

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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

Sl. No.	A. Name of Branch B. Name of Account C. Name & Address of Borrower/ Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of Sarfaesi Act 2002 B) Outstanding Amount as on date of Demand Notice u/s 13(2) C) Possession Date u/s 13(2) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/	A) Reserve Price (Rs. In Lacs)	Date/ Time of E-Auction	Details of the	Name & No of the Contact person & Date of Inspection
				B) EMD Amount			
				C) (Last Date of Deposit of EMD)			
				D) Bid Increase Amount			
1	B/O ARMB Mumbai City Sachin & Co. Shri Karna D Dunbale (Proprietor Sachin & Co) Shubhangi Dunbale (Guarantor)	Flat No 2, Prakash Bhuvan, Sindhi Immigrants CHS, Chembur, Mumbai -74 BUA - 950 Sqft	A) 30.11.2021 B) Rs 94,31,543.54 as on 23.06.2021 +further intt & other charges C) 25.02.2022 D) Symbolic	A) Rs 1,71,00,000/- B) Rs 17,10,000/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Swapnil Tayade - 9975708664
2	B/O ARMB Mumbai City Sachin & Co. Shri Karna D Dunbale (Proprietor Sachin & Co) Shubhangi Dunbale (Guarantor)	Flat No.3, Prakash Bhuvan, Sindhi Immigrants CHS, Chembur, Mumbai -74 BUA - 760 Sqft	A) 30.11.2021 B) Rs 94,31,543.54 as on 23.06.2021 +further intt & other charges C) 25.02.2022 D) Symbolic	A) Rs 1,36,80,000/- B) Rs 13,68,000/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Swapnil Tayade - 9975708664
3	B/O ARMB Mumbai City M/s Amar Enterprises (Borrower) Mr Sarjerao Sahuje Nikhalje (Proprietor) Mrs Indu Nikhalje (Guarantor)	Flat No.C-21, 5th Floor, C wing, Mithul Enclave CHSL, Near Maysore Colony, plot no 217, RCF Mahul Road, Anik Village, Chembur East, Mumbai 400074 BUA 550 sqft	A) 24.05.2021 B) Rs 60,01,244.38 as on 24.05.2021+ further interest & other Charges C) 05.10.2021 D) Symbolic	A) Rs 71,78,000 /- B) Rs 7,17,800/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Swapnil Tayade - 9975708664
4	B/O ARMB Mumbai City M/s Aryan Print Magic (Borrower) Late Mrs Simran D Kulkarni (Partner) & All known & Unknown legal heirs of Late Mrs Simran D Kulkarni	All that piece & parcel of Industrial Land & Residential Unit Gat No 955/A/1 & 955/A/2 CTS No. 2890B, House No 389, 390 Dhamani Mandangad Road, Ratnagiri, Maharashtra. BUA 2500 sqft	A) 15.09.2021 B) Rs 88,69,822.29 as on 28.02.2023 + further interest & other Charges C) 09.08.2023 D) Symbolic	A) Rs 76,31,000 B) Rs 7,63,100/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Swapnil Tayade - 9975708664
5	B/O ARMB Mumbai CityM/s Shiv Enterprises (Borrower) Mr Bhavesh b Chopra (Proprietor)	All that piece & parcel of Industrial premises situated at Gat No 2 plot no 151 Kusum Industries Tilgaon Wada Thane Maharashtra. BUA 800 Sqft	A) 19/11/2012 B) Rs 47,43,491.18 as on 19/11/2012 + further interest & other Charges C) 09.02.2013 D) Symbolic	A) Rs 49,68,000/- B) Rs 4,96,800/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Swapnil Tayade - 9975708664
6	B/O ARMB Mumbai City M/S A V Corporation (Borrower), Partners: Mr. Akhilesh Mayashankar Chaubey, Mr. Alok Chaubey, Mrs. Vedika Chaubey	Shop No. 5, Ground Floor & Basement, Om Jagdish Co-op Housing Society Ltd. Near MTNL Hostel, Devidas Lane, Village Eksar, Borivali West, Mumbai 400103 Situated on Land bearing Survey No. 198/2, 168(Pt), 200/5, 200/4 (Pt), 201/2, 201/5, 201/6, 201/7, 127/1 & cts nO. 1387/11 of Village Eksar Carpet area 915 sq ft	A) 14/06/2019 B) Rs. 33158127.27 as on 30.09.2025 + urther intt & other charges C) 26/09/2019 D) Symbolic	A) Rs 2,61,46,800 B) Rs 26,14,680- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224
7	B/O ARMB Mumbai City	Flat No 504, 5th Floor, Building No 5, 4, Lok Eswar	A) 07/09/2022	A) Rs 1,06,17,000/-	30.12.2025	Not Known	Shimray

7	B/O ARMB Mumbai City Shree Balaji Teleservices (Borrower), Prop- Mr. Nitin Sashikant Mathkar & Mrs. Chaitrali Nitin Mathkar (Guarantor)	Flat No 501, 5th Floor, Building No C-4, Lok Everest Mansarovar Complex, Cement Company, Jata Shankar Dosa Road, S. No 295,274 (Part), 275 (P), CTS No 661/9,11,13,16,17, Mumbai 400080 Carpet area 672 sqft	A) 27/09/2023 B) Rs.1,95,06,578.72 as on 30.06.2023 + further intt & other charges C) 20.01.2024 D) Symbolic	A) Rs.1,36,17,000 /- B) Rs 13,61,700/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224
8	B/O ARMB Mumbai City M/s Green Earth Recycling Company (Borrower) Mr. Ajey Bhimraj Beriwal (Proprietor)	Flat No 102 1st floor, Building No 1, Dattatray Residency, situated at Gut No 195 of Village Kudus, Bhiwandi Wada Road, Bhiwandi, Tal Wada, Dist Palghar. Carpet area 697 sq ft	A) 31/05/2021 B) Rs.2,26,64,896.53 as on 01/05/2021 + Further intt & other charges C) 09/02/2022 D) Physical	A) Rs.19,44,000 /- B) Rs 1,94,400/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224
9	B/O ARMB Mumbai City M/s Green Earth Recycling Company (Borrower) Mr. Ajey Bhimraj Beriwal (Proprietor)	Land & building situated on Plot situated at Gut No 365 & 371, Village Ushar, Nearby Praj Industries, Kondle Road, tal Wada, Dist Palghar 421312 (Gut No 365 is amalgamated with Gut No 371)Area- 300 Sq Mtrs for Gut No 365 Area- 900 Sq Mtrs for Gut No 371 BUA 1200 sqft	A) 31/05/2021 B) Rs.2,26,64,896.53 as on 01/05/2021 + Further intt & other charges C) 09/02/2022 D) Physical	A) Rs.82,70,000 /- B) Rs 8,27,000/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224
10	B/O ARMB Mumbai City M/S Aditya Steel Industries Proprietor: Aditya Durgaram Choudhary S/o Durgaram Choudhary	Shop No 5A, A Wing, Upper Basement, Hariraj Apartment, Kalabhe, Survey No. 70, H. No 4(P). Gat No.225 (pt), Near Rony Garage, Behinf Gurudwar, Taluka Shahapur, Dist Thane, Maharastra 421601 BUA 1191 sqft	A) 17/05/2021 B) Rs.4,72,65,492.32 as on 31/08/2025 + Further intt & other charges C) 17.09.2021 D) Symbolic	A) Rs.75,03,300 /- B) Rs 7,50,330/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224
11	B/O ARMB Mumbai City M/S Aditya Steel Industries Proprietor: Aditya Durgaram Choudhary S/o Durgaram Choudhary	Shop No.5AB, Upper Road Side Ground & Mezzanine Floor, A Wingt, Hariraj Apartment, Kalabhe, Survey No. 70, H. No 4(P). Gat No.225 (pt), Near Rony Garage, Behinf Gurudwar, Taluka Shahapur, Dist Thane, Maharastra 421601 BUA 891 sqft	A) 17/05/2021 B) Rs.4,72,65,492.32 as on 31/08/2025 + Further intt & other charges C) 17.09.2021 D) Symbolic	A) Rs. 56,13,300 /- B) Rs 5,61,330/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224
12	B/O ARMB Mumbai City M/s Tutis Technologies (Borrower) Sh. G S Chandrashekhar (Non Executive Chairman) Sh. Dillip C Parekh (Director) Sh. Aniket Madhav Jathar (Director) M/s Coral Hub Ltd (Guarantor)	Unit No.7, Basement Floor, A Wing, Building Named as Solaris-I Premises CHSL, CTS No. 98, 101, 100/1 of Village Tungva, Opposite L & T Gate No 6, Saki Vihar Road, Andheri East, Mumbai -72 BUA 445 sqft	A) 18/10/2012 B) Rs.5,64,98,857.16 as on 30/09/2012 + further intt & other charges C) 04/02/2013 D) Symbolic	A) Rs. 28,03,500 /- B) Rs 2,80,350/- C) Rs 25,000/-	30.12.2025 From 11:00 AM to 04:00 PM	Not Known	Shimray 8134959224

TERMS AND CONDITIONS OF E-AUCTION SALE

- 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 ISWHAT 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 Authorized Officer, butthe Authorized 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> as per above..
- For detailed term and conditions of the sale, please refer www.baanknet.com, www.pnbindia.in,
- Contact Person Mr.Sushilkumar-8420194674, Mr. Pavan Gudadhe-9423743110**
- The bidder bidding for any of the above IP has to bid by adding minimum incremental amount over and 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) OT THE SARFAESI ACT ,2002

Date : 28.11.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank