pnb Housing Finance Limited
Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Ph.:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

BRANCH OFF.: OFFICE NO. 204 SECOND FLOOR DEV CORPORA CADBURY JUNCTION EASTERN EXPRESS HIGHWAY THANE WEST, MAHARASHTRA - 400601, BRANCH OFF.: 302, THIRD FLOOR, RIDDHI ARCADE, 100FT NARANGI BYPASS ROAD, NEAR BIG BAZAR, VIRAR (WEST) MAHARASHTRA - 401303, BRANCH OFF.: G-01, GROUND FLOOR, BABA HOUSE, NEAR WESTERN EXPRESS METRO STATION, ANDHERI EAST, MUMBAI- 400093, BRANCH OFF.: OFFICE NO-2-3, THIRD FLOOR, SWAMI TIRTH BULDING NO. 5, SHELAR PARK, NEAR KHADAKPADA CIRCLE,KALYAN (WEST), MAHARASHTRA- 421301, BRANCH OFF.: 5TH FLOOR, FLAT NO. 508-509,PERSIPOLIS BUILDING, SECTOR -17,VASHI, NAVI MUMBAI, MAHARASHTRA - 400703, BRANCH OFF.: 203 & 204-A, SECOND FLOOR WESTERN EDGE-I, NEAR WE HIGHWAY, MAGATHANE, BORIVALI (EAST), MUMBAI, MAHARASHTRA – 400066

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below.
Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP)(F)	Last Date of Submision of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/THA/0519/699126 Sandip Samadhan Chautmol / Usha Sandip Chautmol B.O.: Thane	Rs. 19,02,656.66 & 20.01.2022	Physical	Wing F, 7, 704, Satyam Olender, S.no.127 H.No.3, 4, S.No.130, H.No.2, S. No.131, H.N, H.No.6, 7 (Pt) At. Village Chikhaloli, Tal. Ambernth, Behind Dental College, **Thane, Maharashtra-421501**	Rs. 15,82,000	Rs. 1,58,200	28.08.2025	Rs. 10,000	14.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/VRR/0117/344218 Amit Shivaji Kadam / Ajay Shivaji Kadam B.O.: Virar	Rs. 17,31,244.6 & 20.01.2020	Physical	Flat No 004 Ground Floor, B Wing, Jivdani Complex, Near Iasis Hospital, Evershine City Road, Vasai East, **Thane, Maharashtra-401208**	Rs. 15,61,000	Rs. 1,56,100	28.08.2025	Rs. 10,000	18.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/MUM/1019/748596 Eshwar Yadeo Rao / Anita Badrinath Kamble B.O.: Mumbai	Rs. 18,62,017.06 & 31.03.2021	Physical	Building No 5 Wing A, 2, 202, Golden Eye, Land Bearing G No 394 And G No 395 Of Village, Shirgaontal Palghar, Near Anand Vrudhasshram Radhakrishna Temple, **Thane, Maharashtra-401404**	Rs. 9,64,000	Rs. 96,400	28.08.2025	Rs. 10,000	19.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/KLN/1118/609940 Abhijeet Rajendra Pradhan / Vandana Abhijeet Pradhan B.O.: Kalyan	Rs. 21,86,210 & 07.06.2019	Physical	Wing A, 2, 204, Shree Hingad Palace, Plot No43/3 At Village Dhamote, Tal Karjat, **Thane, Maharashtra-410201**	Rs. 12,31,000	Rs. 1,23,100	28.08.2025	Rs. 10,000	20.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
00186660003927 Kalpesh B Chaudhari / Smruti K Chaudhari B.O.: Navi Mumbai	Rs. 51,27,887.77 & 26.11.2019	Physical	Flat No E 104 Casa Lakeside Lakeshore Greens, Dombivali, **Thane, Navi Mumbai, Maharashtra-421301.**	Rs. 40,91,000	Rs. 4,09,100	28.08.2025	Rs. 10,000	21.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not known
NHL/VRR/0819/742924 Naresh Kumar Gundecha / Pinky Naresh Gundecha, B.O.: Virar	Rs. 90,08,598.96 & 16.06.2021	Physical	Flat 301, 3rd Floor, Om Girija Shankar Chs Ltd, New Mill Road, Kurla West, **Mumbai, Maharashtra-400070**	Rs. 69,84,000	Rs. 6,98,400	28.08.2025	Rs. 20,000	22.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/BRVL/0119/632792 & NHL/BRVL/0119/642695 Ajazahmed Shakirali Khan / Sabina Ajaz Ahmed Khan B.O.: Borivali	Rs. 7,65,36,246.16 & 31.05.2024	Physical	Flat No 3401, A Wing, 34th Floor, Orchid Enclave, Belasis Road Opposite Bus Depot, Mumbai Central East, **Mumbai, Maharashtra-400008**	Rs. 5,44,22,000	Rs. 54,42,200	28.08.2025	Rs. 5,00,000	23.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/VRR/1218/614213 Jitubhai Ramjibhai Gohil / Geeta Jitu Gohil, B.O.: Virar	Rs. 36,60,924.83 & 14.12.2023	Physical	1201, 12, Building No 6 Wing F, Shree Shakun Greens, Building No 6 Hdil Layout, **Thane, Maharashtra, India-401303**	Rs. 32,28,000	Rs. 3,22,800	28.08.2025	Rs. 10,000	25.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not known
HOU/KLN/0918/582534 Vinesh Vijay Surve / Preeti Vinesh Surve B.O.: Kalyan	Rs. 16,12,849.99 & 16.06.2021	Physical	Flat No B 402, Fourth Floor, B Wing, Sadguru Residency, Opp Kbmc School Dp Road, Village Valivali, Badlapur West, **Thane, Maharashtra-421503**	Rs. 15,58,000	Rs. 1,55,800	28.08.2025	Rs. 10,000	21.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/MUM/0619/709314 Ashish Bhimrao Tayade /Arti Ramashish Nishad B.O.: Mumbai	Rs. 36,94,983.07 & 13.06.2024	Physical	Flat No S/1, Bldg No 17/A A Wing, The Aashiana CHSL, Amol Nagar, Naigao West, **Thane, Maharashtra-401207**	Rs. 27,43,000	Rs. 2,74,300	28.08.2025	Rs. 10,000	26.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/THA/0122/944744 Sandeep Natha Bangar / Suvarna Sandeep Bangar B.O.: Thane	Rs. 24,49,317.62 & 15.07.2022	Physical	103, 1, Shivang Paradise, Shivang Paradise, Chalta No 203 House No 370 Village Titwala, Near Datta Mandir Titwala, **Thane, Maharashtra, India-421605**	Rs. 18,27,000	Rs. 1,82,700	28.08.2025	Rs. 10,000	19.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/THA/1117/448564 Umashankar Ramchayan Prajapati /Ramchayan Vasudeo Prajapati /Saroja Umashankar Prajapati B.O.: Thane	Rs. 24,09,484.12 & 04.03.2020	Physical	Wing B2, 6, 602.0, Mukta Lake City, S No. 4, H No. 10 Pt., At Dwale Village, Near Ashtavinayak Hall & Sai Kanish Complex, Thane, S No. 4, H No. 10 Pt., At Dwale Village, Near Ashtavinayak Hall & Sai Kanish Complex, **Thane, Maharashtra-400612**	Rs. 20,66,000	Rs. 2,06,800	28.08.2025	Rs. 10,000	20.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not known
HOU/BRVL/0921/916148 Meena Ajay Waghela / Pramod Pandurang Goriwale B.O.: Borivali	Rs. 25,15,300.72 & 13.09.2024	Physical	Flat No 404, 4th Floor, Building No 11, Colors City, Katar Pada, Boisar, Palghar, **Mumbai, Maharashtra, India, 401501**	Rs. 18,42,000	Rs. 1,84,200	28.08.2025	Rs. 10,000	18.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not known
NHL/THA/1020/827929 Ashok Kumar Algu/Shiloo Devi B.O.: Thane	Rs. 15,91,336.89 & 12.05.2023	Physical	Shop No 13 And 14, Ground Floor, Omkar Residency, Shivparvti Nagar, Nere Shehung Road Mauje Pali, Khurd Panvel Raigad, **Mumbai, Maharashtra-410206**	Rs. 12,02,000	Rs. 1,20,200	28.08.2025	Rs. 10,000	22.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not know
HOU/BRVL/0818/569905 Haresh Waghji Chaudhari / Ramesh Waghji Chaudhari / My D Mall /Rasila Chaudhari B.O.: Borivali	Rs. 2,17,97,151.8 & 20.01.2022	Physical	Wing H, 23.0, 233.0, Kalpataru Immensa-Phase II Wing A To F, Plot Bearing S No 10/1 10/2B, Other Of Village Balkum, Near Blossom School Kolshet Industrial Area, Kolshet Road Thane, Near Blossom School, **Thane, Maharashtra-400607**	Rs. 3,02,94,000	Rs. 30,29,400	28.08.2025	Rs. 1,00,000	14.08.2025 Between 12:00 PM to 4:00 PM	29.08.2025 Between 2:00 PM to 3:00 PM	*NIL/Not known

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.**
(1.) As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days' from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sartaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website - www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Mr. Anwar Mulani and Shailesh Bhatnagar, Toll Free.: 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE:- THANE, VIRAR, MUMBAI, KALYAN, NAVI MUMBAI, BORIVALI, DATE:- 11.08.2025 **SD/- AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**