Ghodbunder (610000) Mr. Vinod Krishna Tupe and Mrs. Prabha Vinod Tupe Flat No. 101/102, B-Wing, Laxmi Niwas Building, Near Nagark Bank, Thange Alley, Behind Fire Station, Bhiwandi Talkies Road, Sant Narnode Road, Near Gurudev Shopping Centre, Vill Bhiwandi 421308 Built Up Area of Amalgamated Flat B-101 and B-102 is 600 SFT and 450 SFT respectively Owner: Vinod Krishna Tupe and Mrs. Prabha Vinod Tupe	Flat No.101 & 102, B-Wing, Lami Niwas Building, Near Nagark Bank, Thange Alley, Behind Fire Station, Bhiwandi Talkies Road, Sant Narnode Road, Near Gurudev Shopping Centre, Vill Bhiwandi 421308 Built Up Area of Amalgamated Flat B-101 and B-102 is 600 SFT and 450 SFT respectively Owner: Vinod Krishna Tupe and Mrs. Prabha Vinod Tupe	A) 20.07.2022 B) Rs. 23,26,151.36 (As on 20.07.2022) plus Interest & Charges C) 03.11.2022 D) Symbolic	A) Rs36,00,000/- B) Rs.3,60,000/- (17.07.2026 upto 3.00 pm) C) Rs 5,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
14	Circle Office Thane Branch: Ullhasnagar-3(056110) Mr. Sunil Hiranand Gurnani (Borrower) Ms. Godavari Hiranand Gurnani and Ms. Anita Hiranand Hiranand Gurnani (Guarantor and Mortgagee) Flat No.304,3rd Floor, Mayur Heights main Bazar Road, Station Road, Ullhasnagar-3421002	Flat No.111, 1st Floor, D Wing, Ramayan Nagar CHSL, U No165, Sheet No.19, Sector 23, CTS No.16334, Ullhasnagar Camo-3, Thane 421003 Built Up Area 595 SFT Owner: Sunil Hiranand Gurnani	A) 10.10.2022 B) Rs. 24,83,067.00 (As on 20.07.2022) plus Interest & Charges C) 26.10.2023 D) Physical	A) Rs20,00,000/- B) Rs. 2,00,000/- (17.07.2026 upto 3.00 pm) C) Rs 5,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
15	Circle Office Thane Branch: Ghatkopar (106010) Mr. V Subramanian Velukonar Flat No.11, B Wing Prathamash Apartment, Mother Teresa Road, Matunga Camp, Mumbai 400019	Flat No.11, B Wing Prathamash Apartment, Mother Teresa Road, Matunga Camp, Mumbai 400019 Built Up Area 270 SFT Owner: V Subramanian Velukonar	A) 28.02.2024 B) Rs. 24,29,991.62 (As on 28.02.2024) plus Interest & Charges C) 14.05.2024 D) Symbolic	A) Rs.48,60,000/- B) Rs.4,86,000/- (17.07.2026 upto 3.00 pm) C) Rs 5,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
16	Circle Office Thane Branch: Dombivli 155020 Ms. Upasana Sunil Prasad (Borrower), C-9/3, Gayatriidhan Phase-2, Manda East, Titwala 421605 Flat No.48F, PocketB/5, Mayur Vihar, Phase 03, Near Gautam Public School, Delhi 110096. Mr. Shrikant Kumar (Guarantor), C-9/3, Gayatriidhan Phase-2, Manda East, Titwala 421605 Ms. Madhu W/O Anand Shah (Guarantor), A-13, Mayfair Garden, Little Gibbs Road, Malabar Hill, Mumbai 400006	Flat No. 104, 1st Floor, A-Wing, Bldg No.01, Gaggrih Nilas, Ner Wankhede Hospital & Old Khandala Ghat, Village Khopoli, Taluka Khatapur, Dist Raigad 410204 Owner: Ms Upasana Sunil Prasad Area : 428 SFT including Balcony (365+63)	A) 11.10.2022 B) Rs. 23,39,413.35 (as on 30.06.2024 plus interest & charges) C) 23.12.2022 D) Symbolic	A)Rs. 17,34,000/- B)Rs. 1,73,400/- (17.07.2026 upto 03.00 pm) C)Rs. 1,000/-	17.07.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
17	Circle Office Thane Branch Ullhasnagar-4 (335800) M/S Sona Synthetics	INDUSTRIAL PREMISES GALA NO 1 TO 9 , GROUND+2ND FLOOR STRUCTURE , BUILDING NO 29 , NEAR TCI PETROL PUMP , BHIWANDI-WADAROAD, VILLAGE KOPAR, TAL BHIWANDI, DIST THANE 421302 Area 21855 SFT	A) 26.12.2019 B) Rs. 14,10,524/- (as on 24.12.2019 plus interest and charges) C) 08.10.2025 D) Physical	A) Rs. 2,50,00,000/- B) Rs. 25,00,000/- (04.08.2026 upto 03.00pm) C)Rs. 25000/-	04.08.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
18	Circle Office Thane Branch : Thane East 330300 Mr. Ilyas Gaus Sayyed & Mrs. Shama Ilyas Sayyed Room No.322, B-Wing, 3rd Floor, Bldg. No.19, Banganga Sainath CHSL, Near Lalulbhai Compound, Jijamata Road, Mankhurd, Kurla, Mumbai 400043	Room No.322, B-Wing, 3rd Floor, Bldg. No.19, Banganga Sainath CHSL, Near Lalulbhai Compound, Jijamata Road, Mankhurd, Kurla, Mumbai 400043 Built Up Area : 270 SFT Owner : Mr. Ilyas Gaus Sayyed	A) 07.09.2019 B) 16,27,875/- (as on 07.09.2019 plus interest and charges) C) 10.07.2024 D) Physical	A)Rs.26,40,000/- B)Rs.2,64,000/- (04.08.2026 upto 03.00pm) D)5000/-	04.08.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
19	Circle Office Thane Branch : New Panvel 330300 Mr. Vaibhav Sadashiv Thorat Ms. Vaishali Sadashiv Thorat Flat No.302, Ektia Residence, Plot No.14, Sector No.6, Khanda Colony, New Pnvel 410206	Flat No.1003, 10th Floor, Bldg No. L-13, Asavan Housing Complex, Mass Housing Scheme (LIC), Plot No.1, Sector No.27, Talaja Phase-2, Navi Mumbai 410208 Carpet Area : 321 SFT Owner : Mr. Vaibhav Sadashiv Thorat	A) 26.12.2019 B) Rs. 14,10,524/- (as on 24.12.2019 plus interest and charges) C) 08.10.2025 D) Physical	A)Rs.31,78,000/- B)Rs.3,17,800/- (04.08.2026 upto 03.00pm) C) Rs.5000/-	04.08.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526

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 "WHATSOEVER 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. 3. The sale will be done by the undersigned through e-auction platform provided at the Website <https://baanet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://baanet.com> and www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://baanet.com>) using their email-id and mobile number. The process of eKYC is to be done through DigLocker. 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 notices and/or 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: 02.07.2026

Place: Mumbai

Sd/-
 Authorised Officer,
 Punjab National Bank

POSSESSION NOTICE

For Immovable Property as per Rule 8-(1) of the Security Interest (Enforcement) Rules, 2002 and Appendix- IV Whereas, the undersigned being the Authorized Officer of Piramal Finance Ltd. (Formerly Known as Piramal Capital and Housing Finance Corporation Ltd) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd. (Formerly Known as Piramal Capital and Housing Finance Corporation Ltd) for an amount as mentioned herein under with interest thereon.

SN.	Loan Account No	Name of Obligor(s)/Legal Heir(s) /Legal Representative(s)	Demand Notice Date and Amount	Date of Possession
1	1JHLSAO HLSA0000E2FC 2JHLSA0000E2FCTU	1.Saleem Bashu Shaikh (Borrower) 2.Sayra Saleem Shaikh (Co-Borrower) Party No.1, Resi At: House No. Q18 Ward Opp. Mamik Medical Nr Shahu Sena chowk Kolhapur City Karvir, Kolhapur Maharashtra 416012 Party No.2 Having Resi Add at: House No.14 65 B Ward Shahu Sena Chowk, Kolhapur City Karvir, Kolhapur Maharashtra 416001 Both Party No.1 & 2 Having Property Address: CTS No.1927, Flat Unit No 102, 1st Floor, Nirmala Towers, Opp, Mulicha Putuala, E Ward Rajarampur, 13th Lane Kolhapur, Maharashtra 416012 Party No.3 Having Office Address: Popular Motors JJ Dencity Complex Penjapal Main Road Nr Magdum Hospital, Karvir Kolhapur, Maharashtra 416008	24-07-2025 foran amount Rs. 8,05,404.06- (Rupees Forty Lacs Fifty-Nine Thousand Four Hundred Four and Paise Six Only in A/c No HLSA0HLSA0000E2FC Rs.64,77,06/Rupees Five Lacs Sixty-Four Thousand Seven Hundred Seventy-Six and Paise Six Only) in A/c No. HLSA0000E2FCTU	27/06/2026 (Physical Possession)

Description of the Property
ALL THE PART AND PARCEL OF THE PROPERTY BEARING
CTS No.1927, Flat Unit No.102, 1st Floor, Nirmala Towers, Opp. Maulicha Putala, E Ward Rajarampur
13th Lane Kolhapur, Maharashtra - 416012

Date: 02-07-2026

Place: Kolhapur (Authorized Officer)

Piramal Finance Limited

ONLINE E-AUCTION SALE OF ASSETS

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short referred to as SARFAESI Act) and Security Interest (Enforcement) Rules, 2002 (in short referred to as RULES) and pursuant to the possession of the secured asset of the borrower mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured asset by auction sale. Notice is hereby given to the public in general and to the borrower and guarantors in particular, that the under mentioned property mortgaged to Phoenix ARC Limited (Formerly known as Phoenix ARC Private Limited) acting in its capacity as Trustee of Phoenix Trust FY14-13 - Scheme A (Phoenix) (pursuant to assignment of debt by Saraswat Co-Operative Bank Limited in favour of Phoenix vide Assignment Agreement dated 28.03.2014) will be sold on : AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 6, 7, 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website <https://www.bankauctions.com>.

Name of the Borrower/Guarantors/Mortgagors	1. M/s. Balaji Universal Tradelink Private Limited 2. Mr. Madhusudan Dhirajlal Mehta 3. Mr. Hastimal N. Khandelwal 4. Mrs. Lata Manojkumar Punamiya 5. Late Indumati M. Mehta 6. Mr. Manojkumar Babul Punamiya 7. M/s. Balaji Lifestyle Realtors Private Limited
Amount due as demand notice issued by the Authorised Officer of Phoenix	Rs.79,32,89,695/- (Rupees Seventy-Nine Crores Thirty-Two Lakhs Eighty-Nine Thousand Six Hundred Ninety-Five Only) as on 01.03.2023 with future interest at contractual rate together with incidental expenses, costs, charges etc as per the Demand Notice dated 06.04.2023 issued under section 13(2) of the SARFAESI Act, 2002.
Description of the Secured Asset being auctioned	Item I - (Winderemere): All that premises being lying and situated at Flat no. 112/2B, measuring area 1160 sq ft. on 11th floor in Building No. 2, "B" wing, Winderemere 2-B Co-operative Housing Society Ltd., Near Green Park, Oshiwara, Off Link Road Andheri (W), Mumbai -