

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	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002	B) EMD (Last Date of deposit of EMD)		Name & Number of the Contact Person
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors		D) Nature of Possession Symbolic / Physical/ Constructive	C) Bid Incremental Amount		
1	ARMB Mumbai Western M/s. Karan Textiles (Prop. Hasso Gurdasmal Kukreja) Mr. Hasso Gurdasmal Kukreja	Shop No. 204 & 205 (both merged units) admeasuring 265 Sq. Ft. BUA and Shop No. 207 admeasuring 170 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 11.12.2017 B) Rs. 1,25,15,000.00 further intt & other charges C) 18.12.2019 D) Physical	A) Rs. 13,31,000/- B) Rs. 1,33,100/- 26.10.2026 (Upto 11.59PM) C) Rs. 5000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
2		Shop No. 310, 311 & 312 (all three merged units) admeasuring 470 Sq. Ft. BUA and Shop No. 313 admeasuring 200 Sq. Ft. BUA on 3rd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja		A) Rs. 20,50,000/- B) Rs. 2,05,000/- 26.10.2026 (Upto 11.59PM) C) Rs. 5000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
3		Shop No. 208 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja		A) Rs. 3,21,000/- B) Rs. 32,100/- 26.10.2026 (Upto 11.59PM) C) Rs. 5000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
4		Shop No. 209 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja		A) Rs. 3,21,000/- B) Rs. 32,100/- 26.10.2026 (Upto 11.59PM) C) Rs. 5000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852
5	ARMB Mumbai Western Mr. Manoj Kumar Mahto (Borrower)	Flat No 1202 12th Floor Atlanta Eden World CHSL Phase 1 Tower No 04 Village Temghar Taluka Bhiwandi Dist Thane 421302 BUA 800 Sq Ft in the name of Manoj Kumar Mahto	A) 21.01.2026 B) Rs. 44,85,483.85/- further intt & other charges C) 20.05.2026 D) Symbolic	A) Rs. 36,45,000/- B) Rs.3,64,500/- 26.10.2026 (Upto 11.59PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan Kumar 9501632381
6	ARMB Mumbai Western All legal Heirs of Late Dashrath Bhola Prasad Gupta (Borrower)	Flat No -302 3rd Floor A Wing Sai Paradise CHSL Sector 8 Near Vibgyor International School Airoli Navi Mumbai 400708 BUA 570 Sq ft in the name of Dashrath Bhola Prasad Gupta	A) 29.04.2024 B) Rs. 71,50,268.57/- further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 65,45,000/- B) Rs.6,54,500/- 26.10.2026 (Upto 11.59PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan Kumar 9501632381
7	ARMB Mumbai Western Mr.Bhushan Bhikaji Sawant (Borrower) Ms Anubha Bushan Sawant (Co Borrower)	Flat No 702 7th floor Shree Gurukrupa CHSL Near The Row Hotel Gangawadi LBS Marg Ghatkopar (West) Mumbai 400086 area 630 sq ft Carpet in the name of Mr. Bhushan Sawant and Ms Anubha Bhushan Sawant.	A) 08.12.2025 B) Rs. 1,75,07,490.01/- further intt & other charges C) 24.02.2026 D) Symbolic	A) Rs. 1,27,98,000/- B) Rs.12,79,800/- 26.10.2026 (Upto 11.59PM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan Kumar 9501632381
8	ARMB Mumbai Western Mr Sunil Y Mahaskar (Borrower)	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 Road Santacruz East 400055.CarpetArea: 225.00 Sq ft	A) 24.04.2021 B) Rs. 31,14,182/- further intt & other charges C) 13.07.2021 D) Symbolic	A) Rs. 34,45,740/- B) Rs.3,44,574/- 26.10.2026 (Upto 11.59PM) C) Rs. 25,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan Kumar 9501632381
9	ARMB Mumbai Western Mrs.Hema Ketan Pawar(Borrower) Mr.Ketan Suresh Pawar(Co borrower)	Flat No. 1705, 17th Floor, A – Wing, Lodha Altia, New Cuffe Parade, Eastern Freeway, Salt Pan, Off. Sewri – Chembur Road, Wadala (East), Mumbai – 400022. Area Adm. 514 sq. ft. Carpet in the name of Mrs Hema Ketan Pawar & Mr Ketan Suresh Pawar	A) 11-01-2024 B) Rs. 94,77,164/- further intt & other charges C) 04-06-2024 D) Physical	A) Rs. 97,00,00/- B) Rs.9,70,000/- 26.10.2026 (Upto 11.59PM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	As per lodha ref no 001268312 dt 17-07-2026 total outstanding dues(Builder and Society) Rs-1,00,18,040/- M Sreenivasa Rao 9632786274 Ranjan Kumar 9501632381
10	ARMB Mumbai Western Mr. Abhishek Verma (Borrower)	Merged Flat No G-03 & G-04 at Ground Floor, "City Park Apartment" Behind Ashiwad Palace, Near Jivkor Nagar, Ghod Dod Road, At Mujra R S road, At Paky TP No. 9 (Majura), FP No. 183/B, Taluka Surat City, Dist. Surat-395002, Area Adm. 3500 Sq. Ft. Super Built Up.	A) 18.05.2021 B) Rs. 2,17,22,706 as on 14.05.2026 + further interest & other charges C) 03.09.2021 D) Symbolic	A) Rs. 1,04,73,750/- B) Rs. 10,47,375/- 27.10.2026 (Upto 11.00AM) C) Rs. 1,00,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
11	ARMB Mumbai Western Mr. Lalit Surendra Tejwani (Borrower) Mrs. Hritika Lalit Tejwani (Borrower)	Flat No. 301, 3rd Floor, B Wing, Sai Swarg 3, Behind Rajput Mall, Kashiwadi, Opp Bhoisar, Tarapur Road, Pathal Boisar West, Palghar.	A) 14.11.2022 B) Rs. 57,58,214.44 as on 29.09.2022 + further interest & other charges C) 05.06.2023 D) Physical	A) Rs. 23,33,700/- B) Rs.22,33,370/- 27.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
12		Flat No. 302, 3rd Floor, B Wing, Sai Swarg 3, Behind Rajput Mall, Kashiwadi, Opp Bhoisar, Tarapur Road, Pathal Boisar West, Palghar.		A) Rs. 23,33,700/- B) Rs.22,33,370/- 27.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
13	ARMB Mumbai Western M/s M R Metal (Borrower) Mr. Deepak Ramniklal Kothari Mr. Manisha Kothari Mr. Ravi Kothari	Flat No. 3, Ground Floor, A Wing, Andheri Bhagya Apartment CHSL, Near Sant Ramdas Ground, Bharadwadi, Andheri (West), Mumbai- 400058. In the name of Mrs. Manisha Kothari, Total Carpet Area is 530.00 Sq.Ft.	A) 06.10.2022 B) Rs. 5,21,18,781.38 /- further intt & other charges C) 25.01.2023 D) Symbolic	A) Rs. 1,22,35,050/- B) Rs. 12,23,505/- 27.10.2026 (Upto 11.00AM) C) Rs. 1,00,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
14	ARMB Mumbai Western M/s Sseheurl Powertech, Mr. Pranab Tulsidas Shende,	Office No. 110, 1st floor, Building known as "Bharat shatrughan Commercial Complex Co.Op. Hsg Soc. Ltd", Opplon Exchange India Limited, Vashi, Talukam Navi Mumbai, District Thane - 400703	A) 02.04.2013 B) Rs. 58,45,334.56 further intt & other charges C) 05.06.2013 D) Symbolic	A) Rs.29,84,000/- B) Rs. 2,98,400/- 27.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
15		Flat No. 1705, 17th Floor, A – Wing, Lodha Altia, New Cuffe Parade, Eastern Freeway, Salt Pan, Off. Sewri – Chembur Road, Wadala (East), Mumbai – 400022. Area Adm. 514 sq. ft. Carpet in the name of Mrs Hema Ketan Pawar & Mr Ketan Suresh Pawar		A) Rs. 48,41,000/- B) Rs.4,84,100/- 27.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
16	ARMB Mumbai Western Mr. Bhavesh Bhupendrabhai Pandya (Borrower) Mrs. Bhairavi Bhupesh Pandya (Borrower) Mr. Bhanji Nanji Patel	Unit No. 447, 4th Floor, Building No. 1, Raheja District II, Edison, TTC Industrial Area, Turbhe MIDC, Juinagar, Navi Mumbai-400705.	A) 23/03/2022 B) Rs. 3,55,31,389 as on 15.10.2025 + further interest & other charges C) 21.07.2022 D) Symbolic	A) Rs. 1,55,81,700/- B) Rs. 15,58,170/- 27.10.2026 (Upto 11.00AM) C) Rs. 50,000/-	27.10.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402
17		Unit No. 448, 4th Floor, Building No. 1, Raheja District II, Edison, TTC Industrial Area, Turbhe MIDC, Juinagar, Navi Mumbai-400705.		A) Rs. 1,55,81,700/- B) Rs. 15,58,170/- 27.10.2026 (Upto 11.00AM) C) Rs. 50,000/-		Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagle 7738167402

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>. 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: 06.10.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank