

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 Branch/ Name of Account/ Name & Address of Borrower/Guarantor	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors 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 SARFAESI 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 M/S Shree Om Corporation. Partner: Mr Dilip Tandon, Mrs. Maya Tandon. Guarantor: M/s R/G Fabrics	Gala No. 206,207,208, 2nd Floor. Building No. A-3, prerarana Complex, Bhiwandi, Survey No. 58/2 of Village, Taluka Bhiwandi, District Thane, 421302. Area-7725 sq.ft.	A) 19-05-2021 B) Rs. 5,43,80,393 as on 31.08.2025 + Further intt & other charges C) Dated: 28.09.2021 D) Symbolic	A) Rs. 1,25,15,000/- B) Rs. 12,51,500/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
2	ARMB Mumbai City M/S Lucky Lark Integrated Textiles and Garments High Tech Cluster Welfare	Plot Bearing Survey No. 83/27, Lucky Lark Textile Park, Vita Mayani Road, Village Gardi, Taluka- Khanapur, Dist-Sangli-415311. Area- 23681 sq ft	A) 09-01-2017 B) Rs. 19,82,44,897.30/- as on 31.10.2024 + Further intt & other charges C) Dated: 17-03-2017 D) Physical	A) Rs. 29,84,000 /- B) Rs. 2,98,400/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
3	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. 687 sq.ft.	A) 31/05/2021 B) Rs. 2,26,64,896.53 as on 01/05/2021 + Further intt & other charges C) Dated: 09/02/2022 D) Physical	A) Rs. 19,44,000/- B) Rs. 1,94,400/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
4		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		A) Rs. 82,70,000/- B) Rs. 8,27,000/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-		
5	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, Maharashtra 421601. Area- 1191 sq.ft.	A) 17-05-2021 B) Rs. 4,72,65,492.32 as on 31/08/2025 + Further intt & other charges C) Dated: 17-09-2021 D) Symbolic	A) Rs. 75,03,300/- B) Rs. 7,50,330/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
6		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, Maharashtra 421601. Area- 891 sq.ft.		A) Rs. 56,13,300/- B) Rs. 5,61,330/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-		

7	ARMB Mumbai City M/s Tutis Technologies (Borrower) Sh. G S Chandrashekhar (Non Executive Chairman) Sh. Dilip 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. 96, 101, 100/1 of Village Tungva, Opposite L & T Gate No 6, Saki Vihar Road, Andheri East, Mumbai -72, Are- 445 Sqft	A) 18/10/2012 B) Rs. 5,64,98,857.16 as on 30/09/2012 + further intt & other charges C) Dated: 04/02/2013 D) Physical	A) Rs.28,03,500/- B) Rs. 2,80,350/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
8	ARMB Mumbai City M/S Lucky Lark Integrated Textiles and Garments High Tech Cluster Welfare	Plot Bearing Survey No. 83/2 & 83/3, Lucky Lark Textile Park, Vita Mayani Road, Village Gardi, Taluka- Khanapur, Dist-Sangli-415311.	A) 09-01-2017 B) Rs. 19,82,44,897.30/- as on 31.10.2024 + Further intt & other charges C) Dated: 17-03-2017 D) Physical	A) Rs.4,97,00,000/- B) Rs. 49,70,000/- (18/02/2026 upto 11.00 AM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
9	ARMB Mumbai City M/s JAINAM TRADERS (Borrower) Mr. Sanjay Kapoor (Proprietor/Guarantor) Mr. SANTOSH SHRINGARPURE (Guarantor/Mortgagor)	Residential Bungalow No. 302, Swami Sakshi Matru Chaya, Ward no. 2, Prabhu Ali Road, CTS No. 97/4/6, Village - Pen, Dist - Raigad - 402107 admeasuring about 3252.00 Sq Ft.	A) 08.06.2017 B) Rs. 2,38,22,301.44.00 as on 08.05.2017 + further interest & other charges C) Dated: 25.10.2017 D) Symbolic	A) Rs.1,61,20,000/- B) Rs. 16,12,000/- (18.02.2026 (Upto 11.00AM)) C) Rs. 25,000/-	18.02.2026 11.00 AM -04.00 PM	Not Known
10	ARMB Mumbai City M/S Neelamber Agrotech Pvt Ltd (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange (Director)	Duplex Flat Bearing No 1901 on 19th Floor in the building Known as "Giriraj Heights CHSL", Plot No 05, Sector 18, Kharghar, Navi Mumbai- 410210	A) 08-05-2025 B) Rs.20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) Dated: 24.07.2025 D) Symbolic	A) Rs.2,43,41,000/- B) Rs.24,34,100/- (18.02.2026 (Upto 11.00AM)) C) Rs. 25,000/-	18.02.2026 11.00 AM -04.00 PM	Not Known
11	Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra (Director)	Duplex Flat Bearing No 1902 on 19th Floor in the building Known as "Giriraj Heights CHSL", Plot No 05, Sector 18, Kharghar, Navi Mumbai- 410210		A) Rs.2,43,41,000/- B) Rs.24,34,100/- (18.02.2026 (Upto 11.00AM)) C) Rs. 25,000/-		
12		Flat no 6, on the second Floor, Francis Apartments Co Operative Housing Society Ltd, Near Portuges Church, Dadar(West), Mumbai-400028		A) Rs.2,35,23,000 B) Rs.23,52,300 (18.02.2026 (Upto 11.00AM)) C) Rs. 25,000		
13	ARMB Mumbai City M/s Samrat Tubes (Borrower) Mr. Kaluram D Suthar (Proprietor)	All that part & parcel of the residential property at D-202, Shripal Nagar, Navghar Road, Near Siddhivinayak Hospital, Bhayander, East, Thane-401105	A) 02-04-2016 B) Rs. 46,57,407.28 as on 31/03/2016 + further intt & other charges C) Dated: 07-07-2016 D) Symbolic	A) Rs.20,22,000/- B) Rs. 2,02,200/- (18/02/2026 upto 4.00 PM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
14	ARMB Mumbai City M/S Praful Nanji Satra	Residential Flat No. 702 on 7th Floor in the building known as "Rohana 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. 4,36,32,283.00 as on 02/05/2021 + Further intt & other charges C) Dated: 12/07/2021 D) Symbolic	A) Rs.2,49,32,000/- B) Rs. 24,93,200/- (18/02/2026 upto 4.00 PM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known
15	ARMB Mumbai City M/s Prince Pipe Industries	Flat No 304, 3rd Floor, AL-Amin Apartment, Situated at Land bearing Survey No 43K, Near Roshan Hospital, Narpoli Road, Taluka Bhiwandi, Dist Thane, Maharashtra - 421302	A) 24/01/2014 B) Rs.2,40,61,771.07 as on 01/01/2014 + further intt & other charges C) Dated: 01/08/2014 D) Symbolic	A) Rs.16,72,000/- B) Rs. 1,67,200/- (18/02/2026 upto 4.00 PM) C) Rs. 25,000/-	18/02/2026 11.00 AM to 4.00 PM	Not Known

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> as per above.
- For detailed term and conditions of the sale, please refer www.baanknet.com & www.pnbindia.in.
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Pavan Gudadhe- 9423743110, C R Shimray - 8134959224, Kashif Zubair - 8425981733
- 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: 30.01.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank