

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 Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged Name of Mortgagor / Owner of property	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 B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
1	ARMB THANE MR. SUBHASH GHULE AND MRS PUSPALATA GHULE FLAT NO. 101, 1ST FLOOR, OM SAI APARTMENT, OM SAI PLAZA CHSL, VILLAGE KULGAON, BADLAPUR (W), TAL AMBERNATH, DIST THANE - 421503	A) Flat no. 101 & 102 (AMALGAMATED), 1st floor, Om Sai Apartment, Om Sai Plaza Chsl, Village Kulgaon, Badlapur (W), Tal Ambernath, Dist Thane - 421503 PLINTH AREA - 1,436.48 sqft B) Flat No. 001, Ground Floor, Pushpalata Apartment, Plot No. 1, Village - Kulgaon, Badlapur (W), Taluka Ambernath, Dist - Thane - 421503 388.25 Sqft carpet MR. SUBHASH GHULE AND MRS PUSPALATA GHULE (MORTGAGOR/BORROWER)	A) 29-05-2025 B) RS 67,43,294.18 plus Interest and charges since date of NPA C) 02-09-2025 D) SYMBOLIC	A) 59,40,000/- B) 5,94,000/- C) 27-01-2026 TILL 11:59PM D) RS 6000/- A1) RS 21,00,000/- B1) RS 2,10,000/- C1) 27-01-2026 TILL 11:59PM D1) RS 3000/-	28-01-2026 (11:00AM TILL 04:00PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726
2	ARMB THANE M/S V INFRACON ROOM NO 4, 1ST FLOOR, SAPPHIRE BUILDING, BHARAT ACHARYA VAIDYA CHOWK, NEAR OAK HIGH SCHOOL, KALYAN WEST 421301 Mr. VIKAS BALKRISHNA KHISMATRAO MRS VEDANTI VIKAS KHISMATRAO (BORROWER) FLAT NO 1101/1102, BUILDING NO. 3, SHIV VALEY CHSL, NEAR GODRAJ HILL, BARAVE, KALYAN WEST 421301	COMMERCIAL AMALGAMATED SHOP NO 1, 2 and 3, SAPPHIRE CHS LTD, BHARATHACHARYA VAIDYA CHOWK, NEAR OAK HIGH SCHOOL, KALYAN WEST - 421301 852 SQFT CARPET AREA AND 446 SQFT LOFT Mr. VIKAS BALKRISHNA KHISMATRAO MRS VEDANTI VIKAS KHISMATRAO (BORROWER)	A) 18-04-2023 B) RS 2,23,94,506.76/- plus Interest and charges since date of NPA C) 06-07-2023 D) UNDER PHYSICAL POSSESSION OF BANK	A) Rs 2,28,16,000/- B) RS 22,81,600/- C) 27-01-2026 TILL 11:59PM D) RS 25000/-	28-01-2026 (11:00AM TILL 04:00PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726
3	ARMB THANE M/S SULFOX CHEM PVT LTD 306, SANJAY ENCLAVE OPP MILAP THEATER S.V. ROAD KANDIVALI, WEST MUMBAI - 400067 MR. DILIP PAREKH (DIRECTOR) 306, SANJAR ENCLAVE SHOWROOM, S.V. ROAD, MUMBAI - 400067 MRS JYOTI PAREKH (DIRECTOR) 306, SANKAR ENCLAVE, OPP, MILAP THEATER, ABOVE MAHINDRA SHOWROOM, S.V. ROAD MUMBAI - 400067	PLOT NO. C-91, UMRED INDUSTRIAL ESTATE MIDC, VILLAGE BELGAON, NEAR TATA TOWER FACTORY, UMRED, NAGPUR 441203. (AM AREA 5786.25 SQ MTR) M/S SULFOX CHEM PVT LTD	A) 04-10-2014 B) Rs. 7,66,63,788.00/- plus Interest and charges since date of NPA C) 08-01-2015 D) OPEN LAND	A) RS 41,00,460/- B) Rs. 4,10,046/- C) 27-01-2026 till 11:59 pm D) RS 5000/-	28-01-2026 (11:00AM TILL 04:00PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726
4	ARMB THANE M/S GAYATRI BUILDCON Flat No. 2701, 27th Floor, Tower III Challengers Chsl, Thakur Village, Bearing Cts No. 793, Village Poisar, Kandivali East, Mumbai 400101 Mrs. Sindhu Pandey (PROPRIETOR OF GAYATRI BUILDCON AND Legal Heir of Late Mr. DHANANJAY M PANDEY) Flat no. 2701, 27th floor, tower III Challengers CHSL, Thakur Village, Bearing CTS No. 793, Village Poisar, Kandivali East, Mumbai 400101 Mr. Aditya Pandey (Legal Heir of Late Mr. DHANANJAY M PANDEY) Flat no. 2701, 27th floor, tower III Challengers CHSL, Thakur Village, Bearing CTS No. 793, Village Poisar, Kandivali East, Mumbai 400101 Ms Poomima D Pandey (Legal Heir of Late Mr. Dhananjay M Pandey) Flat no. 2701, 27th Floor, Tower III Challengers Chsl, Thakur Village, Bearing Cts No. 793, Village Poisar, Kandivali East, Mumbai 400101 Mr. Aman Pandey (Legal Heir of Late Mr. DHANANJAY M PANDEY) Flat no. 2701, 27th floor, tower III Challengers CHSL, Thakur Village, Bearing CTS No. 793, Village Poisar, Kandivali East, Mumbai 400101 Mr. Ankit Pandey (Legal Heir of Late Mr. DHANANJAY M PANDEY) Flat no. 2701, 27th floor, tower III Challengers CHSL, Thakur Village, Bearing CTS No. 793, Village Poisar, Kandivali East, Mumbai 400101 Mrs. Chandrawati M Pandey Legal Heir of Late Mr. DHANANJAY M PANDEY Flat no. 2701, 27th floor, tower III Challengers CHSL, Thakur Village, Bearing CTS No. 793, Village Poisar, Kandivali East, Mumbai 400101	RESIDENTIAL UNIT - Flat no. 2701, 27th floor, tower III Challengers CHSL, Thakur Village, Bearing CTS No. 793, Village Poisar, Kandivali East, Mumbai 400101 LATE MR. DHANANJAY PANDEY (GUARANTOR)	A) 09-11-2022 B) RS 57,24,304.19 plus Interest and charges since date of NPA C) 24-03-2023 D) SYMBOLIC POSSESSION	A) Rs. 2,57,60,000/- B) Rs. 25,76,000/- C) 27-01-2026 TILL 11:59 pm D) RS 26000/-	28-01-2026 (11:00AM TILL 04:00PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726

5	ARMB Thane ZAKAULLAH SHAIKH (BORROWER) SR NO 136 CTS NO 3473 AZIM NGR, GATE NO 7, MALWANI, MALAD WEST, MUMBAI MAHARASHTRA 400095	RESIDENTIAL UNIT-Flat No. 103, 1st Floor, Wing A , Viviana Block 5, Near Laxmi Icon, Survey No. 87, Karjat Marg Road, Near/ (East), Village Dharmote, Taluka Karjat Dist Raigarh - 410101 326 SQ.FT CARPET AREA MR ZAKAULLAH SHAIKH (MORTGAGOR /BORROWER)	A)19.04.2025 B) Rs.21,69,808.90/- plus Interest and charges since date of NPA C)02-07-2025 D)SYMBOLIC POSSESSION	A)19,80,000/- B)1,98,000/- C) 27-01-2026 TILL 11:59 pm D)RS 5000/-	28-01-2026 (11:00AM TILL 04:00PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 8750332726
6	ARMB Thane Mr. Sunil Y Mhaskar Flat no 610, 6th Floor B Wing Building no 2 Managalmurti SRA CHSL Plot bearing no 2 692,693,791,792,793,457 & 460(pt) Village Kolekalyan, Khandwala Compound Datta Mandir rd Santacruz East 400055	Flat no 610, 6th Floor B Wing Building no 2 Managalmurti SRA CHSL Plot bearing no 692,693,791,792,793,457 & 460(pt) Village Kolekalyan, Khandwala Compound Datta Mandir rd Santacruz East 400055	A)24.04.2021 B)Rs.31,14,182/- (As on 03.04.2021) plus interest & charges C) 13.07.2021 D)Symbolic	A) Rs. 39,00,000/- B) Rs.3,90,000/- (upto 05.02.2026) C) Rs.5000/-	06.02.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	ARMB Thane M/s Rushabh Centering Accessories Pvt Ltd. (Borrower/ Mortgagor) 79, Ahead Manisha Nursing Home, Azad nagar, Ghatkopar(West) Mumbai-400086 Sh. Suresh Nathala Dodia (Director) 4/3 B Vill Dhammi Near Ridhi Steel Tal Khaiapur, Dist Raigad-410203 Smt. Preeti Suresh Dodia (Director) 4/3 B Vill Dhammi Near Ridhi Steel Tal Khaiapur, 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 PlotArea: 4400.00 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. 2,71,80,000/- B) Rs. 27,18,000/- (upto 27.01.2026) C)Rs. 30,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8	ARMB Thane Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala Gat No. 15/1/33, Plot No. C - 33, Gram Panchayat Milkat No. 160, Nandanvan Colony, Near Panchgani Mahableshwar Road, Pangari, Tal: Mahableshwar, Dist: Satara, Pin -412805. Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala. Total PlotArea 3298.69 Sq Ft	Gat No. 15/1/33, Plot No. C - 33, Gram Panchayat Milkat No. 160, Nandanvan Colony, Near Panchgani Mahableshwar Road, Pangari, Tal: Mahableshwar, Dist: Satara, Pin -412805. Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala. Total PlotArea 3298.69 Sq Ft	A)19.12.2018 B) Rs.90,01,835.95 (Plus interest & charges thereon) C)13.02.2019 D)Symbolic	A) Rs.1,10,00,000/- B) Rs.11,00,000/- (upto 27.01.2026) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB Thane M/s. Meadowz Media Brandcom Pvt. Ltd Office No. 211, City of Joy, Ecstasy Business Park, JDS Road, Mulund (West), Mumbai - 400 080. Mr. Bhavesh Prabhudas Bhinde Ms. Jayaben Prabhudas Bhinde (Director/Guarantor/Mortgagor) 9-11, Annex-1, Kailash Ashish Tower, Dr. Ambedkar Road, Mulund (West), Mumbai - 400 080. Mr. Jitendra Ravi Rampuria Ms. Alpa Jitendra Rampuria Mr. Ravji Govind Rampuria (Guarantor/Mortgagor) Flat No. 603, 6th Floor, Manish Heights, B. R. Road, Mulund (West), Mumbai - 400 080.	Flat No. 603, 6th Floor, in the Manisha Heights CHSL, situated on Bai Rajeshwar Road, Veshali Nagar, Mulund (W), Mumbai - 400 080 area adm. 1020 Sq. Ft. (Built up) in the name of Mr. Jitendra R Rampuria, Mrs. Alpa J Rampuria & Mr. Ravji G Rampalia. Area adm. 1020 Sq. Ft. (BUA)	A)30.04.2014 B)Rs.7,70,01,483(plus Interest and Charges less recovery thereon.) C)26.08.2014 D)Symbolic Possession	A) Rs.1,24,00,000/- B) Rs. 12,40,000/- (27.01.2026 upto 04.00 p.m) C) Rs.10,000	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 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:

1.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. 3.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. 4.For detailed term and conditions of the sale, please refer <https://baanknet.com> and <https://www.pnbindia.in>. 5.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. 6. 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. 7.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. 8.The Authorised 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. 9.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: 10.01.2026

Place: Mumbai

Sd/
Authorised Officer,
Punjab National Bank