

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	Description of the Immovable Properties Mortgaged	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) Last Date of EMD C) Deposit of EMD amount, Date and Time D) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				
1	Circle SASTRA Thane Mr. Rajendra Suryabhan Upadhye (Borrower) Flat no 304, 3rd floor, I Wing, Shanti Parkside Homes, Hanuman Nagar, Panchwati, Mumbai Agra National Highway, Opposite Rasbihari International School, Nasik-422003. Shree Krishna Cattle & Poultry Feed, Near Lakshmi Mata Mandir, At Post: Chikhali, Tal Sangamner, Dist Ahmednagar - 422605	Flat no 1903, 19th Floor, Shanti Heights, Plot No. 391 A & 392, C.S.No. 351/10 & 350/10, Bhauddaji Road, Matunga, Mumbai - 400019. In the name of Mr. Rajendra Suryabhan Upadhye Admsg Carpet area 675 sq.ft	A) 05.02.2025 B) Rs. 4,22,13,79/- plus interest and Charges C) 14.07.2025 D) Symbolic	A) Rs. 3,24,00,000/- B) Rs. 32,40,000/- C) Rs. 50,000	30.03.2026 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528 Builder's dues of Rs. 22,00,000/- approximately to be born by the prospective buyer
2	Circle Sastra Thane Amish Ashvin Shah B-901, 9th floor, Ansal Heights, G.M. Bhosale Marg Worli Mumbai-400018.	Flat no 705, 7th floor, Noble Heights Triveni Nagar, Kurar village, Malad west, Mumbai-400097. In the name of Mr. Amish Ashvin Shah Built up area: 660.16 sq.ft	A) 01.10.2021 B) Rs. 1,68,63,150.54 as on 31.05.2021 (plus interest and charges) C) 21.12.2023 D) Physical	A) Rs. 83,16,000/- B) Rs. 8,31,600/- C) Rs. 10,000/-	Date: 30.03.2026 Time: 11.00a m to 4.00p.m	Not Known to Us Murtaza Suratwala 9967860528
3	Circle Sastra Thane Amish Ashvin Shah B-901, 9th floor, Ansal Heights, G.M. Bhosale Marg Worli Mumbai-400018.	Flat no 1201, 12th floor, Noble Heights Triveni Nagar, Kurar village, Malad west, Mumbai-400097. In the name of Mr. Amish Ashvin Shah Built up area 552.19 sq.ft	A) 01.10.2021 B) Rs. 1,68,63,150.54 as on 31.05.2021 (plus interest and charges) C) 21.12.2023 D) Physical	A) Rs. 69,56,000/- B) Rs. 6,95,600/- C) Rs. 10,000/-	Date: 30.03.2026 Time: 11.00a m to 4.00p.m	Not Known to Us Murtaza Suratwala 9967860528
4	Circle SASTRA Thane M/s. Shivika Impex, Mr. Hitesh Kirti Salot (Partner) Office no E-402, Kukraja Palace CHSL, Garodia Nagar, Ghatkopar (East), Mumbai - 400075. Ms. Madhuri Pankaj Salot (Partner) Flat No. A-701, 7th Floor, Shripal Nagar, J. Mehta Marg, Napean Sea Road, SBI Bank, Mumbai - 400006.	Flat No. 604, Maheshwar Prakash No. 2, Plo No. 17-18, TPS IV, Cottage Lane, CTS No. G/208 of village Bandra, Santacruz (West) Mumbai - 400054. In the name of Mr. Hitesh Kirti Salot & Ms. Madhuri Pankaj Salot Area Adm. 1265.31 sq.ft (BUA)	A) 03.11.2023 B) Rs. 4,69,54,150.29 plus interest and Charges less recovery thereon C) 15.01.2024 D) Symbolic possession	A) Rs. 3,97,00,000/- B) Rs. 39,70,000/- C) Rs. 50,000	30.03.2026 Time 11.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
5	ARMB Thane M/S PATEL AGRO FARMS 502, D1/4, Yamunanagar, New Link Road, Oshiwara, Andheri West, Mumbai 400053 Amir Ahmed Khan, 502, D1/4, Yamunanagar, New Link Road, Oshiwara, Andheri West, Mumbai 400053 Amir Ahmed Khan, Flat no 102, 10th floor, Movie Tower, Lokhanwala, Yamunanagar, New link Road, Oshiwara, Andheri West, Mumbai 400053 Nasir A Khan, 802, 8th floor, Deep Apt, Oshiwara, Andheri West, Mumbai 400053	Gala no 25 and 26, Plot no 273 and 273 B, Uchat Road, Village Magathane, Opp Madam Atta Factory, near Kudus Wada Road, Tal Wada, Dist Palghar Mumbai 421312 adm 6912 sqft Owner: Patel Enterprises	A) 28.04.2014 B) Rs. 2.28 Cr plus further interest and charges as on 27.04.2014 minus recoveries if any C) 15.11.2014 D) Symbolic	A) Rs. 74,65,000/- B) Rs. 7,46,500/- (up to 27.04.2026 till 11.59pm) C) Rs. 7500/-	28.04.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Sudha Deshmukh 9895788116
6	ARMB, THANE M/s Sharpen Industries, Survey No. 184 Village Kharivali, Tal. Shahapur, Dist. Thane, Pin-421601 And PO Box No. 19, D-56, Shanmugananda, MIDC, Behind London Pilsner, Nerul, Navi Mumbai - 400706. Mahalaxmi Subramaniam, (Proprietor) Flat No. 601, A: 4/1/2, Alaknanda, Plot No.15, Sector 19-A, Nerul, Navi Mumbai - 400706	Factory Shed including plant and machinery situated at Non agriculture land along with land bearing Survey No. 181, 182, 184, 185, 187 (P) and 190, Village Kharivali, Behind Liberty Oil Mill, Tal Shahapur, Dist - Thane 421403, Maharashtra, admeasuring 76490 sq. mtrs in the name of Mr. G. Swaminathan.	A) 09.02.2018 B) Rs. 5,59,64,747.78/- as on 29.03.2014 plus further interest & charges thereon C) 14.05.2018 D) Symbolic	A) Rs. 10,44,99,000/- B) Rs. 1,04,49,900/- (up to 29.03.2026 till 11.59 pm) C) Rs. 1,00,000/-	30.03.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Deshmukh 9895788116
7	ARMB Thane M/S SHYAM SUNDAR ESTATES PVT LTD (OFFICE ADDRESS) 501, Darvesh Chambers, S V Road, Khar West, Mumbai 400052 MR. NADEEM USMAN DARVESH (Director) 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052 MR. MAHBOOB USMAN DARVESH (Director) 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052 MR. USMAN ABUBAKER DARVESH, 701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052	Land at plot no A3, plot no A4 and plot no A5, adm 720.74 sqm, adm 720.74 sqm and a strip of land adm 147.74 sqm, western side of plot no A3 and A4 and abutting along S V Road, CTS 220/8, Survey No 7, Hissa no 3, 5 and 1 (part) and Survey No 33 (part), City Survey Bandivali, Village Bandivali, Jogeshwari (W), Taluka Andheri, Mumbai Suburban District excluding plot on which 'Ayesha Towers' building is constructed in the name of Shyam Sunder Estates Pvt Ltd through its director Mr Darvesh	A) 13.02.2020 B) Rs. 24.59 Cr plus further interest and charges from the date of NPA ie. 31.03.2019 minus recoveries if any C) 20.12.2025 D) Symbolic	A) Rs. 8,11,00,000/- B) Rs. 81,10,000/- (up to 29.03.2026 till 11.59pm) C) Rs. 1,00,000/-	30.03.2026 11.00 A.M. TO 04.00 P.M.	Not Known to Us Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Deshmukh 9895788116
