

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	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) 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
	Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors					
1	ARMB Thane Mr. Mr. Ashok Hassanand Totlani, Jai Ashok Totlani & Mohit Ashok Totlani Flat No. 403, 4th Floor, Sai Prerna Apartment, Near Kali Mata Mandir, Ulhasnagar-421004.	Mr. Mr. Ashok Hassanand Totlani, Jai Ashok Totlani & Mohit Ashok Totlani Flat No. 403, 4th Floor, Sai Prerna Apartment, Near Kali Mata Mandir, Ulhasnagar-421004.	A) 16.04.2025 B) Rs. 35,48,185.93 plus Interest & charges thereon C) 23.06.2025 D) Symbolic	A) Rs 56,10,000/- B) Rs. 5,61,000/- (30.12.2025 upto 03.00 pm) C) Rs. 5,000/-	30.12.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
2	ARMB THANE Mr. Pawan Shridhar sarode, Mr. Shridhar Namdev Sarode & Mrs. Swati Sridhar Sarode Flat No. 605, Sk.K. Heights CHS Ltd., Plot No. 28, Sector No. 15, Near Marbadevi Mandir, Ghansoli, Navi Mumbai 400 701.	Mr. Pawan Shridhar sarode, & Mrs. Swati Sridhar Sarode. Flat No. 605, Sk.K. Heights CHS Ltd., Plot No. 28, Sector No. 15, Near Marbadevi Mandir, Ghansoli, Navi Mumbai 400 701.	A) 13.12.2024 B) Rs. 66,65,941.31 plus Interest & charges thereon C) 30.04.2025 D) Symbolic	A) Rs 92,00,000/- B) Rs. 9,20,000/- (30.12.2025 upto 03.00 pm) C) Rs. 5,000/-	30.12.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
3	ARMB, Thane Mr. Manish Sawlani Mrs. Nishita Sawlani Mrs. Anu Sawlani (Borrower & Morgagor) Flat No. 101, 1st Floor, Neelkanth Residency, Ulhasnagar-4, Thane- 421004 Property id-PUNBBC8325SAWLAN	Flat No 101, 1st Floor, "Neelkanth Residency", Room No. 10 & 11, Section 26, Opp. B.K. Diagnostic Centre, Barac No. 1597, Ulhasnagar-4, Thane- 421004 (Admeasuring 764 Sq Ft, Built up Area) Owner - Mr. Manish Sawlani Mrs. Nishita Sawlani Mrs. Anu Sawlani	A) 04.01.2021 B) Rs 52,20,296.00 (As on 31.12.2020) plus Interest & Charges C) 22.11.2023 D) Physical	A) Rs 41,00,000/- B) Rs 4,10,000/- (29. 12.2025) C) Rs 5,000/-	Date: 30.12.2025 Time: 11.00 A.M. To 04.00 P.M	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane Mr. Anil Kisan Nikam Room No. 101, 801, Konark Apartment, Kharkar Ali, Opp. Vikram Book Depo. Jambhli Naka, Thane (West) – 400601.	Residential Apartment No. 805 and 806, 8th Floor, Building No. B, project known as "Fortune Hill Top", Survey No. 115/2, situated at Village – Chovisawadi, Taluka Haveli, Dist. Pune – 412105. Adm. 473.72 sq. ft. Carpet and 521 sq. ft. BUA of each flat in the name of Mr. Anil Kisan Nikam.	A) 06.02.2024 B) Rs. 43,84,173.00 plus Interest & charges less recovery thereon C) 26.04.2024 D) Symbolic	A) Rs. 16,42,000/- B) Rs. 1,64,200/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Underconstruction building. Construction 35% completed Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 9816922200
5	ARMB Thane M/s. MR Metal Prop. Ms. Manisha R Kothari Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai – 400064. Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A - 2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058	Flat No. 03, Ground Floor, Andheri Bhagya Apartment CHSL, Village Ambivali, Bhardwadi (Plot No. 744/1 to 23, Survey No. 81, Hissa NO. 3/2), Opp. Sant Ramdas Kridaman, Andheri (West), Mumbai – 400058 In the name of Ms. Manisha Kothari. Area adm. 530 sq. ft. BUA.	A) 06.10.2022 B) Rs. 5,21,18,781.38 plus Interest & charges less recovery thereon C) 25.01.2023 D) Symbolic	A) Rs.1,53,00,000/- B) Rs.15,30,000/- (upto 29.12.2025) C) Rs. 10,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135

	Andheri West, Mumbai 400058					
6	ARMB Thane M/s. Mukesh Enterprises Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai - 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A - 2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058 Mr. Ramniklal Jain Shop No. 2, Kanishka Society, Dadisheth Road, Malaw West, Mumbai - 400064	Flat No. 202, 2nd Floor, D-Wing, Mayfair Meridian Building, Plot No. A2, CTS No. 724B, Ceaser Road, Village Ambivali, Andheri West, Mumbai 400058. Area adm. 857 sq. ft. BUA in the name of Mr. Deepak Kothari and Ms. Manisha Kothari.	A) 09.05.2022 B) Rs. 6,79,82,079.36 plus Interest & charges less recovery thereon C) 13.10.2022 D) Symbolic	A) Rs. 1,96,00,000/- B) Rs. 19,60,000/- (upto 29.12.2025) C) Rs. 10,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
7	ARMB Thane Mr. Jai Shailesh Rahchh Ms. Kavita Rahchh Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai - 400053	Flat No. 802, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune - 412106. Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh	A) 01.06.2019 B) Rs. 80,23,148.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic	A) Rs. 61,50,000/- B) Rs. 6,15,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
8	ARMB Thane Mr. Jai Shailesh Rahchh Ms. Kavita Rahchh Flat No. A-1602, HDIL Metropolis, J P Road, 4 Bunglows, Near Gurudwara, Andheri (West), Mumbai - 400053	Flat No. 803, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune - 412106. Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh	A) 01.06.2019 B) Rs. 80,47,204.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic	A) Rs. 61,50,000/- B) Rs. 6,15,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
9	ARMB THANE M/s. Sseheurle Powertech, 110, 1st Floor, Bharat Shatrughan Commercial Complex, CHS., LTD., Plot No. 03, Sector 18, Vashi navi Mumbai-400 703	110, 1st Floor, Bharat Shatrughan Commercial Complex, CHS., LTD., Plot No. 03, Sector 18, Vashi Navi Mumbai-400 703. Admeasuring 350sq.ft. (build up) Pranab Tulsidas Shende	A) 02.04.2013 B) Rs. 58,45,334.56plus Interest & charges less recovery thereon C) 05.06.2013 D) Symbolic	A) Rs. 37,00,000.00 B) Rs. 3,70,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan patil 9969178452
10	ARMB THANE M/s. Sseheurle Powertech, 110, 1st Floor, Bharat Shatrughan Commercial Complex, CHS., LTD., Plot No. 03, Sector 18, Vashi navi Mumbai-400 703	Unit No. 613, 6th Floor, B Wing, Kanara Business Centre Premises CHS LTD, laxmi Nagar, Off Link Road, ghatkopar (East), Mumbai 400 075. Admeasuring 298.81 sq.ft. (buildup)	A) 02.04.2013 B) Rs. 58,45,334.56plus Interest & charges less recovery thereon C) 05.06.2013 D) Symbolic	A) Rs. 51,00,000.00 B) Rs. 5,10,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan patil 9969178452

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&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: 29.11.2025

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank