

**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<br>B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002<br>D) Nature of Possession Symbolic / Physical / Constructive                | A) Reserve Price<br>B) EMD (Last Date of deposit of EMD)<br>C) Bid Incremental Amount                                                                                   | Date/ Time of E-Auction                           | Details of the encumbrances known to the secured creditors<br>Name & Number of the Contact Person |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------|
|        | Name of the Account<br>Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Name of Mortgagor / Owner of property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                     |                                                                                                                                                                         |                                                   |                                                                                                   |
| 1      | <b>ARMB Thane</b><br><b>Sudha Shashikant Shah</b><br><b>Ketan Shashikant Shah</b><br>Flat No. 203, Second Floor, D - Wing 'Gomti Housing Complex' S. No. 44/1, C.T.S No. 3323, Near Shivaji Chowk & Nazarana Talkies, Ajay Nagar At Bhiwandi, Tal. Bhiwandi. Dist. Thane 421302.<br>(Admeasuring - 601.98 sq ft carpet)<br>Owner - Sudha Shashikant Shah                                                                                                                                                                                                                                                                 | Flat No. 203, Second Floor, D - Wing 'Gomti Housing Complex' S. No. 44/1, C.T.S No. 3323, Near Shivaji Chowk & Nazarana Talkies, Ajay Nagar At Bhiwandi, Tal. Bhiwandi. Dist. Thane 421302.<br>(Admeasuring - 601.98 sq ft carpet)<br>Owner - Sudha Shashikant Shah                                                                                                                                                                                                                                                                                                                         | A) 27.02.2024<br>B) Rs. 20,54,308.12 as on 23.02.2024 plus interest and charges<br>C) 02.04.2025<br>D) Physical                                                                                                     | A) Rs. 26,00,000/-<br>B) Rs. 2,60,000/- (10.06.2025 upto 3.00 pm)<br>C) Rs. 1,000/-                                                                                     | 10.06.2025<br>10.00 am to 04.00 pm                | Not Known to us<br>Mr. Amrit Pal Singh<br>8057134735                                              |
| 2      | <b>ARMB Thane</b><br><b>M/s. Hydrocarbon Development Co Pvt Ltd (Through Official Liquidator High Court, Bombay)</b><br>Bank of India Building, 5th Floor, M. G. Road, Fort, Mumbai 400 023<br>Mr. S Ravindran (Guarantor/ Ex. Director)<br>Flat No. H-404, Raheja Vistas, Raheja Vihar, Off Chandivali Farms Road, Andheri East, Mumbai 400 072<br>Mr. S R Das (Guarantor/ Ex. Director)<br>F-2/202, Poonam Kunj, Poonam Nagar, Andheri East, Mumbai 400 072<br>Mr. Kassheh Mayun (Guarantor/ Ex. Director)<br>Flat No. 1801-H, Raheja Vistas, Raheja Vihar, Off. Chandivali Farms Road, Andheri East, Mumbai - 400 072 | Plant & Machinery, situated at Gaia No. 135, 136 & 137, 1st Floor, Virar Industrial Estate Premises CHSL, Jivdani Temple Road, Off. Chadansar Road, Opp. Beggar's Home, Village Narangi, Virar East<br>Owner - M/s. Hydrocarbon Development Co Pvt Ltd<br>Unit No. 37, Ground Floor, Virar Industrial Estate Premises CHSL, Jivdani Temple Road, Off. Chadansar Road, Opp. Beggar's Home, Village Narangi, Virar East<br>(Admeasuring - 530 sq ft built up)                                                                                                                                 | A) 20.07.2015<br>B) Rs. 2,62,20,896.26 (Rs. Two Crore Sixty Two lacs Twenty Thousand Eight Hundred Ninety Six and Paise Twenty Six only) as on 30.06.2015 plus interest and charges<br>C) 11.04.2019<br>D) Physical | A) Rs. 4,50,000/-<br>B) Rs. 45,000/- (27.06.2025 upto 3.00 pm)<br>C) Rs. 1,000/-<br>A) Rs. 20,50,000/-<br>B) Rs. 2,05,000/- (27.06.2025 upto 3.00 pm)<br>C) Rs. 1,000/- | 27.06.2025<br>10.00 am to 04.00 pm                | Not Known to us<br>Mr. Amrit Pal Singh<br>8057134735                                              |
| 3      | <b>ARMB THANE</b><br><b>M/s Suprim D Food and Beverages Pvt Ltd.</b><br>Gut No. 1317/2, Hissa No. 2, Village Nandgaon Sado Taluka : Igatpuri Dist Nasik : 422403<br>Directors: Mrs. Devyani Mukund Kamble, Ms Priyanka Mukund Kamble<br>Mr. Mukund Kamble, Mr. Sudarshan Kamble<br>A/2, Aditya Darshan, Arunodaya Nagar, Mulund (E) Mumbai - 400 081                                                                                                                                                                                                                                                                     | Commercial Premises Unit Gut No. 1317/2, Hissa No. 2, Village Nandgaon Sado Taluka : Igatpuri Dist Nasik : 422403<br>Along with Plant & Machinery related to Mineral Water Bottling Plant.<br>Blow Moulding Machine, Air Compressor, Water Chiller 5TR, Cooling Tower 20 TR, 6000 LPH RO unit along with standard attachment & Accessories, Filing & Sealing Machine consisting of 2.5 mtr. Air Blow, feed conveyor, Automatic filling & capping machine, 5 mtr S.S Slat out feed conveyor with inspection light, 600mm long Shrink tunnel in MS Powder Coating Cap feeder Elevator and Etc | A) 01.08.2019<br>B) Rs. 1,67,99,688.42 as on 31.07.2019 plus further interest & charges thereon<br>C) 15.11.2019<br>D) Symbolic                                                                                     | A) Rs. 1,20,00,000/-<br>B) Rs. 12,00,000/- (17.06.2025 upto 03.00 pm)<br>C) Rs. 10,000/-                                                                                | 18.06.2025<br>10.00 am to 04.00 pm                | Not Known to us<br>Manisha Kumari<br>7710044341                                                   |
| 4      | <b>ARMB THANE</b><br><b>M/s. Godavari Graphics Pvt Ltd</b><br>54-A, 2nd floor, C-wing, Raj Industrial Complex, Military Road, Marol, Andheri (East) Mumbai - 400 059                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 54-A, 2nd floor, C-wing, Raj Industrial Complex, Military Road, Marol, Andheri (East) Mumbai - 400 059<br>In the name of M/s Godavari Graphics Pvt Ltd (admeasuring about 605 sq.ft Super Built up area)                                                                                                                                                                                                                                                                                                                                                                                    | A) 18.10.2014<br>B) Rs. 1,65,76,872.57 (As on 30.09.2014) plus interest & charges thereon<br>C) 13.09.2019<br>D) Physical                                                                                           | A) Rs. 53,82,000/-<br>B) Rs. 5,38,200/- (18.06.2025 upto 03.00 pm)<br>C) Rs. 5000/-                                                                                     | 18.06.2025<br>10.00 am to 04.00 pm                | Not Known to us<br>Manisha Kumari<br>7710044341                                                   |
| 5      | <b>ARMB THANE</b><br><b>M/S Pipetech Engineering Solutions Pvt Ltd.</b><br><b>Mr. Hiran Bhowar (Director)</b><br><b>Ms Shalla Agale (Director)</b><br>Unit No.207 and 2012, Bldg B Type, Udyog Bhavan-1, Plot No. AM-20, Additional Ambarnath Ind. Area, MIDC, Ambarnath East 421501                                                                                                                                                                                                                                                                                                                                     | Unit No.207, 2nd Floor, Bldg B Type, Udyog Bhavan-1, Plot No. AM-20, Additional Ambarnath Ind. Area, MIDC, Ambarnath East 421501                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A) 10.07.2023<br>B) Rs. 4,33,12,801.38 (As on 10.07.2023) plus interest & Charges<br>C) 16.09.2023<br>D) Symbolic                                                                                                   | A) Rs. 61,20,000/-<br>B) Rs. 6,12,000/- (10.06.2025 upto 3.00 pm)<br>C) Rs. 10,000/-                                                                                    | Date: 10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735                                                  |
| 6      | <b>ARMB THANE</b><br><b>Mr. Hiran Bhowar</b><br>Kanchangaga CHS, C-21, Flat No. A-22, B Cabin Road, Navare Nagar, Ambarnath East 421501<br>Ms. Shalla Agale<br>W/O Mr. Sunil Agale,                                                                                                                                                                                                                                                                                                                                                                                                                                      | Unit No.212, 2nd Floor, Bldg B Type, Udyog Bhavan-1, Plot No. AM-20, Additional Ambarnath Ind. Area, MIDC, Ambarnath East 421501                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A) 10.07.2023<br>B) Rs. 4,33,12,801.38 (As on 10.07.2023) plus interest & Charges<br>C) 16.09.2023<br>D) Symbolic                                                                                                   | A) Rs. 60,30,000/-<br>B) Rs. 6,03,000/- (10.06.2025 upto 3.00 pm)<br>C) Rs. 10,000/-                                                                                    | Date: 10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735                                                  |
| 7      | <b>ARMB THANE</b><br><b>Opp Bhegade Talim, 238, Shaniwar Peth, Talegaon Dabhade, Pune 410506</b><br><b>Mr. Sumedh H Bhowat (Guarantor)</b><br>Row House No.39, Royal Park Row House, B Cabin Road, Near Navare Nagar, Gut No.49, CTS No.9277, Villi Morivali, Ambarnath East 421501                                                                                                                                                                                                                                                                                                                                      | Shop No.5, Ground Floor, Jay Bhavani Apartment, Navare Nagar Road, Ambarnath East 421501                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | A) 10.07.2023<br>B) Rs. 4,33,12,801.38 (As on 10.07.2023) plus interest & Charges<br>C) 16.09.2023<br>D) Symbolic                                                                                                   | A) Rs. 23,40,000/-<br>B) Rs. 2,34,000/- (10.06.2025 upto 3.00 pm)<br>C) Rs. 5,000/-                                                                                     | Date: 10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735                                                  |
| 8      | <b>ARMB THANE</b><br><b>Mr. Shelar Babsaheb Khandare</b><br><b>Mrs. Swati Shelar Khandare</b><br><b>Mr. Babsaheb Khandare</b><br>Flat No.704, Godavari Building, Little Malbar Hill, Sion Trombay Road, Bd. Surana Sethia Hospital, Mumbai 400071<br>501, Sakinaka CHSL, Plot No.27, Sector No.19, Near East New Mumbai 401705                                                                                                                                                                                                                                                                                           | Kanchanganga CHS, C-21, Flat No. A-22, B Cabin Road, Near Navare Nagar, Ambarnath East 421501                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | A) 10.07.2023<br>B) Rs. 4,33,12,801.38 (As on 10.07.2023) plus interest & Charges<br>C) 16.09.2023<br>D) Symbolic                                                                                                   | A) Rs. 23,40,000/-<br>B) Rs. 2,34,000/- (10.06.2025 upto 3.00 pm)<br>C) Rs. 5,000/-                                                                                     | Date: 10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735                                                  |
| 9      | <b>ARMB THANE</b><br><b>Mr. Shelar Babsaheb Khandare</b><br><b>Mrs. Swati Shelar Khandare</b><br><b>Mr. Babsaheb Khandare</b><br>Flat No.704, Godavari Building, Little Malbar Hill, Sion Trombay Road, Bd. Surana Sethia Hospital, Mumbai 400071<br>501, Sakinaka CHSL, Plot No.27, Sector No.19, Near East New Mumbai 401705                                                                                                                                                                                                                                                                                           | Row House No.39, Royal Park Row House CHS, B Cabin Road, Near Navare Nagar, Gut No.49, CTS No.9277, Villi Morivali, Ambarnath East 421501.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A) 10.07.2023<br>B) Rs. 4,33,12,801.38 (As on 10.07.2023) plus interest & Charges<br>C) 16.09.2023<br>D) Symbolic                                                                                                   | A) Rs. 78,30,000/-<br>B) Rs. 7,83,000/- (10.06.2025 upto 3.00 pm)<br>C) Rs. 10,000/-                                                                                    | Date: 10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735                                                  |
| 10     | <b>ARMB Thane</b><br><b>Mr. Shelar Babsaheb Khandare</b><br><b>Mrs. Swati Shelar Khandare</b><br><b>Mr. Babsaheb Khandare</b><br>Flat No.704, Godavari Building, Little Malbar Hill, Sion Trombay Road, Bd. Surana Sethia Hospital, Mumbai 400071<br>501, Sakinaka CHSL, Plot No.27, Sector No.19, Near East New Mumbai 401705                                                                                                                                                                                                                                                                                           | Flat No.704, Godavari Building, Little Malbar Hill, Sion Trombay Road, Bd. Surana Sethia Hospital, Mumbai 400071<br>(Built Up Area 700 SFT)<br>Mr. Shelar Babsaheb Khandare<br>Mrs. Swati Shelar Khandare                                                                                                                                                                                                                                                                                                                                                                                   | A) 15.11.2023<br>B) Rs. 63,09,944.67 (As on 15.11.2023) plus interest & Charges<br>C) 14.02.2024<br>D) Symbolic                                                                                                     | A) Rs. 92,30,000/-<br>B) Rs. 9,23,000/- (28.06.2025 upto 3.00 pm)<br>C) Rs. 10,000/-                                                                                    | Date: 28.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Manisha Kumari<br>7710044341                                                   |
| 11     | <b>ARMB Thane</b><br><b>Mr. Rajendra Sambhaji Jadhav</b><br><b>Mrs. Sowarna Jadhav</b><br>B-2/604, 6th Floor, Runwal Estate, Near R. Mall, Ghodbunder Road, Thane West 400607<br>(Area: 799 SFT)<br>Mr. Sowarna Jadhav                                                                                                                                                                                                                                                                                                                                                                                                   | B-2/604, 6th Floor, Runwal Estate, Near R. Mall, Ghodbunder Road, Thane West 400607<br>(Area: 799 SFT)<br>Mr. Sowarna Jadhav                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A) 05.12.2023<br>B) Rs. 88,74,425.42 (As on 30.11.2023) plus interest & Charges                                                                                                                                     | A) Rs. 95,31,000/-<br>B) Rs. 9,54,000/- (28.06.2025 upto 3.00 pm)                                                                                                       | Date: 28.06.2025<br>Time: 10.00 a.m. to           | Not Known to us<br>Manisha Kumari<br>7710044341                                                   |

|    |                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                       |                                                                                                                     |                                                                                     |                                                      |                                                  |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------|
| 6  | Area, MIDC/Ambarnath 421506<br>Mr. HiranBhawar<br>Kanchanganga CHS, C-21, Flat No.A-22, B Cabin Road, Navare Nagar, Ambarnath East 421501<br>Ms. ShailaAgale<br>W/O Mr. Sunil Agale,                                                                                                                | Unit No.212,2nd Floor, Bldg B Type, Udyog Bhavan-I, Plot No. AM-20, Additional Ambarnath Ind. Area, MIDC, Ambarnath East 421501                                                                       | A) 10.07.2023<br>B) Rs.4,33,12,801.38<br>(As on 10.07.2023) plus Interest & Charges<br>C) 16.09.2023<br>D) Symbolic | A) Rs.60,30,000/-<br>B) Rs.6,03,000/-<br>(10.06.2025 upto 3.00 pm)<br>C) Rs10,000/- | Date:<br>10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735 |
| 7  | Opp Bhegade Talim, 238, Shaniwar Peth, Talegaon Dabhade, Pune 410506<br>Mr. Sumedh H Bhawat (Guarantor)<br>Row House No.39, Royal Park Row House, B Cabin Road, Near Navare Nagar, Gut No.49, CTS No.9277, Vill Morivali, Ambarnath East 421501                                                     | Shop No.5, Ground Floor, Jay Bhavani Apartment, Navare Nagar Road, Ambarnath East 421501                                                                                                              | A) 10.07.2023<br>B) Rs.4,33,12,801.38<br>(As on 10.07.2023) plus Interest & Charges<br>C) 16.09.2023<br>D) Symbolic | A) Rs.23,40,000/-<br>B) Rs.2,34,000/-<br>(10.06.2025 upto 3.00 pm)<br>C) Rs5,000/-  | Date:<br>10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735 |
| 8  |                                                                                                                                                                                                                                                                                                     | Kanchanganga CHS, C-21, Flat No.A-22, B Cabin Road, Near Navare Nagar, Ambarnath East 421501                                                                                                          | A) 10.07.2023<br>B) Rs.4,33,12,801.38<br>(As on 10.07.2023) plus Interest & Charges<br>C) 16.09.2023<br>D) Symbolic | A) Rs.23,40,000/-<br>B) Rs.2,34,000/-<br>(10.06.2025 upto 3.00 pm)<br>C) Rs5,000/-  | Date:<br>10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735 |
| 9  |                                                                                                                                                                                                                                                                                                     | Row House No.39., Royal Park Row House CHS, B Cabin Road, Near Navare Nagar, Gut No.49, CTS No.9277, Vill Morivali, Ambarnath East 421501                                                             | A) 10.07.2023<br>B) Rs.4,33,12,801.38<br>(As on 10.07.2023) plus Interest & Charges<br>C) 16.09.2023<br>D) Symbolic | A) Rs.78,30,000/-<br>B) Rs.7,83,000/-<br>(10.06.2025 upto 3.00 pm)<br>C) Rs10,000/- | Date:<br>10.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Amrit Pal Singh<br>8057134735 |
| 10 | ARMB Thane<br>Mr. Shelar Babsaheb Khandare<br>Mrs. Swati Shelar Khandare<br>Mr. Babsaheb Khandare<br>Flat No.704, Godavari Building, Little Malbar Hill, Sion Trombay Road, Bd. SuranaSethia Hospital, Mumbai 400071<br>501, Saikrupa CHSL, Plot No.27, Sector No.19, Nerul East Navi Mumbai 400705 | Flat No.704, Godavari Building, Little Malbar Hill, Sion Trombay Road, Bd. SuranaSethia Hospital, Mumbai 400071<br>(Built Up Area 700 SFT)<br>Mr. ShelarBabsahebKhandare<br>Mrs. Swati ShelarKhandare | A) 15.11.2023<br>B) Rs.63,09,944.67<br>(As on 15.11.2023) plus Interest & Charges<br>C) 14.02.2024<br>D) Symbolic   | A) Rs.92,30,000/-<br>B) Rs.9,23,000/-<br>(28.06.2025 upto 3.00 pm)<br>C) Rs10,000/- | Date:<br>28.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Manisha Kumari<br>7710044341  |
| 11 | ARMB Thane<br>Mr. Rajendra Sambhaji Jadhav & Mrs. Suvarna Jadhav<br>B-2/604, 6th Floor, Runwal Estate, Near R Mall, Ghodbunder Road, Thane West 400607<br>(Area: 799 SFT)<br>Mrs.SuvarnaJadhav                                                                                                      | B-2/604, 6th Floor, Runwal Estate, Near R Mall, Ghodbunder Road, Thane West 400607<br>(Area: 799 SFT)<br>Mrs.SuvarnaJadhav                                                                            | A) 05.12.2023<br>B) Rs.88,74,425.42<br>(As on 30.11.2023) plus Interest & Charges<br>C) 20.03.2024<br>D) Symbolic   | A) Rs.95,31,000/-<br>B) Rs.9,54,000/-<br>(28.06.2025 upto 3.00pm)<br>C) Rs10,000/-  | Date:<br>28.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Manisha Kumari<br>7710044341  |
| 12 | ARMB Thane<br>M/S D K Industries<br>Mr. Kamlesh Dulani (Proprietor)<br>Mr. Dilip Dulani (Guarantor)<br>Kundan Palace, BK No.76, R. No.1, Ulhasnagar 421001                                                                                                                                          | Plot No. 55, OT Section, Khemani Industrial Area, Ulhasnagar 421002. (Plot Area 557.62 SqMtr)<br>M/s D K Industries                                                                                   | A) 14.09.2022<br>B) Rs.2,76,96,046.74<br>(As on 13.09.2022) plus Interest & Charges<br>C) 15.12.2022<br>D) Physical | A) Rs.21780000/-<br>B) Rs.2178000/-<br>(28.06.2025 upto 3.00pm)<br>C) Rs10,000/-    | Date:<br>28.06.2025<br>Time: 10.00 a.m. to 04.00 p.m | Not Known to us<br>Manisha Kumari<br>7710044341  |

#### 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> 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> & [www.pnbindia.in](http://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: 22.05.2025

Place: Mumbai

Sd/-  
Authorised Officer,  
Punjab National Bank