

FORM NO. 14 [See Regulation 33(2)]
By Regd. A/D. Dasti failing which by Publication.

OFFICE OF THE RECOVERY OFFICER - II
DEBTS RECOVERY TRIBUNAL AHMEDABAD(DRT 2)
4th Floor, Bhikhubhai Chamber, 18 Gandhi kunj Socy.
Ellisbridge, Ahmedabad-380006

DEMAND NOTICE
NOTICE UNDER SECTIONS 25 TO 28 OF THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993 AND RULE 2 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961.
RC/160/2026 & OA/174/2014 **23-09-2026**
PEGASUSSETS RECONSTRUCTION P. LTD.
Versus
M/S. GURUKRIPA CLOTHING CO. P. LTD. & 5 & ORS.

To,
C.D.No. 1: M/s. Gurukripa Clothing Company Pvt. Ltd., A Company incorporated under the provisions of the Companies Act, 1956 and having registered office situated at E-901, Milano Heights Apartment, Dumas Road, Opp. Ison Mall, Piprod, Surat-395 007.
And also at: B-3113-3114, 2nd Floor, Radhakrishna Textile Market, Ring Road, Surat And also at K-3623-24, Millennium Market, Ring Road, Surat.
C.D.No. 2: Shri Rajesh Shamul Wadhwa, doing Business at E-901, Milano Heights Apartment, Dumas Road, Dumas Opp. Ison Mall, Piprod, Surat - 395 007.
And Also at: 202, Second Floor, Shayam Kala Kunj, B-K No.784, Room No.7, 8 & 9, Opp. Ulhasnagar Municipal Corporation, Ulhasnagar- 421 003.
C.D.No. 3: Shrimati Seema Wadhwa, doing Business at E-901, Milano Heights, Apartment, Dumas Road, Opp. Ison Mall, Piprod, Surat-395 007.
And also at: 202, Second Floor, Shayam Kala Kunj, B-K No.784, Room No.7, 8 & 9, Opp. Ulhasnagar Municipal Corporation, Ulhasnagar- 421 003.
C.D.No. 4: Shrimati Bhavisha Mukesh Wadhwa, residing at 201, Second Floor, Shayam Kala Kunj, B-K No.784, Room No.7, 8 & 9 Opp. Ulhasnagar Municipal Corporation, Ulhasnagar-421 003.
And also at: A5/402, Nandini 1, Drive-in-Road, Vesu, Surat -395 007.
C.D.No. 5: Shri Haresh Shamul Wadhwa, residing at 102, First Floor, Shayam Kala Kunj, B-K No.784, Room No.7, 8 & 9. Opp. Ulhasnagar Municipal Corporation, Ulhasnagar- 421 003.
And Also at: Shop No.5, Shiv Mandir Complex, Plot No.4, Sector-13, Palm Beach Road, Sanpada, Navi Mumbai -400705.
C.D.No. 6: Shri Mukesh Wadhwa, residing at 201, Second Floor, Shayam Kala Kunj, B-K No.784, Room No.7, 8 & 9 Opp. Ulhasnagar Municipal Corporation, Ulhasnagar-421 003.
And Also at: A5/402, Nandini 1, Drive-in-Road, Vesu, Surat-395 007.
This is to notify that as per the Recovery Certificate issued in pursuance of orders passed by the Presiding Officer, **DEBTS RECOVERY TRIBUNAL, AHMEDABAD (DRT 2)** in **OA/174/2014** an amount of **Rs. 371,66,275.50/- (Rupees: Three Crore Seventy One Lac Sixty Six Thousand Two Hundred Seventy Five and Fifty Paise Only)** along with pendentlille and future interest @ 13% w.e.f. 22/03/2014 till realization and costs of **Rs. 1,75,000/- (Rupees: One Lac Seventy Five Thousand Only)** has become due against you (Jointly and severally/ Fully/Limited). The recovery if any will be adjusted.
2. You are hereby directed to pay the above sum within 15 days of the receipts of the notice, failing which the recovery shall be made in accordance with the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Rules there under.
3. You are hereby ordered to declare on an affidavit the particulars of yours assets on or before the next date of hearing.
4. You are hereby ordered to appear before the undersigned on **27/10/2026 at 10:30 a.m.** for further proceedings.
5. In addition to the sum aforesaid, you will also be liable to pay:
(a) Such interests that is payable for the period commencing immediately after this notice of the certificate / execution proceedings.
(b) All costs, charges and expenses incurred in respect of the service of this notice and warrants and other processes and all other proceedings taken for recovering the amount due. Given under my hand and the seal of the Tribunal, on this date: **23/09/2026**
Sd/- (Rajesh Kumar Sharma)
Recovery Officer-II
Debt Recovery Tribunal-2, Ahmedabad (DRT 2)

MAHARASHTRA REAL ESTATE APPELLATE TRIBUNAL
महाराष्ट्र स्थावर संपदा अपीलीय न्यायाधिकरण
MahaREAT/Judl./831/2026.
Dated:- 30/09/2026.

BEFORE THE MAHARASHTRA REAL ESTATE APPELLATE TRIBUNAL, (MahaREAT), MUMBAI.
PUBLICATION NOTICE
M.A. No. 1262/2026 (Delay) In Appeal No. AT06/00147/2026

Dinesh Bharat Pandya Appellant
Versus
M/s. Enkay Castle Respondent To,
M/s. Enkay Castle
Address- 206, Vashi Plaza, Sector-17, Navi Mumbai- 400 703
Whereas, the Appellants abovenamed has filed M. A. No. 1262/2026 (Delay) In Appeal No. AT06/00147/2026 in this Appellate Tribunal for challenging the Order dated 01/01/2025 passed by the Maharashtra Real Estate Regulatory Authority, Mumbai in Complaint No. CC0060000003033194. The aforesaid Appeal came up for hearing before the Division Bench consisting of the Honble Chairperson Shri Justice S. S. Shinde and the Hon'ble S. M. Deshpande, Member (A) on 21st September, 2026 when the Tribunal has allowed to Appellants for substitute service by way of publication of Notice in two newspapers namely "Free Press Journal" and "Navshakti". And you (The Respondents abovenamed) are hereby summoned to appear in person or by an Advocate before this Appellate Tribunal on 28th October, 2026 failing which the said Appeal will be disposed off ex-parte.
Given under my hand and seal on the 30th September, 2026. 30.09.2026
(Shri. S. S. Kharat)
Registrar,
Maharashtra Real Estate Appellate Tribunal, Mumbai

Stamp
Maharashtra Real Estate Appellate Tribunal, Mumbai

Maharashtra Real Estate Appellate Tribunal 1st Floor, One Forbes Building, Thapar House, Dr. V. B. Gandhi Road, Kala Ghoda Fort, Mumbai 400 001
Tel: 022 395950879 / 02247763537

MAHARASHTRA REAL ESTATE APPELLATE TRIBUNAL
महाराष्ट्र स्थावर संपदा अपीलीय न्यायाधिकरण
MahaREAT/Judl./832/2026.
Dated:- 30/09/2026.

BEFORE THE MAHARASHTRA REAL ESTATE APPELLATE TRIBUNAL, (MahaREAT), MUMBAI.
PUBLICATION NOTICE
M.A. No. 1263/2026 (Delay) In Appeal No. AT06/00198/2026

Hemant Badheka Appellant
Versus
M/s. Enkay Castle Respondent To,
M/s. Enkay Castle
Address- 206, Vashi Plaza, Sector-17, Navi Mumbai- 400 703
Whereas, the Appellants abovenamed has filed M. A. No. 1263/2026 (Delay) In Appeal No. AT06/00198/2026 in this Appellate Tribunal for challenging the Order dated 01/01/2025 passed by the Maharashtra Real Estate Regulatory Authority, Mumbai in Complaint No. CC006000000303256. The aforesaid Appeal came up for hearing before the Division Bench consisting of the Honble Chairperson Shri Justice S. S. Shinde and the Hon'ble S. M. Deshpande, Member (A) on 21st September, 2026 when the Tribunal has allowed to Appellants for substitute service by way of publication of Notice in two newspapers namely "Free Press Journal" and "Navshakti". And you (The Respondents abovenamed) are hereby summoned to appear in person or by an Advocate before this Appellate Tribunal on 28th October, 2026 failing which the said Appeal will be disposed off ex-parte.
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(Shri. S. S. Kharat)
Registrar,
Maharashtra Real Estate Appellate Tribunal, Mumbai

Stamp
Maharashtra Real Estate Appellate Tribunal, Mumbai

Maharashtra Real Estate Appellate Tribunal 1st Floor, One Forbes Building, Thapar House, Dr. V. B. Gandhi Road, Kala Ghoda Fort, Mumbai 400 001
Tel: 022 395950879 / 02247763537

PUBLIC NOTICE

NOTICE is hereby given that the Certificate No. 412853 bearing 160 Equity Shares. Distinctive Nos. 584877493 to 584877592 under the folio No. M62266 of Larsen & Toubro Limited standing in the names of the Late Manoharant Lakhmadas & the Late Chandrakant Lakhmadas has been lost or mislaid and the undersigned have applied to the Company to issue duplicate Certificate for the said shares, Any person who has any claim in respect of the said shares should write to our Registrar,
KFN Technologies Limited, Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Hyderabad-500032 within one month from this date else the company will proceed to issue duplicate Certificate.

Prakash Manoharant Dalal,
Rajendra Chandrakant Dalal & Uday Chandrakant Dalal
Name of Legal Heirs/Claimants

PUBLIC NOTICE

NOTICE is hereby given to the public at large that My client, **MOHD SHARIF**, residing at 12228, Gwal Toll, Kanpur Nagar, PO Gwal toll Kanpur Nagar, Uttar Pradesh 208001 are the absolute and lawful owner of the property known as "KISHORI COURT", situated at Mumbai. The said property is currently under the custody of the **Custodian of Enemy Property for India (CEPI)**, and the official legal process to get the property formally released back to the rightful owner, **MOHD SHARIF**, is actively underway before the competent authorities. It has come to my client knowledge that certain fraudulent individuals, namely:
1. SHAHABUDDIN MOHD YASIN DHUNIA
2. MAHMOOD ISLAM PATHAN
3. RONAK JUTENDER BHAINAYAK
4. SYED MOHD TARIQ have illegally acquired, forged, or fabricated fake documents pertaining to the said property in their names. These fraudsters are actively cheating members of the general public by misrepresenting themselves as authorized entities and illegally collecting/taking money against my property. My Client, **MOHD SHARIF**, have **NEVER** authorized, executed, or delegated any rights, powers, sale agreements, or transactions to any of the aforementioned individuals. They have absolutely no locus standi, right, title, or interest of any nature whatsoever in **KISHORI COURT**. The public at large is hereby strictly warned and cautioned against dealing, negotiating, transacting, or paying any money to the said individuals or anyone claiming through them in respect of the property **KISHORI COURT**. Anyone entering into any deals, agreements, or financial transactions with them shall do so entirely at their own peril and cost. They themselves shall be solely responsible for being cheated or for any financial losses incurred, and the lawful owner (**MOHD SHARIF**) shall not be liable or responsible for the same in any manner whatsoever. Place: Mumbai
Adv. Vikas A. Pandey
Date: 09/10/2026 (**Advocate High Court, Mumbai**)
Shop No. 64, Ajanta Square Market Lane, Borivali (West) Mumbai - 400051. Mob. 8180834132 / 8169626232

SBI State Bank of India

State Bank of India -HLC BORIVALI WEST (15545): Elegante Corner, Guru Tapasya CHS Ltd.620/4, New Suvarna Hospital, Kastur Park,Shimpoli Road, Borivali West, Mumbai-400092.Tel-022-29687528/527 Email Id-raccp.borivali@sbi.co.in

E-AUCTION NOTICE
OF VEHICLES ON "AS IS WHERE IS" & "AS IS WHAT IS" BASIS
The undernoted cars seized by the Bank are for sale on 'As is where is' & 'As is what is' basis, details of which are as under:

Sr. No.	Name Of Borrower	CAR NO. MAKE/MODEL	Minimum Reserve Price Rs./Lacs	Earnest Money [10%] Rs	Address For Car Inspection
1	Mr. VIMAL NARENDRAKUMAR CHOTAI Property ID: SBIN42786931501 A/C No: 42786931501	MH-05-FG-8831 TATA ALTR0Z DCA XZ + S 1.2 P (PETROL) NO RC BOOK	5,50,000.00	55,000.00	Choice Warehousing Ashwin Nagar, MIDC Road, Rabale, Khadi Machine, Airolu Navi Mumbai 400 708.
2	Mr. Nitin Palker Property ID: SBIN37874362917 A/C No: 37874362917	MH-02-EZ-1824 Tata Nexon XM 1.2 RTN (Petrol) 2018 NO RC BOOK	1,26,500.00	12,650.00	

This is also a notice to the above-named borrowers about holding of the sale, in case the secured debt (vehicle) s Term & Conditions:
1. Interested parties can inspect the vehicle at the venue mentioned above any day from 11:00 AM to 05:00 PM from the date of publication of this notice up to 15.10.2026.
2. The interested bidders have to register first on baanknet.com portal and deposit bid amount through NEFT/RTGS into the e-wallet by **16.10.2026 (Friday) at 11.00 AM TO 15.00 PM** on the portal <https://baanknet.com>. Auction will be held on **16.10.2026** from **11.00 A.M. to 16.00 P.M.** Bidders can increase their bid amount after opening of the tenders on the website.
3. No bid will be accepted below the reserve price.
4. The successful bidder will have to pay the balance amount within 3 days from the date of Auction, failing which the EMD amount will be forfeited.
5. Authorized officer has absolute rights to accept or reject the bids or adjourn/postpone/cancel the sale without assigning any reasons thereof. Other terms and conditions apply.
6. Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date.
7. Enquiry- 4 Finance (Mr. Nilesh : 7506401097)
Place: Mumbai / Date: 09.10.2026 Chief Manager, State Bank of India, HLC, Borivali

Muthoot Homefin
Muthoot Homefin (India) Ltd.

CIN - U65922KL2011PLC029231
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, SenapatiBapat Marg, Tulsi Pipe Road, Near Ruparel College, Dadar West, Mumbai - 400028.
Branch Office: Muthoot Homefin (I) Ltd 2nd Floor Anand Anex, Anand Talkies, opposite Thane Railway Station- 400603, Thane, Maharashtra, India

APPENDIX-IV A [See proviso to Rule 8(6)]
PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE
Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever is There Is Basis', Particulars of which are given below:-

Sr. No.	Borrower(s)/ Co-Borrower(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Jamil Muneer Khan/Raisabano Jamil Khan/ 002-0001438/ Mumbai - Thane	03-Oct-2019 Rs. 13,18,178/- Rupees Thirteen Lakh Eighteen Thousand One Hundred Seventy Eight Only.	103, 1st Floor, Wing- W, Sunil Mhatre, Complex,, Kalyan Bhiwandi Road, Opp Ceremany Hall, Thane, Kalyan, Thane, Maharashtra- 421302	Rs. 6,00,000/- Rupees Six Lakh Only.	Rs. 60,000/- Rupees Sixty Thousand Only.

1. The Auction is being held on "AS IS WHERE IS" AND "AS IS WHAT IS" basis
2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office
3. Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in favor of "Muthoot Homefin (India) Ltd." along with KYC is on **27-Oct-2026 till 04:00 PM** at Regional office location mentioned herein above. Tenders that are not filled up completely or tenders received beyond last date will be considered as invalid tender and shall not be accepted. No interest shall be paid on the EMD.
4. Date of Inspection of the Immovable Property is on **26-Oct-2026 between 01:00 P.M. to 03:00 P.M.**
5. Date of Opening of the Bid/Offer Auction Date for Property is **28-Oct-2026** at the above mentioned Branch Office address at **01:00 pm** by the Authorised Officer.
6. The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the Successful auction purchase. The intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
7. The Highest bidder shall be subject to approval of MHIL Ltd. Authorised Officer shall Reserve the right to accept all any of the offer / Bid so received without assign any reason whatsoever. His decision shall be final and binding.
8. The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.
For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- **Pawan Tiwari- 9081335452**
Date: October 09, 2026, Place: Thane Sd/- Authorized Officer, Muthoot Homefin (India) Limited



ARMB Thane
PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G, Bandra Kurla Complex, Bandra (East), Mumbai - 400051.
Email: cs8325@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	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) EMD (Last Date of deposit of EMD) 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	Property ID QR code
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property	Name & Number of the Contact Person				
1	ARMB, THANE Mr Rupesh Kumar Sharma Mrs Nikita Rupesh Sharma Flat 404, 4th floor, Gulmohar CHS Ltd, Kamathgar, Anjurphata, Bhiwandi - 421302. Flat no 94, 9th floor, building no L, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane 421302.	Residential Flat No. 094 on the 9th floor, admeasuring 709 sq. ft. (Carpet) along with one covered car parking of the building "L" in building known as "Apuuva" in Amantra Housing Complex now known as "Amantra Co-Op. Hsg. Soc. Ltd." situated at Village Ranjanoli, Tal. Bhiwandi, Dist. Thane constructed on the plot of land bearing Survey No. 32, 34, 35, 36/A(PT), 36/B, 36/1(Part), 36/2(Part), 37/Part (renumbered in 7/12 extract as 37/1), 37/Part (renumbered in 7/12 extract as 49/11/B, 49/1/2, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50/51/1(Part), 52/2(Part), 52/4/2, 53/1A and 53/8, 53/16(Part), 53/18, situated at Mumbai Nashik Highway, Bhiwandi Murbad Road in the name of Mr. Rupesh Kumar Sharma & Ms. Nikita Rupesh Sharma	A) 11.10.2022 B) Rs. 53,51,769.66/- (As on 11.10.2022) plus interest & charges. C) 19.09.2024 D) Symbolic	A) Rs. 31,25,000.00 B) Rs. 3,12,500.00 (upto 26.10.2026) C) Rs. 5,000.00	Date: 27.10.2026 Time: 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNB83250962021
2	ARMB Thane Mr. Mohd. Sajed Mrs. Shaista Parveen Room No. 01, Alok Chawl, Navy Compound, Chaitanya Nagar, IIT Powai, Mumbai - 400076.	Flat. No. 605, 6th Floor, H Wing, Building Name "Casa Aurelia", Survey No. 421, 422, 426, 428, 44/3A/1+3A/2, 144/7, 144/8, Village Khoni, Chaltla No. 13A/12C, Bypass Road, Dombivli (East), Taluka Kalyan, District Thane - 421301. Area adm. 398 sq. ft. Carpet + 43 sq. ft. EBVT totaling 441 sq. ft. In the name of Mr. Mohd. Sajed	A) 13.01.2026 B) Rs. 29,15,957.84 (Plus interest & charges thereon) C) 27.03.2026 D) Symbolic (Order for physical possession received)	A) 37,25,000.00 B) Rs. 3,72,500.00 (upto 26.10.2026) C) Rs. 5,000.00	Date: 27.10.2026 Time: 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNBSAJED
3	ARMB Thane M/s. Harison Marketing Ground Floor, Saidham Block, A/192/284, Opp. Rajaveer Bakery, Ulhasnagar - 4, District Thane - 421004. Mr. Shyam Hariaram Motwani Ms. Ramdevi Hariaram Motwani Flat No. 201, 2nd Floor, Sai Dham, Room No. 384, Block No. A-192, Ulhasnagar - 4, Taluka Ulhasnagar, Dist. Thane - 421004.	Residential Flat No. 201, 2nd Floor, building known as "Sai Dham", Room No. 384, Sheet No. 41, CTS No. 23403, Block No. A-192 of Village Ulhasnagar Camp No. 4, Guru Baba Dham Road, Near Babasai Thirthshan Dham, Taluka Ulhasnagar, District Thane - 421004. Area adm. 47.03 sq. mtr. i.e. 506 sq. ft. in the name of Ms. Ramdevi Hariaram Motwani.	A) 01.11.2018 B) Rs. 35,40,357.00 (Plus interest & charges thereon) C) 10.04.2019 D) Symbolic	A) 16,75,000.00 B) Rs. 1,67,500.00 (upto 26.10.2026) C) Rs. 5,000.00	Date: 27.10.2026 Time: 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNB83250222021
4	ARMB Thane Mr. Rajendra Suryabhan Upadhye Flat No. 304, 3rd Floor, I Wing, Shanti Parkside Homes, Hanuman Nagar, Panchvati, Mumbai Agra National Highway, Opposite Rasbihari International School, Nashik - 422003. Shree Krishna Cattle & Poultry Feed, Near Lakshmi Mata Mandir, At Post: Chikhali, Tal. Sangamner, Dist. Ahmadnagar - 422605.	All that piece and parcel of Flat No. 1903, on the 19th floor, area admeasuring about 675.44 sq. ft. along with 1 (one) car parking space, in the building known as "Shanti Heights", constructed on the land bearing Plot No. 391-A, Cadastral Survey No. 351/10 & Plot No. 392, Cadastral Survey No. 350/10, lying being situated at Village Matunga Division, Taluka & District Mumbai City and within the limits of Municipal Corporation of Greater Mumbai and Registration District & Sub-Registration District Mumbai City in the name of Mr. Rajendra Suryabhan Upadhye	A) 04.04.2025 B) Rs. 4,28,15,644.00 Plus Interest & charges less recovery thereon C) 14.07.2025 D) Symbolic	A) Rs. 3,00,00,000.00 B) Rs. 30,00,000.00 (upto 26.10.2026) C) Rs. 3,00,000.00	Date: 27.10.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNBRAJENDRA UPADHYE
5	ARMB THANE Mr. Narain Gopichand Sablani Mrs. Diksha Narain Sablani 206, Amrut Sai Apartment, Near Nav Jeevan Bank, Ulhasnagar - 2, District Thane, Maharashtra - 421001.	Flat No. 102, 1st Floor, building name "Dream Heights", Plot Bearing U No. 12, 13 & 14, CTS No. 4119, Village Ulhasnagar - 2, Chalta No. 13A/12C, Sheet No. 67, Section 6-B, Opp. Bk. No. 617, OT Section Road, Near Dulichand Kalani Bungalow, Taluka Ulhasnagar, District Thane, Maharashtra - 421002. Area adm.522 sq. ft. Carpet in the name of Mr. Narain Gopichand Sablani	A) 03.05.2025 B) Rs. 26,33,577.16 plus interest & charges less recovery thereon C) 02.09.2025 D) Symbolic	A) Rs. 31,25,000.00 B) Rs. 3,12,500.00 (upto 26.10.2026) C) Rs. 5,000.00	Date: 27.10.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNB832513112025
6	ARMB Thane Mr. Rajesh Dattatraya Nangare Shri Sadguru Krupa, House No. 249, Room No. 03, Sector 19/8, Koparkhairane, Navi Mumbai - 400709	Flat No. 601, on the 6th Floor, adm. 32.71 sq. mtrs. carpet area, Building B, adm. 2.41 sq. mtrs. balcony area and adm. 3.75 sq. mtrs. patio area, in the complex Known as "Sai Enclave", constructed on all that piece of parcel of land bearing Survey No. 22, Hissa No. 2(H-R-P) adm. 0-23-2 P.K. 0-0-0, Assessment (Rs.P) 3.70 lying, being and situated at Village Vadavali, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation in the name of Mr. Rajesh Dattatray Nangare.	A) 01.10.2025 B) Rs. 20,05,134.68 (Plus interest & charges thereon) C) 22.05.2026 D) Physical	A) 30,60,000.00 B) Rs. 3,06,000.00 (upto 26.10.2026) C) Rs. 5,000.00	Date: 27.10.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNB8325NANGARE
7	ARMB THANE M/s. Niraj Plastic Gala No. A1, B1, Opp. H P Petrol Pump, Kamba City, Kamtha Taluka, Kalyan, Thane - 421301 Mr. Vikas Shyam Motwani (Proprietor) Saidham Block A/192/284, Opp. Rajaveer Bakery, Ulhasnagar - 4, Thane - 421004. Mr. Shyam Hariaram Motwani (Guarantor) Ms. Asha Shyam Motwani (Guarantor) Flat No. 102, Block No. A/192, R. N. 384, Ulhasnagar - 4, Thane - 421004.	Flat No. 102, 1st Floor, building known as Sai Dham, Room No. 384, Street No. 41, Block No. A - 192, CTS No. 23403, Ulhasnagar - 4, Guru Baba Dham Road, Near Babasaheb Thirthshan Dham, Taluka Ulhasnagar, District Thane - 421004. Super Built Up Area 840 sq. ft. in the name of Mr. Shyam Hariaram Motwani & Ms. Asha Shyam Motwani	A) 01.02.2019 B) Rs. 77,64,831.30 (As on 31.01.2019) plus Interest & Charges C) 28.03.2023 D) Physical	A) Rs 34,02,000.00 B) Rs. 3,40,200.00 (upto 26.10.2026) C) Rs. 5,000.00	Date: 27.10.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara 8095807705 Vasim 9167566135	Property Id. PUNB8325032021

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 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> and 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 to 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 sale. 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/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 otherwise due in respect of properties (E-Auctioned) not sold to the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. 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. The prospective bidder shall independently verify and ascertain all outstanding dues, arrears, interest, penalties, charges and/or any other liabilities payable in respect of the said property to the Society, Government authorities, local authorities, statutory bodies and/or any other legal or competent authority. The prospective bidder shall be solely responsible for payment and discharge of all such dues and liabilities, if any, directly to the respective office, department or authority, and the same shall be payable by the successful bidder over and above the auction sale consideration. The Bank/Secured Creditor shall not be responsible or liable for any such outstanding dues or liabilities.

Date: 09.