

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(4) of the Security Interest (Enforcement) Rules, 2002

Notices are 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 Authorized 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 and 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 SARFAESI 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI 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	ARMB Mumbai Western Mrs. Karan Textiles (Prop. Hasso Gurdasmal Kukreja) Mr. Hasso Gurdasmal Kukreja	Shop No. 204 & 205 (both merged units) admeasuring 265 Sq. Ft. BUA and Shop No. 207 admeasuring 170 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddh Vinayak Nagar, Uhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 11.12.2017 B) Rs. 1.25.15,000.00 further intt & other charges C) 18.12.2019 D) Physical	A) Rs. 11,97,900/- B) Rs. 1,19,790/- C) Rs. 5000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
2		Shop No. 310, 311 & 312 (all three merged units) admeasuring 470 Sq. Ft. BUA and Shop No. 313 admeasuring 200 Sq. Ft. BUA on 3rd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddh Vinayak Nagar, Uhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 29.04.2024 B) Rs. 71,50,268.57/- further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 18,45,000/- B) Rs. 1,84,500/- C) Rs. 5000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
3		Shop No. 208 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddh Vinayak Nagar, Uhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 29.04.2024 B) Rs. 71,50,268.57/- further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 2,86,900/- B) Rs. 28,690/- C) Rs. 5000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
4		Shop No. 209 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddh Vinayak Nagar, Uhasnagar, District Thane - 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 29.04.2024 B) Rs. 71,50,268.57/- further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 2,86,900/- B) Rs. 28,690/- C) Rs. 5000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
5	ARMB Mumbai Western Ms. Manisha Santosh Kadam Prop. Ms. Manisha Santosh Kadam	Flat No. 501, Adm. 1048 sq. ft. (97.39 sq. mtr.) BUA in the building known as "Shri Trupali Heights" constructed on land bearing Survey Nos. 69/1P and 26/1 lying being situated at Village Bhadwad Taluka Bhadwad, Dist. Thane and within the limits of Bhadwad Nizampur City Municipal Corporation and Sub-Registration District Bhadwad, Registration District Thane in the name of Ms. Manisha Santosh Kadam	A) 21.01.2026 B) Rs. 44,85,483.85/- further intt & other charges C) 20.05.2026 D) Symbolic	A) Rs. 44,80,200/- B) Rs. 4,48,020/- C) Rs. 10,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
6	ARMB Mumbai Western Mr. Manoj Kumar Mahto (Borrower)	Flat No. 1202 12th Floor Ailanta Eden World CHSL Phase 1 Tower No. 04 Village Telhara Taluka Bhadwad Dist. Thane 421302 BUA 800 Sq Ft in the name of Manoj Kumar Mahto	A) 21.01.2026 B) Rs. 44,85,483.85/- further intt & other charges C) 20.05.2026 D) Symbolic	A) Rs. 36,45,000/- B) Rs. 3,64,500/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381
7	ARMB Mumbai Western All legal Heirs of Late Dashrath Bhole Prasad Gupta (Borrower)	Flat No. 302 3rd Floor A Wing Sai Paradise CHSL Sector 8 Near Vibgyor International School Andri Navi Mumbai 400708 BUA 570 Sq Ft in the name of Dashrath Bhole Prasad Gupta	A) 29.04.2024 B) Rs. 71,50,268.57/- further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 65,45,000/- B) Rs. 6,54,500/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381
8	ARMB Mumbai Western Mr. Bhushan Bhikaji Sawant (Borrower) Ms. Anubha Bhushan Sawant (Co Borrower)	Flat No. 702 7th floor Shree Gurukrupa CHSL Near The Row Hotel Gangawadi LBS Marg Ghatkopar (West) Mumbai 400066 area 630 sq ft Carpet in the name of Mr. Bhushan Sawant and Ms. Anubha Bhushan Sawant.	A) 08.12.2025 B) Rs. 1,75,07,490.01/- further intt & other charges C) 24.02.2026 D) Symbolic	A) Rs. 1,27,98,000/- B) Rs. 12,79,800/- C) Rs. 20,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381
9	ARMB Mumbai Western Mr. Sunil Y Mahaskar (Borrower)	Flat No. 610, 6th Floor B Wing Building no 2, Managalkurni SRA CHSL Plot bearing No. 692, 693, 791, 792, 793, 457 & 460 (p) Village Kulkarni, Khandwadi Compound Datta Mandir Road Santacruz East 400055 Carpet Area 225.00 Sqft	A) 24.04.2021 B) Rs. 31,14,182/- further intt & other charges C) 13.07.2021 D) Symbolic	A) Rs. 34,45,740/- B) Rs. 3,44,574/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381
10	ARMB Mumbai Western Mrs. Hema Ketan Pawar (Borrower) & Mr. Ketan Suresh Pawar (Co Borrower)	Flat No. 1705, 17th Floor A - Wing, Lodha Alia, New Cuffe Parade, Eastern Freeway, Salt Pan, Off. Sewn - 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 B) Rs. 94,77,164/- further intt & other charges C) 04-06-2024 D) Physical	A) Rs. 97,00,000/- B) Rs. 9,70,000/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	As per kotha ref no 001268312 dt 17-07-2026 total outstanding dues (Builder and Society) Rs. 1,00,18,040/- M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381
11	ARMB Mumbai Western Mr. Abhishek Verma (Borrower)	Merged Flat No. G-03 & G-04 at Ground Floor, "City Park Apartment" Behind Ashwini Palace Near Jivkar Nagar Ghod Dod Road, Al. Mura S Road At Paky TP No. 9 (Mauria), FP No. 183-B Taluka Surat City, Dist. Surat-395002 Area Adm. 3500 Sq. Ft. Super Built Up	A) 18.05.2021 B) Rs. 2,17,22,706 as on 14.05.2026 - further interest & other charges C) 03.09.2021 D) Symbolic	A) Rs. 1,04,73,750/- B) Rs. 10,47,375/- C) Rs. 1,00,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
12	ARMB Mumbai Western Mr. Lalit Surendra Tojwani (Borrower) Mrs. Hrilika Lalit Tojwani (Borrower)	Flat No. 301 3rd Floor B Wing Sai Swarg 3, Behind Rajput Mall, Kashwadi, Opp. Bhosar, Tarapur Road, Patali Bazar West, Palghar	A) 14.11.2022 B) Rs. 57,58,214.44 as on 29.09.2022 - further interest & other charges C) 05.06.2023 D) Physical	A) Rs. 23,33,700/- B) Rs. 23,33,370/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
13		Flat No. 302, 3rd Floor B Wing, Sai Swarg 3, Behind Rajput Mall, Kashwadi, Opp. Bhosar, Tarapur Road, Patali Bazar West, Palghar	A) 14.11.2022 B) Rs. 57,58,214.44 as on 29.09.2022 - further interest & other charges C) 05.06.2023 D) Physical	A) Rs. 23,33,700/- B) Rs. 23,33,370/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
14	ARMB Mumbai Western Mrs. M R Metal (Borrower) Mr. Deepak Ramniklal Kothari Mr. Manisha Kothari Mr. Ravi Kothari	Flat No. 3, Ground Floor A Wing, Andhen Bhagya Apartment CHSL, Near Sant Ramdas Ground, Bhadwad, Andhen (West), Mumbai-400058. In the name of Mrs. Manisha Kothari, Total Carpet Area = 530.00 Sq. Ft.	A) 06.10.2022 B) Rs. 5,21,18,781.38/- further intt & other charges C) 25.01.2023 D) Symbolic	A) Rs. 1,22,35,050/- B) Rs. 12,23,505/- C) Rs. 1,00,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
15	ARMB Mumbai Western Mrs. Sasehar Powertech, Mr. Pranab Talsande Shende,	Office No. 110, 1st floor, Building known as "Bharat shatrungh Commercial Complex Co. Op. Hsg Soc Ltd." Opp. Exchange India Limited, Vashi, Talukam Navi Mumbai, District Thane - 400703	A) 02.04.2013 B) Rs. 58,45,334.56 further intt & other charges C) 05.06.2013 D) Symbolic	A) Rs. 29,84,000/- B) Rs. 2,98,400/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
16		Flat No. 1705, 17th Floor A - Wing, Lodha Alia, New Cuffe Parade, Eastern Freeway, Salt Pan, Off. Sewn - 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 B) Rs. 94,77,164/- further intt & other charges C) 04-06-2024 D) Physical	A) Rs. 48,41,000/- B) Rs. 4,84,100/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
17	ARMB Mumbai Western Mr. Bhavesh Bhupendrabhai Pandya (Borrower) Mrs. Bhairavi Bhupesh Pandya (Borrower) Mr. Bhani Nanji Patel	Unit No. 447 4th Floor, Building No. 1 Raheja District II, Edison, TTC Industrial Area, Turbhe MIDC, Junagar, Navi Mumbai-400705	A) 23/03/2022 B) Rs. 3,55,31,389 as on 15.10.2025 - further interest & other charges C) 21.07.2022 D) Symbolic	A) Rs. 1,55,81,700/- B) Rs. 15,58,170/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402
18		Unit No. 448 4th Floor, Building No. 1 Raheja District II, Edison, TTC Industrial Area, Turbhe MIDC, Junagar, Navi Mumbai-400705	A) 23/03/2022 B) Rs. 3,55,31,389 as on 15.10.2025 - further interest & other charges C) 21.07.2022 D) Symbolic	A) Rs. 1,55,81,700/- B) Rs. 15,58,170/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402

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". The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 2. 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. 3. For detailed term and conditions of the sale, please refer <https://baanknet.com/www.pnb.india.in>. 4. The intending Bidders/ Purchasers are to register on portal (<https://baanknet.com>) using their e-mail-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 not to 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 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 forfeited 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. 5. All statutory dues/tenant 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 due etc.
Date: 07.10.2026

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uction 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

ice 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

Name of the Branch Name of the Account	Description of the Immovable Properties Mortgaged	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
ARMB Mumbai Western Mr. Mukesh Ramkishan Sharma (Borrower) Ms. Divya Ramnagar Nal Alias Divya Mukesh Sharma (Co-Borrower)	Flat No. 1001 10th Floor E - Wing, Central Park At H & K Wing CHSL Ekta Parkville Complex, Plot Bearing S No. 93 H No. 2 & Others, Village Dunga, Virar, West, Tal. Dist. Palghar - 401303. Adm. 658.54 sq. ft. BUA in the name of Mr. Mukesh Ramkishan Sharma & Ms. Divya Ramnagar Nal Alias Ms. Divya Mukesh Sharma	A) 15.09.2023 B) Rs. 25,66,206.41 as on 15.09.2023 + further interest & other charges C) 09.07.2025 D) Physical	A) Rs. 36,17,568/- B) Rs. 3,61,756/- C) Rs. 20,20,206 (Upto 11.59 PM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M. Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
ARMB Mumbai Western Mr. Shridhar Abhimanyu Alar (Borrower) Mrs. Shital Shridhar Alar (Co-Borrower)	Residential Unit Flat No C 603 Versova Mangela Machimar Samaj, Sarvodaya Chsl S No 161 Plot No 9-10 Versova Link Road Andheri West, Mumbai Maharashtra -400061 Admeasuring About Bua 390 Sqft	A) 06.04.2021 B) Rs. 78,19,906/- as on 31.03.2021 + Further intt & other charges C) 27.07.2021 D) Symbolic	A) Rs. 59,53,500/- B) Rs. 5,95,350/- C) Rs. 26,10,206 (Upto 11.59 PM) C) Rs. 10,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M. Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
ARMB Mumbai Western Ms. D V Enterprises	Flat No. 134 (1RK) & 85 (1BHK) B - Wing, Annapurna Park Om Annapurna CHSL Near Deshmukh Homes, Opp. Tata Power, Kalyan Shil Road, Dombivali East, Taluka Kalyan, Thane - 421304 Area adm 390.20 sq. ft. & Area adm 554.56 sq. ft. in the name of Ms. Usha Pramod Ranka BAANKNET Property ID-PUNBCSDVENTER	A) 16.02.2023 B) Rs. 58,50,972.98 plus Interest and charges since date of NPA C) 21.06.2025 D) Physical	A) Rs. 45,00,000/- B) Rs. 4,50,000/- C) Rs. 27,10,206 (Upto 15.00 PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
ARMB Mumbai Western Ms. D N Polymers, Mr. Dharmesh Babul Shah, Mrs. Neha Dharmesh Shah	Office No. 05, 2nd Floor, Livia Apartments, Dange Chowk Road, Bhumkar Nagar, Wakad, Tehsil Mulshi, Pune - 411057 Area Admeasuring 326 sq. ft. in the name of Mr. Dharmesh Babul Shah, BAANKNET Property ID PUNBDNPOLYMER1	A) 04.06.2024 B) Rs. 3,91,20,686.32 plus Interest and charges since date of NPA C) 04.06.2026 D) Physical	A) Rs. 32,00,000/- B) Rs. 3,20,000/- C) Rs. 27,10,206 (Upto 15.00 PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
ARMB Mumbai Western Ms. Bhavani Innovation LLP, Mr. Ayush Mehul Mehta (Partner), Mrs. Sudha Jayraman Ayothi (Partner), Mr. Mehul Kirtikumar Mehta	Flat No. 1301 on 13th Floor Building known as Promesa Castor situated at Khetwadi, 4th Lane, C-68-279 S V P Road, Mumbai-400004 standing on C S No. 671 of Gurgaon Division and Sub District-Mumbai City owned by Mr. Ayush Mehul Mehta admeasuring 524 Sq. Ft. (Carpet) BAANKNET Property ID-PUNBBHAVANILLP	A) 20.04.2026 B) Rs. 4,54,71,000 plus Interest and charges since date of NPA C) 31.07.2026 D) Symbolic	A) Rs. 1,78,00,000/- B) Rs. 17,80,000/- C) Rs. 27,10,206 (Upto 15.00 PM) C) Rs. 1,00,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
ARMB Mumbai Western Ms. Neelgy Agro Products Pvt Ltd., (Borrower) Mr. Balasahab Dharmaji Shinde (Director) Mr. Ramyagya Mishra (Director) (Guarantor) Mr. Junaid Khan (Director) (Guarantor) Mr. Salma Khan (Director)	Unit No 2018 2nd Floor F wing Phase -1 Akshar Business Park Plot No.03 Sector 25 Vashi, Navi Mumbai Maharashtra-400705 Carpet Area 3002.36 Sq feet. BAANKNET Property ID PUNB832520122025	A) 30.07.2025 B) Rs. 10,32,29,186.43/- further intt & other charges C) 14.11.2025 D) Physical	A) Rs. 4,06,00,000/- B) Rs. 40,60,000/- C) Rs. 27,10,206 (Upto 15.00 PM) C) Rs. 1,00,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
ARMB Mumbai Western Mr. Lokesh Kishantal Jaiswal, Mrs. Preeti Lokesh Jaiswal and Mr. Kishantal Jaiswal	Residential premises being Flat No. 1804, adm 42.84 sq mtrs carpet area situate on 18th floor, in the building D known as "Golden Isle" constructed on land bearing Survey No. 169(Part), C S No. 1627(Part), lying and being at Village Marol Maroshi, Taluka Andheri, Off Western Express Highway, Aarey Milk Colony, Near Powai Check Naka, Goregaon (East), Mumbai 400065 Mumbai Suburban District within the limits of Municipal Corporation of Greater Mumbai in the name of Mr. Lokesh Kishantal Jaiswal, BAANKNET Property ID PUNBCSLOKESH	A) 11.06.2019 B) Rs. 59,19,794.85 plus Interest and charges since date of NPA C) 13.08.2019 D) Symbolic	A) Rs. 68,50,000/- B) Rs. 6,85,000/- C) Rs. 27,10,206 (Upto 03.00 PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
ARMB Mumbai Western Mr. Dharendra V Singh & Mrs. Khushboo Singh	Bungalow No. 7 Lotus Garden Empire Project Plot No. 42 Gut No. 284 B, Village Talegaon Budruk Taligatpur, Dist. Nashik-422403 Land Area 122.86 Sq Mtrs and Built up Area 177.91 Sq Mtrs. In the name of Dharendra V Singh and Mrs. Khushboo Singh BAANKNET Property ID-PUNBDHIRENDRA	A) 24.01.2025 B) Rs. 1,12,15,722.03 plus Interest and charges since date of NPA C) 19.04.2025 D) Symbolic	A) Rs. 98,00,000/- B) Rs. 9,80,000/- C) Rs. 27,10,206 (Upto 03.00 PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	

TERMS AND CONDITIONS

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
2. 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 knowledge 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> 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 in the name of the Authorised Officer of the Bank/ Secured Creditor, 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 the e Auction date and time. The intending Bidders/ Purchasers must be ready to deposit 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, i.e., the day of the e Auction. 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 Authorised Officer, PNB Pragati Tower, Bandra East, Mumbai 400051".
4. 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 Authorised Officer shall have the liberty to conduct a re-auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
5. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable on the basis of the terms and conditions 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 for statutory dues and other charges/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. The Authorised Officer or the Bank shall not be responsible for any charge, lien, encumbrances or any other dues, arrears of property tax, electricity dues etc.
6. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory dues.

05.10.2026