

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) 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) Last Date of EMD C) Deposit of EMD amount, Date and Time C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				
1	ARMB, THANE Mr. Adnanali Azhar Shaikh & Mrs. Parveen Azhar Shaikh Flat No 604, 6th Floors, C- Wing, Gaurav Woods, Phase - II, Co-Op. HSG. SOC. LTD. Near Neminath Heights, Beverly Park, Mira Road, Thane East - 401107.	Flat No 604, 6th Floors, C- Wing, Gaurav Woods, Phase - II, Co-Op. HSG. SOC. LTD. Near Neminath Heights, Beverly Park, Mira Road, Thane East - 401107. Mrs. Parveen Azhar Shaikh & Mr. Adnanali Azhar Shaikh. Built up Area: 904 Sq.Ft.	A) 29.01.2024 B) Rs.60,25,349.52 plus interest and charges thereon C) 20.06.2024 D) Symbolic	A)Rs 77,00,000.00 B) 27.01.2026 C)Rs.7,70,000.00 D)Rs.10,000/-	28.01.2026 (10.00 a.m to 04.00 p.m)	Not Known to Us Tarnikant Ghai 7900042920
2	ARMB, THANE. Mr. Brahmanand Chaurasiya & Mrs. Suman Chaurasiya Flat No. C-705, 7th Floor, C-Wing, Casa Greenville, Upper Thane, Near Lodha Dham, Mumbai-Nasik Highway, Bhiwandi, Thane-421302. Mr. SHRICHAND FATANDAS JAGWANI - GUARANTOR Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli, East, Tal., Kalyan, Distt., Thane-421204.	Flat No. C-705, 7th Floor, C-Wing, Casa Greenville, Upper Thane, Near Lodha Dham, Mumbai-Nasik Highway, Bhiwandi, Thane-421302 Mrs. Suman Chaurasiya & Mr. Brahmanand Chaurasiya Built Up Area : 728.20 Sq. Ft.	A) 05.11.2019 B) Rs. 47,52,700.00 plus interest and charges thereon C) 03.11.2024 D) Physical possession	A) Rs 58,69,000.00 B) 27.01.2026 C)Rs.5,86,900.00 D)Rs.10,000/-	28.01.2026 (10.00 a.m to 04.00 p.m)	Not Known to Us Tarnikant Ghai 7900042920
3	ARMB, THANE. Mr. Mukesh Ramashish Sharma & Mrs. Divya Ramavtar Nai Alias Mrs. Divya Mukesh Sharma Flat No 1001, 10th Floor, E- Wing, Central Park, Ekta Park Ville, Opp. Global City, Narangi Bypass road, Village-Chikal Dongri, Virar West, Palghar - 401303. Mr. Mukesh Ramashish Sharma & Mrs. Divya Ramavtar Nai Alias Mrs. Divya Mukesh Sharma Built up Area: 658.54 sq.ft.	Flat No 1001, 10th Floor, E- Wing, Central Park, Ekta Park Ville, Opp. Global City, Narangi Bypass road, Village-Chikal Dongri, Virar West, Palghar - 401303. Mr. Mukesh Ramashish Sharma & Mrs. Divya Ramavtar Nai Alias Mrs. Divya Mukesh Sharma Built up Area: 658.54 sq.ft.	A) 15.0.9.2023 B)Rs.25,66,206.41 plus interest and charges thereon C) 13.12.2023 D) Physical possession	A)Rs 43,00,000.00 B) 27.01.2026 C)Rs.4,30,000.00 D)Rs 5,000/-	28.01.2026 (10.00 a.m to 04.00 p.m)	Not Known to Us Tarnikant Ghai 7900042920
4	ARMB, THANE. To, All Legal Heirs of Late Dashrath Bhola Prasad Gupta. Flat No.302, 3rd Floor, A- Wing, Sai Paradise CHSL, Sector-8A, Near Vibgyor International School, Airoli, Navi Mumbai - 400708 To, All Legal Heirs of Late Dashrath Bhola Prasad Gupta. Built Up Area : 570.sq.ft	Flat No.302, 3rd Floor, A- Wing, Sai Paradise CHSL, Sector-8A, Near Vibgyor International School, Airoli, Navi Mumbai - 400708 To, All Legal Heirs of Late Dashrath Bhola Prasad Gupta. Built Up Area : 570.sq.ft	A) 29.04.2024 B) Rs. 71,50,268.57 plus interest and charges thereon C) 26.08.2024 D) Symbolic	A) Rs. 82,08,000.00 B) 27.01.2026 C)Rs.8,20,800.00 D)Rs 10,000/-	28.01.2026 (10.00 a.m to 04.00 p.m)	Not Known to Us Tarnikant Ghai 7900042920
5	ARMB Thane Mr. Bijay Kumar Tiwari & Mr. Basant Kumar Tiwari Building No. 3H, 4, Phase - 2, 302, Mohan Tulsii Vihar, Hendrepada, Near Bharat College, Badlapur West, Thane - 421503.	Residential Flat No. 102 located on 1st Floor, Building No. 3/H, Phase - 2, Type A in Building known as "Mohan Tulsii Vihar Phase 2/3 CHSL" situated at Hendra Pada, St. Anthony School Road, Village Kulgaon, Badlapur West, Tal. Ambemath, Dist. Thane - 421503. Area Adm. 971 sq. ft. including open terrace and one stilt car parking in the name of Mr. Bijay Kumar Tiwari & Mr. Basant Kumar Tiwari	A) 26.10.2021 B) Rs. 37,46,876.00 plus Interest and charges since date of NPA C) 28.10.2022 D) Symbolic.	A) Rs.52,00,000/- B) Rs.5,20,000/- C)27.01.2026 D) Rs. 5,000/-	28.01.2026 (10.00 a.m to 04.00 p.m)	Not Known to Us Tarnikant Ghai 7900042920
6	ARMB Thane Mr. Kamal Thakurdas Jhamani Flat No. B/704, 7TH Floor, Raj Ragalia Complex, Building No. 3, Plot No. 3, Ambemath, Dist. Thane, Pin - 421501	Flat No. 204 2nd Floor, Building No. 2, Shanti Park CHS., LTD., Near Shri Sai Tower, Off-Karjat Murbad Road, Neral, Neral (West), Talika - Karjat, Dist. Raigad, Pin 410 101. Admeasuring 500 sq. ft. (carpet) approx. Mr. Kamal Thakurdas Jhamani Flat No. 205, 2nd Floor, Building No. 2, Shanti Park CHS., LTD., Near Shri Sai Tower, Off-Karjat Murbad Road, Neral, Neral (West), Talika - Karjat, Dist. Raigad, Pin 410 101. Admeasuring 500 sq. ft. (carpet) approx. Mr. Kamal Thakurdas Jhamani	A) 07.12.2024 B) Rs. 72,83,482.72 plus Interest & charges thereon C) 26.03.2025 D) Symbolic	A) Rs. 22,21,000/-/- B) Rs. 2,22,100/- (27/01/2026 upto 11.59 pm) C) Rs. 5,000/- A) Rs. 21,12,000/-/- B) Rs. 2,11,200/- (27/01/2026 upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
7	ARMB Thane	Mr. Bharatraj Bhaskar Thali & Mrs. Sunandha	A) 19.11.2024	A) Rs.31,00,000.	28/01/2026	Not Known to Us

7	ARMB Thane Mr. Bharatraj Bhaskar Thali and Mrs Sugandha B Thali Opp. Jivan Mukh Maharaj Math ONGC. H No. 579, Bharatraj Nwas Pirwardi Road, Nagaon, Navi Mumbai, Pin: 400 702.	Mr. Kamal Bhaskar Thali & Mrs. Sugandha Bhaskar Thali. Flat No. 405, Building No. L-4, Swapnapoorti HSG Scheme, Sector 36, CIDCO Colony, Village Kharghar, Navi Mumbai, Maharashtra. Pin - 410210. admeasuring 359.85 sq.ft. (approx.)	A) 19.11.2024 B) Rs. 36,02,922 plus Interest & charges thereon C) 30.01.2025 D) Symbollic	A) Rs 31,00,000 B) Rs. 3,10,000/- (27/01/2026 (upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
8	ARMB Thane M/s. Icon Pharma Prop. Mr. Jindatta Haribhau Zarkar Shop No. 02, Ground Floor, Vaibhav Plaza, C.T.S. No. 4589, H. No. 40/1 H, Near Khopoli Post Office, Khopoli Bazarpeeth, Laxminagar, Mauje Devlad, Khopoli, Dist. Raigad-410203	Mr. Jindatta Haribhau Zarkar Shop No. 02, Ground Floor, Vaibhav Plaza, C.T.S. No. 4589, H. No. 40/1 H, Near Khopoli Post Office, Khopoli Bazarpeeth, Laxminagar, Mauje Devlad, Khopoli, Dist. Raigad-410203 Admeasuring 282 sq.ft. (built up)	A) 06.08.2022 B) Rs.29,04,503.06 plus Interest & charges thereon C) 13-01-2023 D) Symbollic	A) Rs 32,70,000.00/- B) Rs. 3,27,000/- (27/01/2026 (upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
9	ARMB Thane Mr. Ashok Hasanand Totlani, Mr. Jai Ashok Totlani & Mr. Mohit Ashok Totlani Flat No. 403, 4th Floor, Sai Prerna Apartment, Near kali mata Mandir, Ulhasnagar 421 004.	Mr. Ashok Hasanand Totlani, Mr. Jai Ashok Totlani & Mr. Mohit Ashok Totlani Flat No. 403, 4th Floor, Sai Prerna Apartment, Near kali Mata Mandir, Ulhasnagar 421 004. Admeasuring 654 sq.ft. (approx.)	A) 16.04.2025 B) Rs. 35,48,185.93 plus Interest & charges thereon C) 23.06.2025 D) Symbollic	A) Rs 56,10,000/- B) Rs. 5,61,000/- (27/01/2026 (upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
10	ARMB Thane Bhanushali Bharat Hariram Flat No. A/506, 5th Floor, Crestle Sector, CASA Bela Gold, kailan Shil Road, Dombivali (East), Thane 421201.	Under construction Flat No. 103, 1st Floor, Building No. 9, Blue Bell, Enkay Garden, Wavanje, Taluka Parvel, Dist Raigad, admeasuring 698 sq.ft. approx (carpet)	A) 27.05.2022 B) Rs. 23,67,929.44 plus Interest & charges thereon C) 14.10.2022 D) Symbollic	A) Rs 15,00,000/- B) Rs. 1,50,000/- (27/01/2026 (upto 11.59 pm) C) Rs. 5,000/-	28/01/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
11	ARMB THANE Vikash Singh (Borrower) 2-d 1001, new Mahada Towers, Swami Samarth Nagar, Lokhandwala Bank Road, Andheri (W), Mumbai MH-400053 FLAT NO. 11.3RD FLOOR, MEHUL APT CHSL, DATTAPADA ROAD NO.2, BORIVALI EAST, MUMBAI-400066 OFFICE NO. 907, A-WING, CTS NO.1/222A, SAMARTHA HIGH LAND PARL, OSHIWARA, ANDHERI, MUMBAI-400053	Flat no. 11, 3rd Floor, Mehul Apartment CHSL, Dattapada Road, no. 2, Plot Bearing CTS 272, Village Kanheri, Borivali East, Mumbai-400066 Adm 336 sqft BUA In the name of Vikash Singh	A) 09-05-2025 B) 54,25,109.72 as on 30-04-2025 Plus further interest and charges thereon C) 26-08-2025 D) Symbollic	A) Rs.62,00,000/- B) Rs.6,20,000/- 28-01-2026 (till 03:00pm) C) Rs. 5,000/-	28-01-2026 10:00AM TO 04:00PM	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kausalya Pandey 8750332726

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>
4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbIndia.in.
5. The Sale will be done by the undersigned through e-auction platform at the Website <https://baanknet.com/on> (as per date mentioned in above) @ 10:00 AM TO 04:00 PM.

Date: 06.01.2026

Place: Mumbai

Sd/- Amrit Pal Singh
Authorised Officer,
Punjab National Bank
Secured Creditor