



पंजाब नैशनल बैंक
punjab national bank
(Govt. of India Undertaking)

**ARMB, Thane, PNB Pragati Tower, 3rd Floor, Plot C-9, Block- G,
Bandra Kurla Complex, Bandra (East), Mumbai – 400051. Email: cs8325@pnb.co.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.

Sr No	SCHEDULE OF THE SECURED ASSETS					
	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 Possession Date U/S 13(4) Of SARFESI ACT 2002 Nature Of Possession Symbolic / Physical / Constructive	A) Reserve Price B) EMD (Last Date) C) of deposit of EMD)	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	Name of Mortgagor / Owner of property				
1	ARMB THANE M/s. Godavari Graphics Pvt Ltd 54-A, 2nd floor, C-wing, Raj Industrial Complex, Military Road, Marol, Andheri(East) Mumbai- 400 059	54-A, 2nd floor, C-wing, Raj Industrial Complex, Military Road, Marol, Andheri (East), Mumbai-400 059 in the name of M/s Godavari Graphics Pvt Ltd (admeasuring about 605 sq.ft Super Built up area)	A)18.10.2014 B)Rs.1,65,76,872.57 (As on 30.09.2014)plus interest & charges thereon C) 13.09.2019 D)Physical	A)Rs. 58,63,000/- B)Rs. 5,86,300/-12.08.2025 upto 03.00 pm) C)Rs.5000/-	12.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB Thane M/s Rushabh Centering Accessories Pvt Ltd. (Borrower/ Mortgagor) 79, Ahead Manisha Nursing Home, Azad nagar, Ghatkopar(West) Mumbai-400086 Sh. Suresh Nathalia Dodia (Director) 4/3 B VIII Dhammi Near Ridhi Steel Tal Khalapur, Dist Raigad-410203 Smt. Preeti Suresh Dodia (Director) 4/3 B VIII Dhammi Near Ridhi Steel Tal Khalapur, Dist Raigad-410203	Land & Building bearing Survey No. 4, Hissa No 3B, Village Dhamani Off Savroli, Khalapur Road, Tal Khalapur, Dist Raigad in the name of M/S Rushabh Centering Accessories Pvt Ltd (Plot Area: 4400.00 Sq Mtr) (Factory Shed: 3300.00 Sq Mtr)	A)14.08.2018 B)Rs.2,50,32,806.94 (As on 30.06.2018)plus interest & charges thereon C) 04.12.2018 D)Symbolic	A) Rs. 2,65,62,000/- B) Rs. 26,56,200/- (12.08.2025 upto 03.00 p.m) C) Rs. 10,000/-	12.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB Thane Mr. Shrichand S. Jagwani (Borrower) & Mrs. Komal S. Jagwani (Co-Borrower) 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. (Built Up Area: 466.94 Sq. Ft. & 466.94 Sq.Ft.) (Total Built up Area 933.88)	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. (Built Up Area: 466.94 Sq. Ft. & 466.94 Sq.Ft.) (Total Built up Area 933.88)	A) 05.11.2019 B) Rs.63,42,675.50 (plus interest and charges thereon) C)08.04.2025 D) Physical	A)Rs. 67,95,000/- B)Rs. 6,79,500/-29.08.2025 upto 3.00 pm) C)Rs. 5,000/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane M/s. Vijay Textiles, (Prop., Mr. Vijay Dewani) Room No- 5, B.R.K. NO - 1911, C.T.S. Vo-2522, Ulhasnagar, OT, SEC., NO - 40, Near Sai Jeevan Ghot Hall, Off., Kurla Camp Road, Behind Sajhroj Building, Ulhasnagar-5, Thane- 421005. (BUILT UP : 603.00Sq.Ft.) Mrs. MAYA KISHANCHAND DEWANI (MORTGAGER)	Room No-5, B.R.K.NO-1911,C.T.S.Vo-2522,Ulhasnagar, OT, SEC., NO - 40, Near Sai Jeevan Ghot Hall, Off., Kurla Camp Road, Behind Sajhroj Building, Ulhasnagar-5, Thane- 421005.(BUILT UP : 603.00Sq.Ft.) Mrs. MAYA KISHANCHAND DEWANI (MORTGAGER)	A) 06.12.2021 B) Rs. 54,60,445.90 (Plus interest & charges thereon) C) 20.02.2024 D)PHYSICAL	A)Rs. 36,65,000/- B)Rs. 3,66,500/- (29.08.2025 upto 3.00 pm) C)Rs. 5,000/-	29.08.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB , THANE MR. ZAKAULLAH SHAIKH (Borrower) C/O Md Nazir Shaikh Sr No 138 Cts No 3473 Azim Ngr , Gate No 7, Malwani , Malad West , Mumbai Maharashtra 400095	Flat No. 103, 1st Floor , Wing A , Viviana Block 5, Near Laxmi Icon , Survey No. 87, Karjat Murbad Road , Neral (East) , Village Dhamote, Taluka Karjat Dist Raigarh - 410101. 326 sqft (carpet area) MR. ZAKAULLAH SHAIKH (Borrower)	A) 19-04-2025 B) Rs.21,69,808.90/- as on 30-01-2025 plus further interest & charges thereon C) 02-07-2025 D) Symbolic Possession	A) Rs. 22,00,000/- B) Rs. 2,20,000.00 (29-08-2025 till 3:00pm) C) Rs.5,000/-	29-08-2025 10.00 am to 04.00 pm	Not Known to Us Kaushalya Pandey 8750332726 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	(a) ARMB Thane (b) Mr. Rupesh Kumar Sharma & Mrs. Nikita	Residential Flat No. 94, situated on 9th Floor, "L" Wing, Known as "Apurva", Amantra Complex,	A) 11.10.2022 B) 53,51,769.66	A) Rs 42,21,000/- B) Rs. 4,22,100/- (12.08.2025 upto 3.00 pm)	Date: 12.08.2025	Not Known to Us

6	(a) ARMB Thane (b) Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma (Borrower/Mortgagor) Flat No. 404, 4th Floor, Gulmohar CHS Ltd, Kamatghar, Anjurphata, Bhiwandi- 421302 & Flat No. 94, 9th Floor, Building No. L, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane-421302 Property id -PUNB83250962021	Residential Flat No. 94, situated on 9th Floor, "L" Wing, Known as "Apuurva", Amantra Complex, Survey No. 34 to 35, 37, 49 to 53 & others of village Ranjnoli, Near Bhlwandi Bypass, Kalyan Bhiwandi Road, Kalyan (West), Taluka Bhiwandi, District Thane- 421302 (Carpet Area: 851 Square Feet) Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma	A) 11.10.2022 B) 53,51,769.66 (As on 30.09.2022) Plus Interest & Charges C) 19.09.2024 D) Physical	A) Rs 42,21,000/- B) Rs 4,22,100/- (12.08.2025) upto 3.00 pm) C) Rs 5,000	Date: 12.08.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to Us Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	(A) ARMB Thane (B) Mr. Prakash Devandas Mangwani (Borrower/Mortgager) & Mr. Amit Prakash Mangwani (Borrower) Flat No. 202, C-Wing, Nikhileshwar Complex Behind Venus Cinema, Section 25, Ulhasnagar- 421004 Property id - PUNB8325180	Flat No. 202, C-Wing, Nikhileshwar Complex, Plot No. 619 (P), Section-25, Behind Venus Cinema, Ulhasnagar- 4, District Thane- 421004 (Built up Area: 653 Sq Ft.) Mr. Prakash Devandas Mangwani	A) 12.10.2022 B) Rs. 21,84,111.28/- (As on 30.09.2022 plus interest & charges C) 22.04.2024 D) Physical	A) A) Rs 22,68,000/- B) Rs 2,26,800/- (12.08.2025) C) Rs 5,000/	Date: 12.08.2025 Time 10.00 A.M. To 04.00 P.M	Not Known to Us Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8	(a) ARMB Thane (b) Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar (Co-Borrower & Mortgagor) Flat No B-103, 1st Floor, 1st Floor, B-Wing, Building No. 02, Panchamurt CHS Ltd, Village Manda, Near Manda Police Station, Vasundri Road, Titwala (West), Kalyan, Thane- 421605 Property id- PUNB83250180	Residential Flat No.103, situated on 1st Floor, "B" Wing, Building No.2 Known as "Panchamurt" CHS Ltd, Village Manda, Near Manda Police Station, Vasundri Road, Titwala(West), Kalyan, Thane- 421605 (Built Up Area: 711 Sq Ft) Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar	A) 25.05.2022 B) Rs 39,19,115.84 (As on 07.04.2022) plus Interest & Charges C) 30.08.2022 D) Symbolic	A) Rs 34,56,000/- B) Rs 3,45,600/- (12.08.2025) upto 3.00 pm) C) Rs 5,000/-	Date: 12.08.2025 Time 10.00 A.M. To 04.00 P.M	Not Known to Us Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	(a) ARMB, Thane (b) Mr. Paravindra Tilakram Sharma (Borrower/ Mortgagor) Mr. Mahendra Tilakram Sharma (Guarantor) (c) Add- A/301, Chandresh shanti Upavan CHS Ltd Kalyan shil road, near police chowki, Lodha heaven, village NILJE, Domivali East-421204 Property id- PUNB8325PARAV	Flat No.C/203, 2nd Floor, C-Wing, "Chandresh Riviera CHS Ltd", Lodha Heaven, Near Lodha Memorial School & Mahaveer Shopping Centre, Off. Kalyan Shil Road, Domivali East, Village- Nilje, Taluka Kalyan, District Thane, Thane-421204 (Built up Area: 495 Sq Ft.) Mr. Paravindra Tilakram Sharma	(a) 04.10.2018 (b) Rs. 23,58,407/- (As on 04.10.2018) plus interest & charges (c) 23.06.2022 (d) Physical	A) Rs 19,65,000/- B) Rs 1,96,500/- (12.08.2025) upto 3.00 pm) C) Rs 2,000/-	Date: 12.08.2025 Time 10.00 A.M. To 04.00 P.M	Not Known to Us Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
10	(a) ARMB, Thane (b) Mrs. Rani Shrikant Singh & Mr. Shrikant Kumar Singh (Borrower/Mortgagor) 3/C- 301/9, Sector-02, Gayathridham CHS Ltd, Titawala East, Ghotsai, Thane-421605 Property id- PUNB83250187	Flat No.207, Building No. 01, B-Wing, Second Floor, Gangangiri Hills , Village Khopoli, Taluka Khalapur, District - Raigad- 410203 (Built up Area: 664 Sq Ft) (Mrs. Rani Shrikant Singh)	A) 06.09.2022 B) Rs 35,54,242.00/- (Plus Interest & Charges) C) 23.12.2022 D) Symbolic	A) Rs 19,69,000/- B) Rs 1,97,000/- (12.08.2025) upto 3.00 pm) C) Rs 2,000/-	Date: 12.08.2025 Time 10.00 A.M. To 04.00 P.M	Not Known to Us Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

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:

- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com>
- For detailed term and conditions of the sale, please refer Website <https://baanknet.com> & www.pnbindia.in.

Date : 26.07.2025

Place : Mumbai

Sd/-

Authorised Officer, Punjab National Bank