punjab national bank
Together for the better

**ARMB Mumbai Western**
PNB Pragati Tower, 3rdFloor, Plot C–9, Block-G,
Bandra Kurla Complex, Bandra (E), Mumbai – 400051.
Email: cs4444@pnb.bank.in

# 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 / 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 | Property ID QR code |
|---|---|---|---|---|---|---|---|
| 1 | **ARMB Mumbai Western**<br>**Sri Mr. Mukesh Ramashish Sharma (Borrower)**<br>**Ms. Divya Ramavtar Nai Alias Divya Mukesh Sharma(Co Borrower)** | Flat No. 1001, 10th Floor, E – Wing, Central Park A to H & K Wing CHSL, Ekta Parksville Complex, Plot Bearing S. No. 93, H. No. 2 & Others, Village Dongare, Virar (West), Tal. & Dist. Palghar – 401303. Adm. 658.54 sq. ft. BUA. In the name of Mr. Mukesh Ramashish Sharma & Ms. Divya Ramavtar Nai Alias Ms. Divya Mukesh Sharma. | A) 15.09.2023<br>B) Rs. 25,66,206.41 as on 15.09.2023 + further interest & other charges<br>C) 09.07.2025<br>D) Physical | A) Rs. 36,17,568/-<br>B) Rs. 3,61,756/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Anil Tudu<br>9113311852 | |
| 2 | **ARMB Mumbai Western**<br>**Mr. Lalit Kumar Prajapati (Borrower)**<br>**Mr. Praveen Prajapati (Co- Borrower)** | Flat no. 604, 6th Floor Gorai Shree Sadguru CHSL, Plot no 98 Road no RSC 32 Out of CTS no 19/166, Gorai (2) Borivali West Mumbai – 400091 in the name of Lalit Kumar and Praveen Prajapati, BUA - 662.50 sq. ft. | A) 09.09.2025<br>B) Rs. 1,18,36,940.26 as on 09.09.2025 + Further intt & other charges<br>C) 12.11.2025<br>D) Symbolic | A) Rs. 1,29,60,000/-<br>B) Rs. 12,96,000/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 1,00,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Anil Tudu<br>9113311852 | |
| 3 | **ARMB Mumbai Western**<br>**Ms. Hema Ketan Pawar**<br>**Mr. Ketan Suresh Pawar** | Flat No. 1705, 17th Floor, A – Wing, Lodha Altia, New Cuffe Parade, Eastern Freeway, Salt Pan, Off. Sewri – Chembur Road, Wadala (East), Mumbai – 400022. Area Adm. 514 sq. ft. Carpet in the name of Mrs Hema Ketan Pawar & Mr Ketan Suresh Pawar | A) 11.01.2024<br>B) Rs. 94,77,164.00 as on 11.01.2024 + further interest & other charges<br>C) 19.07.2025<br>D) Physical | A) Rs. 1,26,00,000/-<br>B) Rs. 12,60,000/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Ranjan Kumar<br>9501632381 | |
| 4 | **ARMB Mumbai Western**<br>**Mr. Saim Shadab Karari**<br>**Ms.Shahid Shadab Karari** | Equitable Mortgage: Shop No. 1, 2, 3 & 4, Ground Floor, Area Adm. 650.32 sq. ft. (carpet), in the 'A' Wing, building known as 'Poonam Palms' constructed on land bearing S. N. 30, H. N. B situated at Village – Sopara, Nallasopara (West) - 401203 Tal. Vasai & Dist Palghar. In the name of Ms. Shahid Shadab Karari and Mr. Saim Shadab Karari. | A) 22.02.2024<br>B) Rs. 75,43,937.51 as on 22.02.2024 + further interest & other charges<br>C) 20.07.2024<br>D) Symbolic | A) Rs. 55,95,500/-<br>B) Rs. 5,59,500/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 25,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Ranjan Kumar<br>9501632381 | |
| 5 | **ARMB Mumbai Western**<br>**M/s Malenadu Telecom Pvt. Ltd.**<br>**Mrs. Hemlata Vasantlal Sangoi (Director/Guarantor),**<br>**Ms. Smita Dedhia (Director/Guarantor),**<br>**Mrs. Nikita Dedhia (Director/Guarantor)** | Flat No. 52, 5th Floor, A Wing, Manju Niketan CHSL, Village Pahadi Goregaon West, Jawahar Nagar Road, Topiwala Compound, Off Swami Vivekananda Road, Goregaon West, Mumbai – 400104. Area adm. 481.00 sq. ft. in the name of Ms. Hemlata V Sangoi. | A) 11.01.2019<br>B) Rs. 6,53,05,944.00 plus Interest and charges since date of NPA<br>C) 24.04.2019<br>D) Symbolic | A) Rs. 84,00,000<br>B) Rs. 8,40,000<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 25,000 | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Ranjan Kumar<br>9501632381 | |
| 6 | **ARMB Mumbai Western**<br>**Mrs. Kalpana Bhoir (Borrower)**<br>**Mr. Bhojraj Narhari Bhoir (Co- Borrower),**<br>**Flat no. 402, 4th Floor , B wing , Gauri Apartment , Near , Dhyaneshwar Temple , Kalher , Old Agra ROAD , Kasheli , Bhiwandi , Thane -421302** | Flat no. 402, 4th Floor, B wing, Gauri Apartment, Near, Dhyaneshwar Temple, Kalher , Old Agra ROAD , Kasheli , Bhiwandi , Thane -421302 | A) 04.09.2021<br>B) Rs. 54,35,115/- plus Interest and charges since date of NPA<br>C) 14.01.2022<br>D) Symbolic | A) Rs. 14,03,000<br>B) Rs. 1,40,300<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 10,000 | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>Sharad Kumar<br>7303850049<br>M. Sreenivasa Rao<br>9632786274 | |
| 7 | | Flat no. 403, 4th Floor, C wing, Gauri Apartment, Survey No. 87/12, Near, Dhyaneshwar Temple, Kalher , Old Agra ROAD , Kasheli , Bhiwandi , Thane -421302 | | A) Rs. 14,03,000<br>B) Rs. 1,40,300<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 10,000 | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>Sharad Kumar<br>7303850049<br>M. Sreenivasa Rao<br>9632786274 | |
| 8 | | Flat no. 212,212B, D Wing, Gauri, Apartment, Near Dhyaneshwar Temple, Kalher Old Agra Road, Kasheli , Bhiwandi . Thane -421302 | | A) Rs. 27,42,000<br>B) Rs. 2,74,200<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 10,000 | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>Sharad Kumar<br>7303850049<br>M. Sreenivasa Rao<br>9632786274 | |
| 9 | **ARMB Mumbai Western**<br>**M/S PARAMOUNT CORPORATION**<br>**MR DINESH CHAMANLAL JOSHI**<br>**MRS VARSHA DINESH JOSHI**<br>**MS HETAL DINESH JOSHI** | Shop No 1, Ground Floor, Mahavir building, Near Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai 400009 adm 1000 sqft built up | A) 15.03.2023<br>B) Rs. 1,46,81,116.00/- plus Interest and charges since date of NPA<br>C) 11.07.2023<br>D) Symbolic | A) Rs. 2,72,25,000/-<br>B) Rs. 27,22,500/-<br>03.08.2026 (Upto 11.59PM)<br>C) RS. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Ranjan Kumar<br>9501632381 | |
| 10 | **ARMB Mumbai Western**<br>**M/s Manisha Enterprise Art & Craft**<br>**Ms. Manisha Santosh Kadam** | Flat No. 501, Adm. 1048 sq. ft. (97.39 sq. mtr.) BUA in the building known as "Shri Tirupati Heights", constructed on land bearing Survey Nos. 69/1P and 26/1, lying being situated at Village Bhadwad, Taluka Bhiwandi, Dist. Thane and within the limits of Bhiwandi Nizampur City Municipal Corporation and Sub-Registration District Bhiwandi, Registration District Thane in the name of Ms. Manisha Santosh Kadam. | A) 20.09.2025<br>B) Rs. 63,25,320/- plus Interest and charges since date of NPA<br>C) 29.11.2025<br>D) Symbolic | A) Rs. 52,00,000/-<br>B) Rs. 5,20,000/-<br>03.08.2026 (Upto 11.59PM)<br>C) RS. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Anil Tudu<br>9113311852 | |
| 11 | **ARMB Mumbai Western**<br>**Mr. Anil Kisan Nikam** | Residential Apartment No. 805 and 806, 8th floor, Building No. B, project known as "Fortune Hill Top", Survey No. 115/2, situated at Village - Chovisawadi, Taluka Haveli, Dist. Pune - 412105, Adm. 473.72 sq ft. Carpet and 521 sq ft. BUA of eash flat in the name of Mr. Anil Kisan Nikam | A) 06.02.2024<br>B) Rs. 43,84,173/- plus Interest and charges since date of NPA<br>C) 26.04.2024<br>D) Symbolic | A) RS. 18,10,000/-<br>B) Rs. 1,81,000/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 10,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>Sharad Kumar<br>7303850049<br>M. Sreenivasa Rao<br>9632786274 | |
| 12 | **ARMB Mumbai Western**<br>**M/s Bollyfood Hospitality Pvt Ltd.,**<br>**Mr. Banwait Mubarak Singh, Sachin Eknath Pawar,**<br>**M/s Bollyfood Hospitality Pvt Ltd,**<br>**Mr. Sachin Eknath Pawar** | Unit 2 &3 Ground Floor, Nalanda Shopping Center, Near Amrapali Shopping Center, Juhu Vile Pare, Vaikunthalal, Mehta Road, Jvpd Scheme, Vile Parle, West, Taluka Andheri, District Mumbai Suburban - 400049 | A) 02.03.2020<br>B) Rs. 2,18,21,491.42/- plus Interest and charges since date of NPA<br>C) 07.01.2021<br>D) Symbolic | A) Rs. 1,09,07,625/-<br>B) Rs. 10,90,762/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Manoj Khandagle<br>773816740 | |
| 13 | | Unit 7 Ground Floor, Nalanda Shopping Center, Near Amrapali Shopping Center, Juhu Vile Pare, Vaikunthalal, Mehta Road, Jvpd Scheme, Vile Parle, West, Taluka Andheri, District Mumbai Suburban - 400049 | | A) Rs. 1,09,07,625/-<br>B) Rs. 10,90,762/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Manoj Khandagle<br>773816740 | |
| 14 | **ARMB Mumbai Western**<br>**M/S Four Star Importers and Traders Private Limited**<br>**Mr. Kaustabh Milind Chandurkar**<br>**Mrs. Sanjivani Milind Chandurkar**<br>**Mr. Milind Shripad Chandurkar**<br>**Mr. Nachiket Milind Chandurkar** | Flat No. S-1, 2nd Floor, Kumar Residency, R. S No. 924/A/2, Plot No. 23, Near Tulunadu Bhavan, Opp Sanjay Bhokare Group of Institute, Miraj, Sangli Road, Village Kupwadi, Sagli -416410. | A) 30.03.2022<br>B) Rs. 1,67,85,378.48 plus Interest and charges since date of NPA<br>C) 17.09.2022<br>D) Physical | A) Rs. 26,84,160/-<br>B) Rs. 2,68,416/-<br>03.08.2026 (Upto 11.59PM)<br>C) Rs. 50,000/- | 04.08.2026<br>11.00 AM - 04.00 PM | Not Known to Us<br>M Sreenivasa Rao<br>9632786274<br>Manoj Khandagle<br>773816740 | |

**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&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

**Date: 14.07.2026**
**Place: Mumbai**

**Sd/-**
**Authorised Officer,**
**Punjab National Bank**