punjab national bank
Together for the better

Circle Office Mumbai City
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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 properties 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 Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(2) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price B) EMD (last Date of EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	ARMB Mumbai City Mrs. Renu Rakesh Singh	All that piece and parcel of Flat No 103, First Floor, B Wing, Building Name Sai Pushpak Co-op Housing Society Ltd., Sai Park Complex, Mira Bhyander Road, Thane- 401107	A) 30/02/2020 B) Rs.38,22,367.00 as on 31/01/2020 + further intt & other charges C) Dated: 08-01-2021 D) Symbolic	A) Rs.52,65,000.00 B) Rs. 5,26,500.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
2	ARMB Mumbai City Sh. Santosh Vishnu Patil (Borrower) Smt. Alka Santosh Patil (Co - Borrower)	FLAT NO.105, 1ST FLOOR, BUILDING NO.A/11, HOLY RESIDENCY, S.NO.110 H.NO.1(PT), VILLAGE TEMGHAR,TAL BHIWANDI, THANA.	A) 03/08/2019 B) For HSG Loan- Rs.51,865.00 as on 31/07/2019 + further intt & other charges For OD - Rs.48,74,100.00 as on 31/07/2019 + further intt & other charges C) Dated: 06/11/2019 D) Symbolic	A) Rs.63,63,000.00 B) Rs.6,36,300.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
3	ARMB Mumbai City Mr. Pramod Kumar Raj & Mr. Amit Kumar Raj.	Flat No. 204, 2nd Floor, B-Wing, Narmada Complex Co-Hsg. Society Ltd, Sai Baba Nagar, Kashmira, Bhayander Road , Mira Road, (East) 401107. Built up Area 572 sq.ft.	A) 01/07/2019 B) Rs.16,07,109.45 as on 30/06/2019 + further intt & other charges w.e.f. 01/07/2019 C) Dated: 21/02/2023 D) Symbolic	A) Rs. 51,48,000/- B) Rs.5,14,800.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
4	ARMB Mumbai City Md. Abdul Habib Shaikh Md. Rajab Fakhruddin Shaikh(Guarrantor)	Flat No 608, 6th Floor, Fatima Heights,BIT Imambada, Memonwada Road, CTS no 1521 (Part) Village-Mandvi, Mumbai-4000009	A) 12-12-2024 B) Rs.45,96,220.57 as on 12/12/2024 + intt & other charges C) Dated: 06/03/2025 D) Symbolic	A) Rs. 98,53,000.00 B) Rs.9,85,300.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
5	ARMB Mumbai City Mr.Bharat J Poojari (Borrower)	Flat Premises No 02 on Ground Floor, admeasuring about 525.00 sq ft area (Built up) in the building named as VELENO APARTMENT in the project known as DELVYN APPEX to be constructed at Plot No 51, lying and situated at Survey/Gut No 150/51, Village Savroli (Budruk), Taluka:Shahapur, Thane-421601.	A) 11-12-2018 B) Rs.10,95,216.00 as on 30.11.2018 + further intt & other charges C) Dated: 29-12-2020 D) Symbolic	A) Rs.9,93,000.00 B) Rs.99,300.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
6	ARMB Mumbai City Mr. Kiran Bachoobhai Bhatia (Borrower) Mrs. Pooja Kiran Bhatia (Co-Borrower)	Flat No B-101, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane , R S Thane 400601.	A) 11/08/2021 B) Rs.35,21,062.00 as on 30/09/2021 + further intt & other charges C) Dated: 14/02/2022 D) Physical	A) Rs.54,20,000.00 B) Rs.5,42,000.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
7	ARMB Mumbai City	Flat No B-102, Monarch Solitaire, S. No. 169-	A) 09/10/2023	A) Rs.54,00,000.00	12/01/2026	Not Known

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6	ARMB Mumbai City Mr. Kiran Bachoobhai Bhatia (Borrower) Mrs. Pooja Kiran Bhatia (Co-Borrower)	Flat No B-101, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane , R S Thane 400601.	A) 11/08/2021 B) Rs.35,21,062.00 as on 30/09/2021 + further intt & other charges C) Dated: 14/02/2022 D) Physical	A) Rs.54,20,000.00 B) Rs.5,42,000.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
7	ARMB Mumbai City Mrs. Pooja Kiran Bhatia (Borrower) Mr. Kiran Bachoobhai Bhatia (Co-Borrower) All known & unkown leagal heirs of Late Mr. Kiran Bachoobhai Bhatia	Flat No B-102, Monarch Solitaire , S. No. 169-A/1, 169-A/3/1 & 169-A/3/2, Shanti Nagar, Kalyan Badlapur Road, opposite UMC Naka 1, Ulhas Nagar (Shahad), Dist Thane , R S Thane 400601.	A) 09/10/2023 B) Rs.37,46,587.60 as on 30/06/2023 + further intt & other charges C) Dated: 16/02/2024 D) Physical	A) Rs.54,20,000.00 B) Rs.5,42,000.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
8	ARMB Mumbai City Mrs. Meena Gopal Ambhore (Borrower) Mr. Anand Namdevrao Dange (Co-Borrower)	All that piece & parcel of the property at Bunglow No 46A, Gate No 416 to 420, 423, 427, 709 Parvati Angan, Village Kudavalli, Murbad Taluka Thane Dist, Maharashtra-421401 Plot Area- 210.70 Sq Mtrs Builtup Area- 800 Sq Ft	A) 10/07/2019 B) Rs.37,98,557.50 as on 30/06/2019 + intt & other charges w.e.f. 10/07/2019 C) Dated: 19/10/2019 D) Symbolic	A) Rs.52,11,000.00 B) Rs.5,21,100.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
9	ARMB Mumbai City M/s Spider Facilities Pvt Ltd (Borrower) Mr. Vikram Madhav Telang Mrs. Pratibha ikram Telang	Basement Premises no 2, Canada Tower Apartment, Plot No 15, Below San Infotech & Near Saraswat bank, College Road, Sharanpur Trimbak Link Road, Canada Corner, Sharanpur Gaothan, Nashik, Maharashtra-422005	A) 14/03/2023 B) Rs.1,39,13,245.94 as on 28/02/2023 + further intt & other charges C) Dated: 08/08/2023 D) Symbolic	A) Rs.1,22,00,000.00 B) Rs.12,20,000.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
10	ARMB Mumbai City M/S Praful Nanji Satra	Residential Flat No. 702 on 7th Floor in the building known as "Rehana Heights CHS Ltd" on plot Bearing Cts No H/338,339,340 & 341, survey No. 176(pt),177,182(Pt), village Bandra at Chapel Road, Santa Cruz(West), Mumbai	A) 03/05/2021 B) Rs.2,56,32,283.00 as on 02/05/2021 + Further intt & other charges C) Dated: 12/07/2021 D) Symbolic	A) Rs.2,77,02,000.00 B) Rs.27,70,200.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
11	ARMB Mumbai City Miss Sonal Shivaji Dhonde (Borrower) Sh. Siddhesh Shivaji Dhonde	FLAT NO 04 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, B/H SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs.47,95,274.00 as on 30/09/2018 + further intt & other charges C) Dated: 17/11/2022 D) Physical	A) Rs.19,76,000.00 B) Rs. 1,97,600.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known
12		FLAT NO 05 GRD FLOOR, PAURAVI BUILDING, MAHATMA JYOTIBA PHULE CHSL, VILLAGE: BELAVALI, B/H SUN & SHED HOTEL, BADLAPUR (E), THANE 421503	A) 15/10/2018 B) Rs.47,95,274.00 as on 30/09/2018 + further intt & other charges C) Dated: 17/11/2022 D) Physical	A) Rs.23,53,000.00 B) Rs. 2,35,300.00 (12/01/2026 upto 11.00 AM) C) Rs. 25,000.00	12/01/2026 11.00 AM to 4.00 PM	Not Known

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TERMS AND CONDITIONS

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
3. 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.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com as per above.
5. For detailed term and conditions of the sale, please refer www.baanknet.com & www.pnbindia.in.
6. Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudadhe- 9423743110.
7. The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.

Note : Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP, Bank will not bear any type of dues. Past/ present/ Future.

15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 23.12.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank