पंजाब नैशनल बैंक
punjab national bank
(Govt. of India Undertaking)

ARMB, Thane ,PNB Pragati Tower, 3rd Floor, Plot C–9, Block- G,
Bandra Kurla Complex, Bandra (East), Mumbai – 400051.Email: cs8325@pnb.co.in

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 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.

Sr No	SCHEDULE OF THE SECURED ASSETS					
	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 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 C) of deposit of EMD)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
1)	**ARMB,THANE** **M/S Sudarshan Exports** **PROP - RAJIV HARKISHAN CHANDRA** **Mr. Dattatraya Sadu Gowari (Guarantor)** R No.88, Opp , Hanuman Mandir, Near Kalamboli Node , Sector 14, Kamothe, Navi Mumbai-410206	Commercial Premises-Shop No. 10, Ground Floor, Panchavati Complex B &C Chsl, Plot No.64, Sector 14 ,KamothePanvel- 410209 Admeasuring About 146 Sq Ft (Carpet) & Loft Area 48 Sqft Carpet Mr.Dattatraya Sadu Gowari (owner)	A)08-11-2021 B) Rs. 53,24,044.66/- As On 31-10-2021 Plus Further Interest And Charges C)05-02-2022 D)Under Bank's Physical Possession	A)17,45,000/- B)1,74,500/- (05-12-2025 TILL 3:00PM) C)5000/-	Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM	Not Known To Us Satyendra Mishra:- 9903085950 Amritpal Singh:- 8057134735 Kaushalya Pandey:-8750332726
3)	**ARMB , THANE** **Ghanshyam Ramkishor Sharma** **Mr. Ghanshyam Ramkishor Sharma &** **Mrs. Sangita Ghanshyam Sharma** Flat no 401, B Wing, Shree Ganesh Residency CHS, New Golden Nest , Road Bhayandar, Thane, Maharashtra -401107	Flat No.703& Flat703a,7th Floor, Building No.3, Gaurav Excellency Near Gcc Club, Mira Road (East), Dist -Thane 401107 total-81.85 Sqmt Buildup Mr. Ghanshyam Ramkishor Sharma & Mrs. Sangita Ghanshyam Sharma (owner)	A)02-11-2018 B)Rs 33,80,607/- As On 31-10- 2018 Plus Further Interest& Charges Thereon. C)22-04-2019 D)Under Bank's Physical Possession	A)69,90,000/- B)6,99,000/- (05-12-2025 TILL 03:00 PM) B)5000/-	Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM	Not Known To Us Satyendra Mishra:- 9903085950 Amritpal Singh:- 8057134735 Kaushalya Pandey:-8750332726
4)	**ARMB , THANE** **MRS. KALPANA BHOIR(BORROWER)&** **MR BHOJRAJ NAIR(CO-BORROWER)** Flat No. 402, 4th Floor , B Wing , Gauri Apartment , Near , Dhyaneshwar Temple , Kalher , Oid Agra Road , Kasheli , Bhiwandi , Thane -421302 **Property id :- FLAT 212,212B -PUNBCS4444223** **FLAT 402- PUNBCS44440222** **FLAT 403 – PUNBCS4444223** **Mr. KALPANA BHOIR**	**1)**Flat No.402, 4th Floo, B Wing,Gauri Apartment, Near , Dhyaneshwar Temple , Kalher , Old Agra Road , Kasheli , Bhiwandi , Thane -421302 Bua 550.14 Sqft **Mrs. Kalpana Bhoir & Mr Bhojraj Nair (Owner)** 2.)Flat No.403, 4th Floor, CWing, Gauri Apartment, Survey No.87/12, Near, Dhyaneshwar Temple, Kalher, Old Agra Road, Kasheli, Bhiwandi, Thane -421302 Bua 550.14 Sqft **Mrs.Kalpana Bhoir)& Mr Bhojraj Nair (Owner)** 3.)Flat No. 212,212b , D Wing , Gauri , Apartment , Near Dhyaneshwar Temple, Kalher Old Agra Road ,Kashel, Bhiwandi . Thane -421302. Bua 925.15 Sqft **Mrs.Kalpana Bhoir)& Mr Bhojraj Nair (Owner)**	A) 04-09-2021 B) RS. 54,35,115.00/- PLUS FURTHER INTEREST & CHARGES THEREON C) 14.01.2022 D) Symbolic Possession	1A) RS 14,03,000/- 1B) RS. 1,40,300.00 (05-12-25 TILL 3:00PM 1C) RS.5,000/- 2A) RS 14,03,000/- 2B) RS.1,40,300.00 (05-12-25 TILL 3:00PM 2C) RS.5,000 3A) RS 32,25,000/- 3B) RS. 3,22,500/- (05-12-25 TILL 3:00PM 3C) RS.5,000/-	Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM	Not Known To Us Satyendra Mishra:- 9903085950 Amritpal Singh:- 8057134735 Kaushalya Pandey:-8750332726

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5)	**Armb Thane** **M/S Rushabh Centering Accessories Pvt Ltd.** 79, Ahead Manisha Nursing Home, Azad Nagar, Ghatkopar(West) Mumbai-400086 **(Borrower/ Mortgagor)** **Sh. Suresh Nathala Dodia (Director)**4/3 B Vill Dhammi Near Ridhi Steel Tal Khalapur, Dist Raigad-410203 **Smt. Preeti Suresh Dodia (Director)**4/3 B Vill Dhammi Near Ridhi Steel Tal Khalapur, 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 Plot Area: 4400.00 Sq Mtr Factory Shed: 3300.00 Sq Mtr 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. 3,02,00,000/- B)Rs. 30,20,000/- (05.12.2025 Upto 03.00 P.m) C)Rs. 30,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**Not Known To Us** **Satyendra Mishra:-9903085950** **Amritpal Singh :-8057134735** **Manisha Kumari:- 7710044341**
6	**CIRCLE SASTRA 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 Ahmadnagar – 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	A)05.02.2025 B)Rs.4,22,13,79/- As On 28-01-2025 Plus Interest And Charges C)14.07.2025 D)Symbolic	A) RS.4,00,00,000/- B) RS. 40,00,000/- ((05-12-25 TILL 3:00PM C) RS.50,0000	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	Not Known To Us **Murtaza Suratwala 9967860528** Builder's Dues Of Rs.22,00,000/- Approximatel Y To Be Born By The Prospective Buyer
7	**(A) Armb, Thane** **(B) Mr Dinesh Nariandas Kukreja & Ms. Varsha Dinesh Kurkreja (Borrower & Morgager)** Vishal Tower 201 Ot Sector, Ulhas Nagar, Mumbai, Maharashtra-421005 Property Id- PUNB543800000324	Residential Flat No 304,3rd Floor,Shri Sai Leela Regency, B Wing, Survey No 282,Hissa No 3/1/2 On Porwal Road, Kutwal Colony Village- Lohageon, Tal Haveli,Dist-Pune -411032(Built Up Area: 63.20 Sq Meter) Mr. Dinesh Nariandas Kukreja & Ms. Varsha Dinesh Kurkreja	A) 31.03.2016 B) Rs 1,52,05,820/- (Plus Interest & Charges) C) 24.10.2016 D) Physical	A) Rs 34,36,000/- B) Rs 3,43,600/- (05-12-25 TILL 3:00PM) C) Rs 5,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**Nil** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
8)	**(A) Armb, Thane** **(B)Mr. Paravindra Tilakram Sharma** **(Borrower/ Mortgagor)** Mr. Mahendra Tilakram Sharma (Guarantor) (C)Add- A/301, Chandresh Shanti Upavan Chs Ltd Kalyan Shil Road, Near Police Chowki, Lodha Heaven, Village Nilje, Domivali East-421204 Property Id- Punb8325parav	Flat No. C/203, 2nd Floor, C-Wing, Chandresh Riviera Chs Ltd,Lodha Heaven, Near Lodha Memorial School & Mahaveer Shopping Centre, Off. Kalyan Shil Road, Dombivali East, Village- Nilje, Taluka Kalyan, District Thane, Thane-421204 (Built Up Area: 495 Sq Ft.) Mr. Paravindra Tilakram Sharma	(A) 04.10.2018 (B) Rs. 23,58,407/- (As On 30.09.2018) Plus Interest & Charges (C) 23.06.2022 (D) Physical	A) Rs 19,65,000/- B) Rs 1,96,500/- (05-12-25 TILL 3:00PM C) Rs 2,000/-	**05-12-2025 FROM 10:00AM To 04:00 PM**	**Nil** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
9)	**(a) ARMB Thane** **(b\ Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar (Co-Borrower & Mortgagor)** Flat No B-103, 1st Floor, 1st Floor, B-Wing, Buliding No. 02, Panchamurt CHS Ltd, Village Manda, Near Manda Police Station, Vasundri Road, Titwala (West), Kalyan, Thane- 421605 , Property Id- PUNB83250180	Residential Flat No. 103, situated on 1st Floor, B Wing, Building No. 2 Known as Panchamurt CHS Ltd, Village Manda, Near Manda Police Station, Vasundri Road, Titwala (West), Kalyan, Thane- 421605 (Built Up Area: 711 Sq Ft) Mr. Anil Shivaji Pawar & Mrs. Kavita Anil Pawar	A) 25.05.2022 B) Rs 39,19,115.84 (As on 07.04.2022) plus Interest & Charges C) 30.08.2022 D) Symbolic	A) Rs 34,56,000/- B) Rs 3,45,600/-(05-12-25 TILL 3:00PM C) Rs 5,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**NIL** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
10)	**(a) ARMB, Thane** **(b) Mrs. Rani Shrikant Singh & Mr. Shrikant Kumar Singh (Borrower/Mortgagor)** 3/C- 301/9, Sector-02, Gayathridham CHS Ltd, Titawala East, Ghotsai, Thane-421605 **Property id- PUNB83250187**	Flat No.207, Building No.01, B-Wing, 2nd Floor, Gangangiri Hills, Village Khopoli, Taluka Khalapur,District-Raigad-410203 (Built up Area: 664 Sq Ft) (Mrs. Rani Shrikant Singh)	A) 06.09.2022 B) Rs 35,54,242.00/- AS ON 06-09-2022(Plus Interest & Charges) C) 23.12.2022 D) Symbolic	A) Rs 19,69,000/- B) Rs 1,97,000/-(05-12-25 TILL 3:00PM C) Rs 2,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**NIL** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**

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10)	**(a) ARMB, Thane** **(b) Mrs. Rani Shrikant Singh & Mr. Shrikant Kumar Singh (Borrower/Mortgagor)** 3/C- 301/9, Sector-02, Gayathridham CHS Ltd, Titawala East, Ghotsai, Thane-421605 **Property id- PUNB83250187**	Flat No.207, Building No.01, B-Wing, 2nd Floor, Gangangiri Hills, Village Khopoli, Taluka Khalapur,District-Raigad-410203 (Built up Area: 664 Sq Ft) (Mrs. Rani Shrikant Singh)	A) 06.09.2022 B) Rs 35,54,242.00/- AS ON 06-09-2022(Plus Interest & Charges) C) 23.12.2022 D) Symbolic	A) Rs 19,69,000/- B) Rs 1,97,000/-(05-12-25 TILL 3:00PM C) Rs 2,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**NIL** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
11)	**(A) Armb Thane** **(B) Mr. Mrs Devyani Patil& Mr Pramod Patil (Borrower/Mortgagor)** House No. 622 Gala No 2 Govegao, Bhiwandi Road, Kalyan, Maharashtra- 421301 PROPERTY ID- 1)PUNB8325178, 2)PUNB8325179	1)Residential Flat No. 604,6th floor , Penta No 1, Type 2, Pentagaon Enclave ,Vill -Asangaon, Tal- Shahpur, Dist- Thane-421601 Carpet Area; 369 Sq Ft Mrs Devyani Pramod Patil (Owner) 2)Residential Flat No. 605,6th floor , Penta No 1, Type 2, Pentagaon Enclave ,Vill -Asangaon, Tal -Shahpur, Dist –Thane 421601 Carpet Area; 369 Sq Ft Carpet Area; 369 Sq Ft Carpet Area; 369 Sq Ft Mrs Devyani Pramod Patil (Owner)	A) 10.10.2022 B) Rs. 25,74,815.22/- (Plus Interest & Charges) C) 02.01.2023 D) Symbolic	(A) Rs17,20,000/- B)Rs1,72,000/- (17.12.2025 upto 3 pm) C) Rs 2,000/- (A) Rs17,20,000/- B)Rs1,72,000/- (17.12.2025 upto 3 pm) C) Rs 2,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**NIL** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
12	**(A) Armb Thane** **(B)Mr. Shivram Daji Budhe ,Alanabai Shivram Budhe** Residential Flat No. 102, 1st floor , Shreepati Residency- Phase 1, building no B-2, Near Gurukul School, & Shalu Dhaba, Vill- Khidkali & Desai, Shilphata road, Dombivali (East), Thane-421204 & B D D Chawl, no 11, Room no 69, Sewri cross road, Sewri railway station, Sewri, Mumbai-400015 Property id- punb83250255	Residential Flat No. 102, 1st floor, Shreepati Residency-Phase 1, building no B-2, Near Gurukul School, & Shalu Dhaba, Vill- Khidkali & Desai, Shilphata road, Dombivali (East), Thane-421204 Carpet Area: 547.13 Sq Ft Mr. Shivram Daji Budhe	A) 08.01.2024 B) Rs56,,52,000 00 (As on 08.01.2024) Plus Interest & Charges C) 20.03.2024 Symbolic	A) Rs 37,68,000/- B) Rs 3,76,800/- (05.12.2025 upto 03.00pm) C) Rs 5,000	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**NIL** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
13	**(A) Armb Thane** **(B MANOJ BABULAL AHUJA(Borrower)** **Mrs BHAVIKA MANGOJ AHUJA (Borrower)** **Mr Ajit NANIKRAM CHUGH(Guarantor)** (Residential Flat No.603, 6th floor, Regency Galaxy Building,U no 68 of sheet no 66, CTS NO 26874, Village Ulhanagar camp no 05, Gandhi road, Ulhasnagar-5 , Dist- Thane 421005& Flat no 401, Shamali park, OT Section , Ulhasnagar-4, Dist –Thane- 421004	Residential Flat No.603,6th floor, Regency Galaxy Building,U no 68 of sheet no 66, CTS NO 26874, Village Ulhanagar camp no 05, Gandhi road, Ulhasnagar-5 , Dist- Thane 421005 Plot Area: 552 Sq Ft 1) MANOJ BABULAL AHUJA AVIKA MANGOJ AHUJA	A) 03.08.2019 B) Rs 29,03,000/- (As On 03.08.2019) Plus Interest & Charges C) 19.10.2019 Physical	A) Rs28,54,000/- B) Rs 2,85,400/- (05.12.2025 up to 03:00pm) B) Rs 5,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**Nil** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
14	**(A) Armb, Thane** **(B) Mr Narine Gopichand Sablani & Mrs Diksha Narine Sablani (Borrower & Morgager)** Residential Flat Dream Heights Flat No.102, Ot Section Road Near Dulichand Kalani Banglow Ulhasnagar, Ulhasnagar(Distt. Thana), Maharashtra- 421002 Property Id- PUNB832513112025	Residential Flat Dream Heights Flat No.102, Ot Section Road Near Dulichand Kalani Banglow Ulhasnagar, Ulhasnagar(Distt.Thana), Maharashtra- 421002 Built Up Area: 626.4 Sq Ft Mr Narine Sablani	A) 03.05.2025 B) Rs.26,33,577.16 /- (As On 03.05.2025) Plus Interest & Charges C) 02.09.2025 D) Physical	A) Rs 25,84,000/- B) Rs 2,58,400/- (17.12.2025 up to 03:00pm) C)Rs 5,000/-	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**Nil** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**
15	**(A) Armb Thane** **(B) Mr. Prakash Devandas Mangwani (Borrower/Mortgager) & Mr. Amit Prakash Mangwani (Borrower)** Flat No. 202, C-Wing, Nikhileshwar Complex Behind Venus Cinema, Section 25, Ulhasnagar- 421004 Property Id - Punb8325180	Flat No. 202, C-Wing, Nikhileshwar Complex,Plot No. 619 (P), Section- 25, Behind Venus Cinema, Ulhasnagar- 4, District Thane- 421004 m(Built Up Area: 653 Sq Ft.) Mr. Prakash Devandas Mangwani	A) 12.10.2022 B) Rs. 21,84,111.28/- (As On 30.09.2022 Plus Interest & Charges C) 22.04.2024 D) Physical	A) A) Rs 22,68,000/- B) Rs 2,26,800/- (05.12.2025 UP TO 3PM) C) Rs 5,000/	**Date:- 05-12-2025 Time FROM 10:00AM To 04:00 PM**	**Nil** **Abhinav Kumar:-8709549907** **Amritpal Singh:- 8057134735** **Satyendra Mishra:-9903085950**

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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"
2. 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**
4. For detailed term and conditions of the sale, please refer **Website https://baanknet.com & www.pnbindia.in.**

Date : 14.11.2025
Place : Mumbai

Sd/-
Authorised Officer, Punjab National Bank