8	ARMB Thane M/S JAYLON IMPEX INDIA PVT LTD Office No 6, 2nd Floor, New Commonwealth Co-op Society Ltd, 229 Linking Road, Bandra West, Mumbai 400050 Also at: Silver Pearl Building, Office no 205-213, Waterfield Road Bandra (W), Mumbai 400050 Jai Kaushik, Karan Kaushik, Pushpa Kaushik Flat no 9, Nugget Building, 18th Road, Khar (W), Mumbai 400050	Flat No. 301, 3rd Floor, A-Wing, "Aum Artha Building", Previously known as Flat No.9, Nugget CHSL junction of Chitakar Dhurandhar Marg and 18th Road, Khar (W), Mumbai-400052 Owners: Jai Kaushik; Karan Kaushik; Pushpa Kaushik	A) 27.04.2018 B) Rs. 17.74 Cr plus further interest and charges as on 27.04.2018 minus recoveries if any C) 22.03.2019 D) Symbolic	A) Rs. 7,27,00,000/- B) Rs. 72,70,000/- (up to 27.04.2026 till 11.59pm) C) Rs. 70,000/-	28.04.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Sudha Deshmukh 9895788116
9	ARMB Mr. Gautam Dhanraj Gotwal (borrower) Row House No. 5 Consisting Of Ground Plus Two Upper Floors, Sumitra Bhavan, Jari Mari Mandir, Opp Vasant Vihar Complex, Dr C G Gidwani Road, Near Rcf Colony, Situated At Plot Bearing S No. 118, Hissa No. 3 (part) Cts No. 57 Wadhavli Village, Chembur, Mumbai-400074 Mrs. Neelu Gautam Gotwal (borrower) Row House No. 5 Sumitra Bhavan, Jari Mari Mandir, Cg Gidwani Road Vadavali, Chembur, Survey No. 118, Hissa No. 3(part), Cts 57, Mumbai-400074 Mr. Dhanraj Gotwal (borrower), Row House No. 5 Sumitra Bhavan, Jari Mari Mandir, Cg Gidwani Road Vadavali, Chembur, Survey No. 118, Hissa No. 3(part), Cts 57, Mumbai-400074 Mrs. Vimla D Gotwal (borrower), Row House No. 5 Sumitra Bhavan, Jari Mari Mandir, Cg Gidwani Road Vadavali, Chembur, Survey No. 118, Hissa No. 3(part), Cts 57, Mumbai-400074 Mr. Dhanraj Gotwal (borrower), 1003, sulfam Bldg, Opp Golf Club, Wadhavli Village, Chembur, Mumbai-400071 Mrs. Vimla D Gotwal (borrower), 1003, sulfam Bldg, Opp Golf Club, Wadhavli Village, Chembur, Mumbai-400071 Mrs. Chayya Amrut Shah (guarantor) 11/a 1st Floor Postal Colony, Chembur, Mumbai-400071	ROW HOUSE NO. 5 CONSISTING OF GROUND PLUS TWO UPPER FLOORS, SUMITRA BHAVAN, JARI MARI MANDIR, OPP VASANT VIHAR COMPLEX, DR C G GIDWANI ROAD, NEAR RCF COLONY, SITUATED AT PLOT BEARING S NO. 118, HISSA NO. 3 (PART) CTS NO. 57 WADHAVLI VILLAGE, CHEMBUR, MUMBAI-400074 BUA 765.50 SQFT (EXTENSION OF CHARGE IN ACCOUNT ORBIT COLLECTION) MR. GAUTAM DHANRAJ GOTWAL (BORROWER/MORTGAGOR) MRS. NEELU GAUTAM GOTWAL GOTWAL (BORROWER/MORTGAGOR)	A) 20-04-2021 B) RS 1,51,58,178/- AS ON 18-09-2020 PLUS FURTHER INTEREST AND CHARGES THEREON C) 24-06-2021 D) SYMBOLIC POSSESSION	A) 1,55,70,000/- B) 15,57,000/- (29-03-2026 TILL 11:59 PM) C) 16000/-	Date: 30-03-2026 Time: 11:00am to 04:00pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya pandey 8750332726
10	ARMB Thane	Flat No. 203, 2nd Floor, A Wing, Jai Vinayak Tower CHSL	A) 25.01.2022	A) Rs. 47,25,000/-	Date:	Not Known to Us

11/a 1st Floor Postal Colony, Chembur, Mumbai-400071					
10	ARMB Thane Ms. Santoshee Nirakar Sahoo Flat No. A/203, 2nd Floor, Jai Vinayak CHSL, New Pleasant Park, Mira Bhayander Road, Mira Road East, Thane - 401107.	Flat No. 203, 2nd Floor, A Wing, Jai Vinayak Tower CHSL, Opp. Don Bosco School, New Pleasant Park, Off. Mira Bhayander Road, Mira Road (East), Dist. Thane - 401107. Area adm. 775 sq. ft. BUA in the name of Ms. Santoshee Nirakar Sahu.	A) 25.01.2022 B) Rs. 49,25,955.10 plus Interest and charges since date of NPA C) 13.05.2022 D) Symbolic (Order for Physical Possession Received)	A) Rs.47,25,000/- B) Rs.4,72,500/- (upto 29.03.2026) C) Rs. 5,000/-	Date: 30.03.2026 Time: 11.00 am to 04.00 pm Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
11	ARMB Thane All Legal Heirs of Late Dashrath Bhola Prasad Gupta Room No. 07, Jai Mata Di Apartment, Building No. 10, Datta Chaya Welfare Society, Nallasopara East, Palghar - 401209	Flat No. 302, 3rd Floor, A - Wing, Sai Paradise CHSL, Sector - 8A, Near Vibgyor International School, Airoli, Navi Mumbai - 400708. BUA 570.00 sq. ft.	A) 29.04.2024 B) Rs. 71,50,268.57 plus Interest and charges since date of NPA C) 26.08.2024 D) Symbolic	A) Rs.73,88,000/- B) Rs.7,38,800/- (upto 29.03.2026) C) Rs. 5,000/-	Date: 30.03.2026 Time: 11.00 am to 04.00 pm Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 9816922200
12	ARMB Thane Gambhira Ajay Choudhary Mrs. Gambhira Ajay Choudhary (borrower/mortgagor) 1-222, Parijat Chsl, Sector R15, Near D Mart, Kharghar, Navi Mumbai-410210 D-2/3 Vartak Heights Chsl, Phool Pada Road, Virar East, Vasai, Palghar -401305 Flat No. F 2nd Floor, Building No. C-7 Vegas Universe, Village -dekhale, Tal-palghar, Dist-thane-401104 Mr. Ajay Umakant Choudhary (borrower/mortgagor) -2,22, Parijat Chsl, Sector R15, Near D Mart, Kharghar, Navi Mumbai-410210 D-2/3 Vartak Heights Chsl, Phool Pada Road, Virar East, Vasai, Palghar -401305 Flat No. F 2nd Floor, Building No. C-7 Vegas Universe, Village -dekhale, Tal-palghar, Dist-thane-401104	FLAT NO. F, 2nd Floor, BUILDING NO. C-7, VEGAS UNIVERSE, VILLAGE DEKHALE, SAPHALE EAST, TAL -PALGHAR, DIST -401404 (ADMEASURING 660 SQFT BUILD UP AREA) MRS. GAMBHIRA AJAY CHOUDHARY (BORROWER/MORTGAGOR) MR. AJAY UMAKANT CHOUDHARY (BORROWER/MORTGAGOR)	A) 06-05-2024 B) RS 22,84,334.00 as on 30-04-2024 PLUS FURTHER INTEREST AND CHARGES THEREON C) 24-12-2025 D) SYMBOLIC POSSESSION	A) 15,60,000/- B) RS 1,56,000/- (UPTO 29-03-2026 TILL 11:59PM) C) RS 5000/-	Date: 30.03.2026 Time: 11.00 am to 04.00 pm Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya pandey 8750332726
13	ARMB Thane MR. VYOM PRAKASH SINGH B-303, Winstone Bldg, Beverly Pak, Near R.b.k School, Mira Road East, Mira Bhayander Thane -401107 Mrs. Anamika Vyom Prakash Singh B-303, Winstone Bldg, Beverly Pak, Near R.b.k School, Mira Road East, Mira Bhayander Thane -401107	B-303, WINSTONE BLDG, BEVERLY PAK, NEAR R.B.K SCHOOL, MIRA ROAD EAST, MIRA BHAYANDER THANE -401107 (ADMEASURING CARPET AREA 566.00 SQFT AND BUILD UP 679.20 SQMTRS) OWNER/MORTGAGOR - MRS. ANAMIKA VYOM PRAKASH SINGH & MR. VYOM PRAKASH SINGH	A) 02-11-2019 B) RS 23,17,610.00 as on 25-09-2019 PLUS FURTHER INTEREST AND CHARGES THEREON C) 25-02-2022 D) SYMBOLIC POSSESSION	A) RS 76,72,000/- B) RS 7,67,200/- (UPTO 29-03-2026 TILL 11:59PM) C) RS 8000/-	Date: 30.03.2026 Time: 11.00 am to 04.00 pm Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735
14	ARMB Thane Ms Superstar Online (Prop Madhusudan Ghanshyam Parida) Office At, Shop No 3, Ground Floor And Room No 1,2,3 At First Floor, Gaon Devi Complex, Plot No 148, Nr Gaon Devi Mandir, Juhu Gaon, Sector - 11, Vashi, Navi Mumbai - 400703. Mr. Madhusudan Ghanshyam Parida, Flat No. 502, Plot No. 04A, Laxcon Tower, Sector 14, Nerul, Navi Mumbai -400706. Flat 301, 3rd Floor, B Wing, Kohitoo Plaza, Plot No 11-2, sector 15, Mahim Merchant Co Op Housing Society Ltd, Opp. Apeej School, Nerul, Navi Mumbai. Flat No. 1103, 11th Floor, I Wing, Raheja Vista, Chandivali, Farm Road, Mumbai-400072.	SHOP NO. 03, GROUND FLOOR AND ROOM NO. 01, 02 & 03, 1ST FLOOR, GAON DEVI COMPLEX, PLOT NO. 148, NEAR GAON DEVI MANDIR, OPP. MGM COMPLEX, SECTOR 11, JUHU VILLAGE, VASHI, NAVI MUMBAI 400703 MR. MADHUSUDAN PARIDA (MORTGAGOR/BORROWER)	A) 06-05-2022 B) RS. 1,03,59,911.88 AS ON 31-03-2022 PLUS FURTHER INTEREST AND CHARGES THEREON C) 30-08-2022	A) RS 1,22,00,000/- B) RS 12,20,000/- (UPTO 29-03-2026 TILL 11:59PM) C) Rs. 12,200/-	Date: 30.03.2026 Time: 11.00 am to 04.00 pm Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Manisha Kumari 7710044341
15	ARMB Thane Ms. Upasana Sunil Prasad (Borrower/Mortgagor) Shri. Srikanth Kumar (Guarantor) Add- C-9/3, Gayatriidhan, Phase-2, Manda East, Titwala Kalyan District, Thane- 421605 Smt. Madhu W/o Anand Shah (Guarantor), Add- A-13, Mayfair Garden, Little Gibbs Road, Malabar Hill, Mumbai-400006	Flat No. 104, 1st Floor, A-Wing, Building No. 01, "Gagangri Hills", Near Wankhede Hospital & Old Khandala Ghat, Village Khopoli, Taluka Khalapur, District Raigad- 410204 (Built up Area: 426 Sq Ft) (Ms. Upasana Sunil Prasad)	A) 11.10.2022 B) RS 23,39,413.35/- (Plus Interest & Charges) C) 23.12.2022 D) Symbolic	A) Rs 17,34,000/- B) Rs 1,73,400/- (29.03.2026) C) Rs 2,000/-	Date: 30.03.2026 Time: 11.00 a.m. to 04.00 p.m Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
16	ARMB Thane Mr Pramod Mahendra Chourasia (Borrower/Mortgagor) Flat No 202, 2nd Floor, Sana Apartment Near Vangani Station, Vangani East, Taluka Ambarnath, Dist Thane 421501 (Built up Area: 475 Sq Ft) (Mr Pramod Mahendra Chourasia)	Flat No 202, 2nd Floor, Sana Apartment Near Vangani Station, Vangani East, Taluka Ambarnath, Dist Thane 421501 (Built up Area: 475 Sq Ft) (Mr Pramod Mahendra Chourasia)	A) 27.11.2017 B) Rs 13,36,640.36/- (Plus Interest & Charges) C) 24.05.2018 D) Symbolic	A) Rs 16,39,000/- B) Rs 1,63,900/- (28.03.2026) C) Rs 2,000/-	Date: 30.03.2026 Time: 11.00 a.m. to 04.00 p.m Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907
17	ARMB Thane Mr. Sandeep Ananda Kale Mr. Asha Sandeep Kale (BORROWER) Flat No. C-201 2nd Floor Indra Dham CHSL, Plot No.67 Sector-6A Kamothe, Navi Mumbai, Panvel, Distt. Raigad-410221	Flat No C-201, 2nd Floor, INDRA DHAM CHSL, Plot No.67, Sector-6A, Kamothe Navi Mumbai, Panvel, Distt. Raigad-410221 Built Up Area 444 sq.ft in the name of Mr. Sandeep Ananda Kale	A) 21.03.2024 B) RS.26,79,881.97/- AS ON 21-03-2024 PLUS FURTHER INTEREST AND CHARGES THEREON C) 11.07.2024 D) SYMBOLIC POSSESSION	A) 37,97,000/- B) 3,79,700/- (29-03-2026 TILL 11:59 PM) C) 5000/-	Date: 30-03-2026 Time: 11:00am to 04:00pm Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha 9284089408

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://banknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://banknet.com> & www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://banknet.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: 12.03.2026

Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank