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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** **Mr. Lalit Kumar Prajapati (Borrower)** **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 B) Rs. 1,21,47,485.60 as on 14.05.2026 + further interest & other charges C) 12.11.2025 D) Symbolic	A) Rs. 1,04,97,600/- B) Rs.10,49,760/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
2	**ARMB Mumbai Western** **M/s Ravi Foundation (Borrower), Mr. Ketan Tokarshi Shah (Guarantor), Mr. Jayesh Tokershi Shah (Guarantor), M/s Ravi Developmennts (Guarantor), All Legal Heirs of Mrs. Geeta R Shah (Guarantor),**	Entire 4th Floor in Commercial Building, Hissa No. 1A, Building No. 17, Gaurav Excellency, Village: Ghodbunder, Near GCC Club, Off Mira Bhayander Road, Mira Road East Thane-401107. Measuring 1874.95 sq. ft	A)28.08.2019 B) Rs. 2,32,30,753/- + further interest & other charges C) 23.07.2021 D) Symbolic	A) Rs. 3,87,91,800/- B) Rs. 38,79,180/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
3	**ARMB Mumbai Western** **Mr. Jayesh Tokershi Shah (Borrower), Mr. Ketan Tokarshi Shah (Guarantor), M/s Ravi Developmennts (Guarantor), All Legal Heirs of Mrs. Geeta R Shah (Guarantor),**	Entire 1st Floor in Commercial Building, Hissa No. 1A, Building No. 17, Gaurav Excellency, Village: Ghodbunder, Near GCC Club, Off Mira Bhayander Road, Mira Road East Thane-401107. Adm. 1874.00Sq.Ft.	A) 22.08.2023 B) Rs. 3,13,44,772.80 + further interest & other charges C) 24.11.2023 D) Symbolic	A) Rs.3,87,91,800/- B) Rs. 38,79,180/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
4	**ARMB Mumbai Western** **All Legal Heirs of Mrs. Geeta R Shah (Guarantor), Mr. Jayesh Tokershi Shah (Borrower), Mr. Ketan Tokarshi Shah (Guarantor), M/s Ravi Developmennts (Guarantor)**	Entire 3rd Floor in Commercial Building on Hissa No. 1A, Building No. 17, Gaurav Excellency, Village: Ghodbunder, Near GCC Club, Off Mira Bhayander Road, Mira Road East Thane-401107. (Known as Gaurav Excellency owned by M/s Ravi Developments-Registered Partnership Firm of Ketan Tokershi Shah, Jayesh Tokershi Shah, Geeta R Shah.)	A) 27-04-2021 B) Rs. 2,63,99,635.00+ further interest & other charges C) 23.07.2021 D) Symbolic	A) Rs.3,87,91,800/- B) Rs. 38,79,180/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
5	**ARMB Mumbai Western** **M/s Ravi Developments, Mr. Ketan Tokarshi Shah, Mr. Jayesh Tokershi Shah, All Legal Heirs of Mrs. Geeta R Shah, Mrs. Sonal Jayesh Shah, Mrs. Usha Ketan Shah**	Flat No. 101, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067. Adm. 880 Sq.ft. BUA.	A) 27-04-2021 B) Rs. 2,72,15,392.52+ Further ntt. & Charges C) 26.07.2021. D) Symbolic	A) Rs. 1,74,24,000/- B) Rs. 17,42,400/- 23.09.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
6		Flat No. 102, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067. Adm. 864 Sq.ft BUA.		A) Rs. 1,71,07,200/- B) Rs. 17,10,720/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,001/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
7		Flat No. 201, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067. Adm. 890 Sq.ft BUA.		A) Rs. 1,76,22,000/- B) Rs. 17,62,200/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,002/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
8		Flat No. 202, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067. Adm. 875 Sq.ft. BUA.		A) Rs. 1,73,25,000/- B) Rs. 17,32,500/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,003/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
9		Flat No. 701, Hemlok CHSL, Kalichand Road, Near Shoppers Stop, Kandivali West Mumbai-400067. Adm. 828 Sq.ft. BUA. In the name of Mrs. Usha Ketan Shah & Mr. Ketan Tokershi Shah		A) Rs. 1,56,49,200/- B) Rs. 15,64,920/- 06.12.2026 (Upto 11.59PM) C) Rs. 1,00,004/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale- 7738167402.	
10	**ARMB Mumbai Western** **Mrs. Arati Baban Pawar and Mrs. Sulochana Baban Pawar**	A Premium Luxe 1 BED Flat Bearing No. 1005 on the 10th Floor in the Building W-5, known as CASA FRESCO A TO E CHS LTD., a Society duly registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. TNA / (TNA) / HSG / (TC) / 30795/2018 dt. 07/06/2018 in the year 2018, Situated at bearing Hissa Survey No.62(P), Village Balkum, Taluka Thane, District Thane, Kolshet Road, Near Air force Stn Thane West, Thane, Maharashtra 400607. Admeasuring total carpet area 42.10 Sq.Meters i.e. 453 Sq. Feet Carpet area And Total Built-up area 50.52 Sq.Mtrs i.e. 544 Sq.ft (Which includes of Dry Balconies / Sit-out, Flower Beds, and cupboard if any) along with Cars and two Wheelers Parking Spaces at MLCP Building, within the limits of Thane Municipal Corporation in the name of Ms. Arati Baban Pawar and Mrs. Sulochana Baban Pawar.	A) 26.05.2026 B) Rs. 72,59,988.40 plus Interest and charges since date of NPA C) 12.08.2026 D) Symbolic	A) Rs. 91,00,000 B) Rs. 9,10,000/- 06.12.2026 (Upto 11.59PM) C) Rs. 25,000/-	07.12.2026 11.00 AM - 04.00 PM	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	

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: 18.11.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank