

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 SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price	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		B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount		
1	ARMB Thane Mr. Rajendra Suryabhan Upadhye (Borrower) Flat no 304, 3rd floor, I Wing, Shanti Parksyde Homes, Hanuman Nagar, Panchvati, Mumbai Agra National Highway, Opposite Rasbihari International School, Nasik-422 003. Shree Krishna Cattle & Poultry Feed, Near Lakshmi Mata Mandir, At Post : Chikhali, Tal Sangamner, Dist Ahmednagar - 422 605	Flat no 1903, 19th Floor, Shanti Heights, Plot No. 391 A & 392, C. S. No. 351/10 & 350/10, Bhaudaji Road, Matunga, Mumbai - 400 019. In the name of Mr. Rajendra Suryabhan Upadhye Admsg Carpet area 675 sq.ft Plus One Car Parking	A)05.02.2025 B)Rs.4,22,13,79/- plus Interest C)14.07.2025 D)Symbolic	A) Rs.3,60,00,000/- B) Rs. 36,00,000/- (27.01.2026 upto 04.00 p.m) C) Rs.50,000	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528 Builder's dues of Rs. 22,00,000/- approximately to be born by the prospective buyer
2	ARMB Thane Mrs. Meenakshi Kunal Jethi (Borrower) Mr. Kunal Rajan Jethi (Guarantor) Flat no B 1902 Sai crystal sector 35D near ICICI Bank Kharghar Navi Mumbai-410210	Flat no 1004 10th floor Nirmal Heights Plot no 36 and 53 sector 51, Dronagiri, Tal Uran, Dist Raigad. Built up area 387.60 sq.ft Mrs. Meenakshi Kunal Jethi	A)18.10.2021 B)Rs.25,96,020/- (as on 30.06.2021 plus interest and charges) C)11.02.2022 D)Physical	A)Rs.23,50,000/- B)Rs.2,35,000/- (27.01.2026 up to 4 pm) C)Rs.5,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
3	ARMB Thane Mr. Rishabh Shankar Ahuja (Borrower) Flat No. 1203, Camelia Vasant Valley, Khadakpada, Kalyan (W)-421301. Mr. Rishabh Shankar Ahuja (Borrower) Flat No. 101, 1st Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. Mr. Rishabh Shankar Ahuja (Borrower) Shop No. 1, Ground Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. Mr. Shankerlal Gobindram Ahuja (Co-Borrower/Guarantor) Flat No. 1203, Camelia Vasant Valley, Khadakpada, Kalyan (W)-421301. Mr. Shankerlal Gobindram Ahuja (Co-Borrower/Guarantor) Flat No. 101, 1st Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. Mr. Shankerlal Gobindram Ahuja (Co-Borrower/Guarantor) Shop No. 1, Ground Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. Mrs. Kanchan Shankerlal Ahuja (Co-Borrower/Guarantor) Flat No. 1203, Camelia Vasant Valley, Khadakpada, Kalyan (W)-421301. Mrs. Kanchan Shankerlal Ahuja (Co-Borrower/Guarantor) Flat No. 101, 1st Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. Mrs. Kanchan Shankerlal Ahuja (Co-Borrower/Guarantor) Shop No. 1, Ground Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003.	Flat No. 101, 1st Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. 661.45 sq. Ft. Shankerlal Gobindram Ahuja Shop No. 1, Ground Floor, Guru Govind Palace, BK No. 13469 & 13468, Near Thaiya Darbar, Ulhasnagar-421003. 86.40 sq. Ft. Shankerlal Gobindram Ahuja	A)04.04.2025 B)Rs.1,27,53,260.29 (as on 31.03.2025 plus interest and charges) C)02.07.2025 D)Symbolic	A)Rs.42,50,000/- B)Rs.4,25,000/- (27.01.2026 upto 4.00 pm) C)Rs.10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Mr. Murtaza Suratwala 9967860528

4	M/s.Shubham Caterers & Caring Pvt Ltd. Regd. Office: 1/13, Jaykar Smriti, Aarey Road, Goregaon (W) Mumbai-400 062. Mr. Nirakar Gobardhan Sahoo Flat No. B-15, Siddhivinayak CHS Limited, Opposite Ankur Apartment, Best Nagar, Goregaon -400104. Mrs. Santosh Ratan Saw Flat No. 401/402, 4th Floor, J Wings, Ambika Darshan, Pooja Gardens, New Golden Nest, Village Goddev, Bhayander (E)-410101. Mrs. Santosh Ratan Sahoo Flat No. B-15, Siddhivinayak CHS Limited, Opposite Ankur Apartment, Best Nagar, Goregaon -400104. Mrs. Santosh Ratan Sahoo Flat No. 203, 2nd Floor, Jai Vinayak Tower CHS Limited, Survey No. 185, New No. 53, Hissa No. 6, New Pleasant Park, Mira Bhayander Road, Mira Road (E), Dist Thane-401107. Mr. Santosh Ratan Saw J-201, Pooja Garden, Near Golden Nest, Mira Bhayander Road, Bhayander (E), Thane-410101. Ms. Manisha Pandurang Lolam Flat No. 802, 8th Floor, Vinayak No. 5, CTS No. 71, Village Mahagiri Tukaram Mahadik Road, Kharkar Ali, Jambhali Naka, Thane (W)-400601.	Flat No. 802, 8th Floor, Vinayak No. 5, CTS No. 71, Village Mahagiri Tukaram Mahadik Road, Kharkar Ali, Jambhali Naka, Thane (W)-400601. 650 Sq. Ft. Built Up Mrs. Manisha Pandurang Lolam	A)13.04.2018 B)Rs.2,51,45,842.94 (as on 31.03.2018 plus interest and charges) C)05.01.2019 D)Symbolic	A)Rs.52,20,000/- B)Rs.5,22,000/- (27.01.2026 upto 4.00 pm) C)Rs.50,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Mr. Murtaza Suratwala 9967860528
5	ARMB Thane Ramlakhan Ramavtar Sharma (Borrower) Dilip Bhagirti Sharma (Guarantor) Flat No. A-1, Mari Aai Complex, Koprolli, Village Panvel-410206.	Flat No. A-1, Mari Aai Complex, Koprolli, Village Panvel-410206. Built up Area: 697.50 Sq. Ft. In the name of Ramlakhan Ramavtar Sharma	A)06.03.2024 B)Rs. 32,63,967.70 as on 29.02.2024 (plus interest & charges thereon) C)09.05.2024 D)Symbolic	A)Rs.34,25,000/- B)Rs. 3,42,500/- (27.01.2026 upto 04.00 pm) C)Rs.10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
6	ARMB Thane Pandurang Babu Panchal (Borrower/ Mortgagor) and Supriya Pandurang Panchal (Borrower/Mortgagor) Room no 1, Vakari Chawli, Lokmanya Nagar, Pada no 3, Dawale Nagar, Bus stop, Thane west- 400606.	Flat no 605, sixth floor, B wing, Balaji Pride, Chira nagar, Ravikiran society, village Nandivli Panchanand, Tal Kalyan, Dombivli East-421204. Built up area 580 sq.ft. In the name of Pandurang Babu Panchal and Supriya P Panchal	A)05.01.2018 B) Rs.21,10,678 (as on 31.12.2017) plus interest & charges thereon C)17.07.2019 D)Physical	A)Rs.27,78,000/- B)Rs. 2,77,800/- (27.01.2026 upto 4.00 pm) C)Rs. 10,000/-	Date: 28.01.2026 Time: 11.00 a.m. to 04.00 p.m	Not Known to Us Murtaza Suratwala 9967860528
7	ARMB Thane Mr.Sopan Namdev Binwade (Deceased) Kiran Sopan Binwade Legal heir of Sopan Namdev Binwade and all other legal heirs known and unknown Flat no 7, Ground floor, Om Shiv Shakti chs Bldg no C, Mauje, village Kalher, Tal Bhiwandi, Dist Thane 421302.	Flat no 7, Ground floor, Om Shiv Shakti chs Bldg no C, Mauje, village Kalher, Tal Bhiwandi, Dist Thane 421302. Built up Area: 715.16 sq.ft	A)14.03.2022 B)Rs.22,78,159.18 (plus interest and charges thereon) C)08.07.2022 D)Symbolic	A)Rs.21,44,000/- B)Rs.2,14,400/- (27.01.2026 upto 4.00 pm) C)Rs.10000/-	28.01.2026 (11.00 a.m to 04.00p.m)	Not Known to Us Murtaza Suratwala 9967860528

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	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account			B) EMD (Last Date of deposit of EMD)		
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property		C) Bid Incremental Amount		Name & Number of the Contact Person
8	ARMB Thane Mr. Bandu Pandurang Nagle (Borrower) Mrs. Madhavi Bandu Nagle (Co-Borrower & Mrs. Preetha Bhupesh Babu (Guarantor) Flat No. 001, Ground Floor, Bldg No.4., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, Village Wavanje, Tal- Panvel, Dist - Raigad	Flat No. 001, Ground Floor, Bldg No.4., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, Village Wavanje, Tal- Panvel, Dist - Raigad in the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	A) 16.10.2023 B) Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon. C) 12.01.2024 D) Symbolic	A) Rs. 15,31,000/- B) Rs. 1,53,100/- (27.01.2026 upto 04.00 pm) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
9	ARMB Thane Mr. Bandu Pandurang Nagle (Borrower) Mrs. Madhavi Bandu Nagle (Co-Borrower & Mrs. Preetha Bhupesh Babu (Guarantor) Flat No. 001, Ground Floor, Bldg No.5., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, Village Wavanje, Tal- Panvel, Dist - Raigad	Flat No. 001, Ground Floor, Bldg No.5., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, Village Wavanje, Tal- Panvel, Dist - Raigad in the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	A) 16.10.2023 B) Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon. C) 12.01.2024 D) Symbolic	A) Rs. 15,31,000/- B) Rs. 1,53,100/- (27.01.2026 upto 04.00 pm) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
10	ARMB Thane Mr. Bandu Pandurang Nagle (Borrower) Mrs. Madhavi Bandu Nagle (Co-Borrower & Mrs. Preetha Bhupesh Babu (Guarantor) Flat No. 001, Ground Floor, Bldg No.6., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, Village Wavanje, Tal- Panvel, Dist - Raigad	Flat No. 001, Ground Floor, Bldg No.6., Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, Village Wavanje, Tal- Panvel, Dist - Raigad in the name of Mr. Bandu Pandurang Nagle Built up area: 592Sq Ft	A) 16.10.2023 B) Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon. C) 12.01.2024 D) Symbolic	A) Rs. 15,31,000/- B) Rs. 1,53,100/- (27.01.2026 upto 04.00 pm) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
11	ARMB Thane Mrs. Laxmi Bhaskar Ingle Flat No. A/101, 1st Floor, Krishna Apartment, Plot No. 10, Sector 36 GES, Phase - II, Kamothe Panvel Dist Raigad - 410209.	Flat No. A/101, 1st Floor, Krishna Apartment, Plot No. 10, Sector 36 GES, Phase - II, Kamothe Panvel Dist Raigad - 410209. In the name of Mrs. Laxmi Bhaskar Ingle Built up area: 441 Sq Ft	A) 04.06.2021 B) Rs. 28,87,376.00 plus interest & charges thereon. C) 05.02.2022 D) Symbolic	A) Rs. 46,75,000/- B) Rs. 4,67,500/- (27.01.2026 upto 04.00 pm) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
12	ARMB, Thane Pranav Enterprises Prop Smt Savita Khandelwal 4623, Adi Sankaracharya marg. Khandelwal Estate, Saki Vihar road, Powai, Mumbai-400072. Smt. Savita Khandelwal (Borrower/Mortgagor) Flat no C-8 4th floor, Madhoor Mangal Avenue Phase II, Village Anandvali, District Nashik. Shri Chandrakant Khandelwal (Guarantor/Mortgagor) Flat no C-8 4th floor, Madhoor Mangal Avenue Phase II, Village Anandvali, District Nashik.	Flat No. C-8, 4th Floor, Madhoor Mangal Avenue Phase II, Village Anandvali, District Nashik Shri Chandrakant Khandelwal	A) 29.06.2013 B) 25,67,916.28 plus interest and charges thereon. C) 13.12.2024 D) Symbolic	A) Rs. 40,50,000/- B) Rs. 4,05,000/- (27.01.2026 up to 4 p.m.) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528

12	ARMB, Thane Pranav Enterprises Prop Smt Savita Khandelwal 4623, Adi Sankaracharya marg, Khandelwal Estate, Saki Vihar road, Powai, Mumbai-400072. Smt. Savita Khandelwal (Borrower/Mortgagor) Flat no C-8 4th floor, Madhoor Mangal Avenue Phase II, Village Anandvali, District Nashik. Shri Chandrakant Khandelwal (Guarantor/Mortgagor) Flat no C-8 4th floor, Madhoor Mangal Avenue Phase II, Village Anandvali, District Nashik.	Flat No. C-8, 4th Floor, Madhoor Mangal Avenue Phase II, Village Anandvali, District Nashik Shri Chandrakant Khandelwal	A) 29.06.2013 B) 25,67,916.28 plus interest and charges thereon. C) 13.12.2024 D) Symbolic	A) Rs. 40,50,000/- B) Rs. 4,05,000/- 27.01.2026 up to 4 p.m. C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
13	ARMB, Thane M/s. Shubham Caterers & Caring Pvt Ltd. Regd Office: 1/13, Jaykar Smriti, Aarey Road, Goregaon (W) Mumbai - 400 062. Mr. Nirakar Gobardhan Sahoo Flat No. B-15, Siddhivinayak CHS Limited, Opposite Ankur Apartment, Best Nagar, Goregaon - 400104. Mr. Nirakar Gobardhan Sahoo Flat No. 401/402, 4th Floor, J Wings, Ambika Darshan, Pooja Gardens, New Golden Nest, Village Goddev, Bhayander (E) - 410101. Mrs. Santoshee Nirakar Sahoo Flat No. B-15, Siddhivinayak CHS Limited, Opposite Ankur Apartment, Best Nagar, Goregaon - 400104. Mrs. Santoshee Nirakar Sahoo Flat No. 203, 2nd Floor, Jai Vinayak Tower CHS Limited, Survey No. 185, New No. 53, Hissa No. 6, New Pleasant Park, Mira Bhayander Road, Mira Road (E), Dist Thane - 401107. Mr. Santosh Ratan Saw J-201, Pooja Garden, Near Golden Nest, Mira Bhayander Road, Bhayander (E), Thane - 410101. Ms. Manisha Pandurang Lolam Flat No. 802, 8th Floor, Vinayak No. 5, CTS No. 71, Village Mahagiri Tukaram Mahadik Road, Kharkar Ali, Jambhali Naka, Thane (W) - 400601.	Flat No. 802, 8th Floor, Vinayak No. 5, CTS No. 71, Village Mahagiri Tukaram Mahadik Road, Kharkar Ali, Jambhali Naka, Thane (W) - 400601. 650 Sq. Ft. Built Up Mrs. Manisha Pandurang Lolam	A) 13.04.2018 B) Rs. 2,51,45,842.94 (as on 31.03.2018 plus interest and charges) C) 05.01.2019 D) Symbolic	A) Rs. 52,20,000/- B) Rs. 5,22,000/- (27.01.2026 up to 4.00 pm) C) Rs. 50,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Mr. Murtaza Suratwala 9967860528
14	ARMB, Thane Mrs. Rekha Ramdas Jadhav & Mr. Ramdas Sadashiv Jadhav Flat No. 504, 5th Floor, A-wing, Neeraj Heights, Gauripada, Kalyan (W) - 421 301. 717 Sq. Ft. Built up Mrs. Rekha Ramdas Jadhav & Mr. Ramdas Sadashiv Jadhav	Flat No. 504, 5th Floor, A-wing, Neeraj Heights, Gauripada, Kalyan (W) - 421 301. 717 Sq. Ft. Built up Mrs. Rekha Ramdas Jadhav & Mr. Ramdas Sadashiv Jadhav	A) 03.07.2021 B) Rs. 34,47,864.10 (as on 31.03.2021) Plus Interest & Charges thereon C) 08.09.2021 D) Symbolic	A) Rs. 44,00,000/- B) Rs. 4,40,000/- 27.01.2026 up to 3.00 p.m. C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Mr. Murtaza Suratwala 9967860528
15	ARMB Thane Mr. Rajendra Suryabhan Upadhye (Borrower) Flat no 304, 3rd floor, I Wing, Shanti Parksyde Homes, Hanuman Nagar, Panchvati, Mumbai Agra National Highway, Opposite Rasbhihari International School, Nasik-422003. Shree Krishna Cattle & Poultry Feed, Near Lakshmi Mata Mandir, At Post : Chikhali, Tal Sangamner, Dist Ahmednagar - 422605	Flat no 1903, 19th Floor, Shanti Heights, Plot No. 391 A & 392, C. S. No. 351/10 & 350/10, Bhaudaji Road, Matunga, Mumbai - 400019. Plus One Car Parking In the name of Mr. Rajendra Suryabhan Upadhye Admsg Carpet area 675 sq.ft	A) 05.02.2025 B) Rs. 4,22,13,79/- plus Interest and Charges C) 14.07.2025 D) Symbolic	A) Rs. 3,60,00,000/- B) Rs. 36,00,000/- (27.01.2026 upto 04.00 p.m.) C) Rs. 50,000	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528 Builder's dues of Rs. 22,00,000/- approximately to be born by the prospective buyer
16	ARMB Thane Selina Onshore and Offshore Services Prop. Anil S Pawar Flat No. 002, Ground Floor, A-Wing, Ravindra Arcade, Near Balani Road, Titwala (East), Taluka Kalyan, Dist - Thane - 421605.	Flat No. 002, Ground Floor, A-Wing, Ravindra Arcade, Near Balani Road, Titwala (East), Taluka Kalyan, Dist - Thane - 421605. In the name of Mr. Anil S Pawar Built up Area : 535 Sq. Ft.	A) 21.01.2023 B) Rs. 32,36,849.33 plus further interest & charges thereon C) 05.07.2023 D) Symbolic	A) Rs. 19,52,000/- B) Rs. 1,95,200/- (27.01.2026 upto 04.00 pm) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528

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> on the date and time mentioned at the respective columns above.
- For detailed term and conditions of the sale, please refer <https://baanknet.com&www.pnbIndia.in>.
- 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.
- 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.
- 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.
- 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.
- 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: 09.01.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank