

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
1	ARMB Thane Mr. Abhishek Verma Add: Flat No. G3-G4, Know City Park Apartment, RS No 152/2 PTPS No 1831 City/Sevay Ward Surat Gujarat 395002	Merged Flat No. G-03 & G04 at Ground Floor "City Park Apartment" Behind Ashirwad Palace, Near Jykor Nagar, Ghod Dod Road, At Majura R.S. Road, AT Paiky TP No. 9 (Majura) FP No. 183/B, Taluka Surat City, Dist Surat 395002. Area Admn 3500 sq.ft. super build up in the name of Mr. Abhishek Verma	A) 18.05.2021 B) Rs. 2,17,22,706.00 as on 30.12.2020 plus Interest & charges less recovery thereon C) 03.09.2021 D) Symbolic	A) Rs. 1,29,15,000/- B) Rs. 12,91,500/- (25.09.2025 upto 03.00 pm) C) Rs. 10,000/-	Date: 25.09.2025 Time: 10.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	ARMB Thane M/s Fair Deal Enterprises (Proprietor Mr. Parth Sanghvi) A-603, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai - 400067 Mr. Milan Sanghvi (Guarantor) A-602, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai - 400067	Merged Commercial Shop Nos. L-12, L-15, L- 17 situated at Lower Ground Floor, "Prime Mall", in Iria CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, Area of shop no. L-12 admeasuring 141.48 sq ft. built up Area of shop no. L-15 admeasuring 165.58 sq ft. built up Area of shop no. L-17 admeasuring 172.95 sq ft. built up In the name of Mr. Parth Sanghvi Commercial Shop No. L-95 situated at Lower Ground Floor, "Prime Mall", in Iria CHSL, Vile Parle West, Mumbai -400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, area of shop admeasuring 200.60 sq ft. built up In the name of Mr. Parth Sanghvi	A) 16-03-2022 B) Rs. 1,83,51,355.82 plus Interest & charges thereon C) 13-03-2024 D) Physical	A) Rs. 88,65,000/- B) Rs. 8,86,500/- (25.09.2025 upto 3.00 pm) C) Rs. 10,000/- A) Rs. 28,50,000/- B) Rs. 2,85,000/- (25.09.2025 upto 3.00 pm) C) Rs. 10,000/-	25.09.2025 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
3	ARMB, THANE Mr. Gautam Dhanraj Gotwal Mrs. Neelu Gautam Gotwal Mr. Dhanraj Gotwal Mrs. Vimla D Gotwal Row House No. 5 Sumitra Bhavan, Jari Mari Mandir, CG Gidwani Road vadavalli, Chembur, Survey No. 118, Hissa NO. 3(part), CTS 57, Mumbai-400074 MRS. CHAYYA AMRUT SHAH (Guarantor) 11/A 1st Floor Postal Colony, Chembur, Mumbai - 400071	Row House No. 5 Consisting Of Ground Plus Two Upper Floors, Sumitra Bhavan, Jari Mari Mandir, Opp Vasant Vihar Complex, Dr C G Gidwani Road, Near Rcf Colony, Situated At Plot Bearing S No. 118, Hissa No. 3 (Part) Cts No. 57 Wadhavili Village Chembur, Mumbai - 400074 Buildup Area 765.5 Sqft Mr. Gautam Dhanraj Gotwal And Mrs. Neelu Gautam Gotwal	A) 20-04-2021 B) Rs. 1,51,58,178/- as on 18- 09-2020 plus further interest & charges thereon C) 24-06-2021 D) Symbolic	A) Rs. 1,35,00,000.00/- B) Rs. 13,50,000.00 (25-09-2025 till 3:00pm) C) Rs. 10,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB, THANE Mr. Robert Erappa Megari Room No. 31, Malik Arjun Chawl (Near Bhuwan's College), Glibert Hill Road, Andheri (W) Mumbai- 400058	Flat No. 301, H Wing, Building No. 2, Surya Kirti Heights, Near Global City, Sector Iii, Village Chikkal Dongari, Near Acropolis, Vasal -Virar, Pin-401303 Bua 467.27 Sqft Mr. Robert Erappa Megari	A) 30-08-2019 B) Rs. 24,31,472/- as on 28-06- 2018 plus further interest & charges thereon C) 06-03-2020 D) Physical Possession on 25-08-2023	A) Rs. 22,30,000/- B) Rs. 2,23,000.00 (25-09-2025 till 3:00pm) C) Rs. 5,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB Thane M/s J V Tradelink Flat No 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Jyotsna Hakani & Vasant P Hakani	1. Flat No 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Late Jyotsna Hakani & Late Vasant P Hakani having BUA of 1178 SqFt 2. Flat No 132, 13th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Late Jyotsna Hakani & Late Vasant P Hakani having BUA of 959 SqFt Both the flats are merged together	A) 02/05/2017 B) Rs. 1,46,74,058/- as on 30/04/2017 plus intt & charges less recovery C) 12.03.2025 D) Physical	A) Rs. 6,27,00,000/- B) Rs. 62,70,000/- (25-09-2025 till 3:00pm) C) Rs. 50,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB Thane Mr. Devendra Singh Kartar Singh Thukral (Legal Heir of Late Mr. Devendra Thukral) Flat No 701 & 701A, A-Wing Evening Star, Raheja Vihar Powal Tungwa Village Off Chandivali Farm Road Andheri East Mumbai-400 072..	Room Nos. 53, 54, 54-A Third Floor, Shree Laxmi Bhuvan Building situated at 76/66, Old Hanuman Lane, now known as Dhruvthai Parikh Marg, Kalbadewi, Mumbai- 400 002 in the name of Devendra Singh kartar Singh Thukral Carpet Area: 634.05 Sq Ft Owner - Lt Mr. Devendra Singh Kartar Singh Thukral	A) 09.09.2022 B) Rs. 29,46,201.00 (As on 31.08.2022 plus interest & charges thereon) C) 11.12.2024 D) Physical	A) Rs. 1,44,00,000/- B) Rs. 14,40,000/- (25.09.2025 upto 03.00 pm) C) Rs. 20,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	ARMB Thane M/s. Gharat Trading Co, Prop. Sh. Sunil Gharat Shop No.10, National Complex, Plot No. B-11, Sector-6, New Panvel-District -Raigad. And also at Pareash Complex, Gaia No.241, 242, 244, 245, 246 Second Floor, Kaler Pipelines, Kaler, Taluka:Bhiwandi, Dist.-Thane. And also at : B-10, 11/04/1 Sector No.13, New Panvel, District-Raigad	The Land bearing Survey No. 80,72,70,56,73,53,58, & 75/2 Village Kahir Tai- Patan Dist - Satara- 415208, in the name of M/s Gharat Trading Co. admeasuring 106129 Sq. Mtrs	A) 05.11.2013 B) Rs. 10,01,50,953/- (As on 04.11.2013) plus interest & charges C) 25.07.2016 D) Physical	A) Rs. 64,00,000/- B) Rs. 6,40,000/- (25.09.2025 upto 03.00 pm) C) Rs. 5,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8	ARMB Thane	The Land bearing Survey No. 50,52,53, 54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000	A) 12.10.2013	A) Rs. 61,00,000/-	25-09-2025	Not Known to Us.

	246 Second Floor, Kaler Pipelines, Kaler, Taluka:Bhiwandi, Dist - Thane. And also at : B-10, 11/04/1 Sector No.13, New Panvel, District--Raigad		D)Physical			Satyendra Mishra 9903085950
8	ARMB Thane M/s Anagi Trading Pvt. Ltd. (Borrower & Mortgagor) Registered office at B-43, First Floor, Cotton Exchange Bldg. Cotton Green(E), Mumbai-400033. Mr. Veenit Rajkumar Chawdhary, (Director & Guarantor) Flat No.B-206 Monica Appt. Bakul street Near Cross Garden Bhayander, Dist Thane 401101. Mr. Vilas Ramlal Mehta, (Director & Guarantor) KumbharAli, Tal-Pen, Dist Raigad 402107	The Land bearing Survey No. 50,52,53, 64,70,72 & 73 situated at Village Kahir Tal-Patan Dist - Satara in the name M/s Anagi trading P.Ltd. (Land Area:102992.50 Sq. mts)	A)12.10.2013 B)Rs. 9,47,53,231.00/(As on 31.03.2017) plus interest & charges thereon C)25.07.2016. D)Physical	A)Rs. 61,00,000/- B)Rs. 6,10,000/- (25.09.2025 upto 03.00 pm) C)Rs. 5,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amitpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB Thane M/s Somu Texttrade Pvt. Ltd. (Borrower & Mortgagor) Registered office at Laxmi Commercial No.604, 6th Floor, Near Manish Market, Dadar (West), Mumbai-400028 AND Factory address at 218, A-wing, Second Floor, Paresch Complex, Opp. Jain Mandir, VII-Kaler, Tal-Bhiwandi, Dist-Thane-421308 Mr. Mohammed Bahauddin Sabahuddin, (Director & Guarantor), 96/71, Haji Building, Dimlitkar Road, New Nagpada, Mumbai-400008 Mr. Chandrasekhar Umakant Mayekar, (Director & Guarantor) 24, Haji Ibrahim Patel, Bldg., Gokhale Ranade Junction Road, Dadar (West), Mumbai-400028.	The Land bearing Survey No. 52,54,55,64, situated at Village-Kahir Tal-Patan Dist-Satara Land Area 74956 sq. Mtrs. The Land bearing Survey No.479, 428 situated at Village-Salve, Tal- Patan Dist - Satara land Area 26080 sq. Mtrs	A)12.10.2013 B) Rs. 9,66,48,187/- as on 31.03.2017 plus interest & charges thereon C)25.07.2016. D)Physical	A)Rs. 45,00,000/- B)Rs. 4,50,000/- (25.09.2025 upto 03.00 pm) C)Rs. 5000/- A) Rs.21,00,000/- B)Rs. 2,10,000/- (25.09.2025 upto 03.00 pm) C)Rs. 5,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amitpal Singh 8057134735 Satyendra Mishra 9903085950
10	ARMB Thane M/s. Krishnagiri Impex (Borrower) A Proprietorship concern, having its office at 178/33 Chatrabhuj Khetshi Bldg., Sant Tukaram Road, Masjid Bunder(E), Mumbai-400009 And/Also at: 222, A Wing Second Floor, Paresch Complex, Old Agra Road, 1, Kaler Pipeline, Village Kaler Bhiwandi, Dist. Thane Mrs. Sujata Ravi Punja, (Proprietor & Guarantor) A/12 Chinmar Bldg., R A Kidwai Road, Wadala(W) Mumbai-400031	The Land bearing Survey No 64,72,70,73 situated at Village- Kahir Tal- Patan Dist - Satara land Area: 21000 sq. mtrs. The Land bearing Survey No. 66, 87/1, 68/10, 79/8, 88/1, 112/3, 112/5, 114/7, 116/3, 116/1, 116/9,65 and 67 situated at Village-Palashi, Tal-Patan Dist - Satara. Land Area 79478 Sq. Mtrs	A)12.10.2013 B)Rs. 9,49,84,917/- as on 11.10.2013 plus interest & charges thereon C)25.07.2016. D)Physical	A)Rs.13,00,000/- B)Rs. 1,30,000/- (25.09.2025 upto 03.00 pm) C)Rs. 5,000/- A) Rs. 65,00,000/- B)Rs. 6,50,000/- (25.09.2025 upto 03.00 pm) C)Rs. 5,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amitpal Singh 8057134735 Satyendra Mishra 9903085950
11	ARMB Thane M/s. Pearson Enterprises(Borrower/ Mortgagor) Office No.6, 1st Floor, 39, 2nd Bhoiwada, Bhuleshwar, Mumbai-400002. Godown No. 5, Hindustan Container Yard. Behind Time Pass Hotel, Near Bhawani Kata, JNPT, Drongiri, Navi Mumbai. Mr. Vikram Chandramohan Solanki Prop./Guarantor Room No. 5, Ganpat Niwas, Second Floor, St. Paul Street, Naigaon, Dadar(E), Mumbai-400014.	The Land bearing Survey No: 5/2, 12/2, 12/4, 122/2, 100,88/2, 92, Mouje- Palashi, Tal-Patan, Dist. Satara, in the name of Shri Vikram C Solanki (Land Area admeasuring about 100518 Sq.Mtr.)	A)12.01.2016 B)Rs. 9,49,12,509.00 (As on 12.03.2015) plus interest & charges thereon C)25.07.2016. D)Physical	A)Rs.82,00,000/- B)Rs. 8,20,000/- (25.09.2025 upto 03.00 pm) C)Rs. 10,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amitpal Singh 8057134735 Satyendra Mishra 9903085950
12	ARMB Thane M/s.Ved Incorporate, (Borrower/ Mortgagor) 30/31, 2nd Floor, Prem Industrial Estate, Subhash Road, Jogeshwari (E), Mumbai-400060. Sh. Manoj Laxmanbhai Suthar, (Partner/Guarantor) C/801, RNA, Royal Park, Link Road, Hindustan Naka, Kandivalli (W), Mumbai-400067 And also at: 402, Tivoli Terrace, Natwar Nagar Road No.5, Jogeshwari (E), Mumbai-400060 Sh.Kiran L. Suthar, (Partner/Guarantor)	The Land bearing S.No. 62,65,67,68, 72 situated at village Kahir, Tal - Patan, Dist - Satara, Maharashtra in the name of M/s Ved Incorporate Land area: approx. 100000 sq. mts.)	A)28.04.2014 B)Rs. 9,90,03,365/- (As on 27.04.2014) plus interest & charges thereon C)25.07.2016. D)Physical	A) Rs. 60,00,000/- B)Rs. 6,00,000/- (25.09.2025 upto 03.00 pm) C)Rs. 5,000/-	25-09-2025 10.00 am to 04.00 pm	Not Known to Us. Manisha Kumari 7710044341 Amitpal Singh 8057134735 Satyendra Mishra 9903085950
13	ARMB Thane Mr. Vishwakant Chandrakant Jambhorikar Mrs. Swati Vishwakant Jambhorikar Room No. 21, Building No. 8A, Sharad CHSL, Kamgar Nagar Road, Kurla East, Mumbai 400024 Flat No. 503, A Wing, Kranti CHSL, S G Barve Road, Nehru Nagar, Kurla East, Mumbai 400024	Row House, Ground Plus 2 Upper Floor, Plot No. G81, Sector 12, Village Kharghar, Taluka Panvel, District Raigad, Maharashtra 410210 adm. 645.84 sq. ft. BUA (538.20 sq.ft. carpet area) in the name of Mr. Vishwakant Chandrakant Jambhorikar & Mrs. Swati Vishwakant Jambhorikar Row House, Ground Plus 2 Upper Floor, Plot No. G102, Sector 12, Village Kharghar, Taluka Panvel, District Raigad, Maharashtra 410210 adm. 447.08 sq. ft. BUA (372.57 sq.ft. carpet area) in the name of Mr. Vishwakant Chandrakant Jambhorikar & Mrs. Swati Vishwakant Jambhorikar	A) 06.06.2024 B) Rs. 1,69,10,041.53 plus interest & charges less recovery thereon C) 01.09.2025 D) Symbolic A) 06.06.2024 B) Rs. 83,00,557.82 plus interest & charges less recovery thereon C) 01.09.2025 D) Symbolic	A) Rs. 1,39,50,000/- B) Rs. 13,95,000/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/- A) Rs. 96,50,000/- B) Rs. 9,65,000/- (17.10.2025 upto 03.00 pm) C) Rs. 10,000/-	17-10-2025 10.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amitpal Singh 8057134735 Vasim Kasmani 9167566135

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> 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 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 Authorized 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: 05.09.2025

Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank