

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 SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI 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
	Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				
1	ARMB Thane M/s. Amardeep Fabrics Mr. Sunil A Laungani (Partner) Mr. Rakesh A Laungani (Partner) Sai Leela Shah Aptt. Flat No. 310, Nr. ICICI Bank, Ullhasnagar - 3 Mrs. Apama S Laungani & Mrs. Sneha R Laungani (Guarantors) Sai Leela Shah Apartments, Flat No. 310, Near ICICI Bank, Ullhasnagar - 3	M/s. Amardeep Fabrics, Industrial Plot No. F-42 along with factory building and other ancillary structures near Dinesh Plastic Work Co., Murbad Industrial Area, Off. Kalyan Ahmednagar Road, Village Taluka Murbad, Dist. Thane - 421401. Area adm. 1400 sq. mtr. In the name of M/s. Amardeep Fabrics	A) 11.04.2022 B) Rs. 407.49 as on date of NPA plus interest & charges less recovery thereon C) 05.07.2022 D) Symbolic	A) Rs. 1,51,50,000/- B) Rs. 15,15,000/- (upto 11.01.2026) C) Rs. 10,000/-	Date: 12.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	ARMB Thane M/s. Jain Brothers Flat No. 14/A and 15/A, 1st Floor, A - Wing, Salsette Building No. 07, Opp. Jain Temple, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093 Ms. Kalpana Achai Kumar Jain (Partner) Flat No. 301, 3rd Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Megh Vijay Jain (Partner) Flat No. 701, 3rd Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Rohitashava Kumar Jain (Partner) Flat No. 702, 3rd Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Sumat Prasad Jain Mr. Ajay Kumar Jain Flat No. 302, 3rd Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Achai Kumar Jain Flat No. 14/A and 15/A, 1st Floor, A - Wing, Salsette Building No. 07, Opp. Jain Temple, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093.	Flat No. 302, 3rd Floor, adm. 730 sq. ft. BUA, Vastu Shilp CHSL, Shree Vastu Enclave, Rajmata Jijamata Road, Old Pump House, Nagardas Road, Andheri East, Mumbai - 400093 situated at land bearing S. No. 26/2(P), 26/1, 26/3, 25/1, 27/4, CTS No. 375, 378, 371, 376, 377, 379 of Village Mogra, Tal. Andheri, Dist. Mumbai Suburbs in the name of Mr. Sumat Prasad Jain and Mr. Ajay Kumar Jain	A) 02.07.2025 B) Rs. 6,13,32,658.91 plus interest & charges less recovery thereon C) 09.09.2025 D) Symbolic	A) Rs. 1,78,00,000/- B) Rs. 17,80,000/- (upto 11.01.2026) C) Rs. 25,000/-	Date: 12.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
3	ARMB Thane Mr. V Subramanian Velukonar Room No. 36, Saibaba Housing, Kalyan Wadi, Near Vaibhav Apartment, Mahim Sion, Link Road, Mahim, Mumbai - 400070	Flat No 11, Ground Floor, B Wing, Prathamesh Apartment, Milind Nagar, Matunga Labour Camp, Opposites Shalimar Industrial Estate, Matunga (West) Mumbai - 400019 Area - 270 sq. ft. carpet area in the name of Mr. V Subramanian Velukonar	A) 28.02.2024 B) Rs. 24,29,991.62 plus interest & charges thereon C) 14.05.2024 D) Symbolic	A) Rs. 54,00,000/- B) Rs. 5,40,000/- (upto 11.01.2026) C) Rs. 5,000/-	Date: 12.01.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 9821019830
4	ARMB THANE RAJESH RAMBRIGERUPAI GUPTA / AWADESH GUPTA / KAMLESH GUPTA (BORROWER / MORTGAGOR) ADDRESS - ROOM NO 5, NEAR SHIVSENA OFFICE, SANTOSH NAGAR, OT SECTION, ULLHASNAGAR IV-421004	3 Rooms On West Side Of Bathroom No. 1633, Section No. 28, Municipal Ward No. 47, Sr. No. 47/0301, Behind Sea Rock Palace Building, Ullhasnagar IV - pin 421004 Rajesh Rambrigerupai Gupta / Awadesh Gupta / Kamlesh Gupta (borrower / mortgagor) 405 Sqft Build Up Baanknet Site Property Id - PUNBORAJESH	A) 11-04-2025 B) Rs. 33,36,513.58/- as on 31-03-2025 plus further interest and charges since then C) 23-06-2025 D) SYMBOLIC POSSESSION	A) 28,00,000/- B) 2,80,000/- LAST DATE : 17-01-2026 TILL 03:00PM C) 50000/-	17-01-2026 (11:00AM TO 04:00 PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Kaushalya Pandey 9821019830
5	ARMB THANE Jayesh Tokershi Shah Flat No. 702, Hemlok CHS., Kilachand Road, Off. S.V. Road, Kandivali (West), Mumbai 400 066	Entire first floor in commercial building no. 17, Gaurav Excellancy, Plot No. 8/6/1, 3, 4, 8/A, /B/C, 87/1P, 2, 88/1/1, 1/389/1, 3, 105/1, 2 & 225 Hissa No. 1A, Village Ghodbunder Near GCC Club, Off Mira Bhayander Road, Mira Road 9 East, Thane-401107. Admeasurimg 1874.95 sq.ft. Jayesh Tokershi Shah M/s. Ravi Developments	A) 22.08.2023 B) Rs. 3,13,44,772.80 as on 22.08.2023, plus further interest and charges since then C) 24.09.2023 D) SYMBOLIC POSSESSION	A) 3,91,00,000/- B) 39,10,000/- LAST DATE : 27-01-2026 TILL 11:59PM C) 50,000/-	28-01-2026 (11:00AM TO 04:00 PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
6	ARMB Thane M/S MOBILE TELECOMMUNICATIONS LTD E 78, MIDC, Ambad Nashik, Nashik 422010 MRANIL B VEDMEHTA (Director) and others Bungalow 3, Dariyalal CHS Ltd, Kothari Sanatorium, Juhu Tara Road, Santacruz (We St), Mumbai 400040 E 78, MIDC, Ambad Nashik, Nashik 422010	Factory Land and Building at Plot no E-78, MIDC Ambad, Nashik 422010 adm 7638 sqm Lessor: MIDC Ambad Lessee: Mobile Telecommunications Limited	A) 10.05.2018 B) Rs. 14.25 Cr plus further interest and charges as on 01.05.2018 minus recoveries if any C) 11.01.2019 D) Symbolic	A) Rs. 16,67,00,000/- B) Rs. 1,66,70,000/- (up to 27.01.2026 till 5:00pm) C) Rs. 1,00,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Sudha Doshmukh 9895783116
7	ARMB Thane	Flat no 604 6th Floor, Royal Shree Sankar	A) 28.08.2025			

ARMB Thane RAJESH RAMKISHORE GUPTA (BORROWER) ADDRESS - ROOM NO 5, NEAR SHIVSENA OFFICE, SANTOSH NAGAR, OT SECTION ULHASNAGAR IV-421004	Entire first floor in commercial building no 17, Gaurav Excellency, Plot No 8/6/1/3/4/8/A/7B/C 87+P2.88/1/1/1/388/1/3/105/1/2 & 225 H Hissa No 1A, Village Ghodbunder Near GCC Club, Off Mira Bhayander Road, Mira Road 9 East, Thane-401107. Admresurimg 1874.85 sq ft Jayesh Tokershi Shah M/s Ravi Developments	A) 22.08.2023 B) Rs. 3,13,44,772.80 as on 22.08.2023, plus further interest and charges since then C) 24.09.2023 D) SYMBOLIC POSSESSION	A) 13.91,00,000/- B) 39,10,000/- LAST DATE 27-01-2026 TILL 11.59PM C) 50,000/-	28-01-2026 (11.00AM TO 04.00 PM)	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
ARMB Thane M/S MOBILE TELECOMMUNICATIONS LTD E 78, MIDC, Ambad Nashik, Nashik 422010 MRANIL B VEDMEHTA (Director) and others Bungalow 3, Dairiyalai CHS Ltd, Kothari Sanatorium, Juhu Tara Road, Santacruz (We St) Mumbai 400040 E 78, MIDC, Ambad Nashik, Nashik 422010	Factory Land and Building at Plot no E-78, MIDC Ambad, Nashik 422010 adm 7638 sqm Lessor MIDC Ambad Lessee: Mobile Telecommunications Limited	A) 10.05.2018 B) Rs 14.25 Cr plus further interest and charges as on 01.05.2018 minus recoveries if any C) 11.01.2019 D) Symbolic	A) Rs. 18,67,00,000/- B) Rs. 1,66,70,000/- (up to 27.01.2026 till 5.00pm) C) Rs. 1,00,000/-	28.01.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Sudha Deshmukh 9895788116
ARMB Thane Mr. Lalit Kumar Prajapati Mr. Praveen Kumar Prajapati E-1203 Se Mannal Plot no 1A 1B1 1B2 1B3 1B6 Sector-344 Kharphar Panvel-410210 Also at Flat no 604 6th Floor Gorai Shree Sadguru CHSL Plot no 85 Road no RSC 32 Out of CTS no 19/166 Gorai (2) Borivali West Mumbai- 400091	Flat no 604 6th Floor Gorai Shree Sadguru CHSL Plot no 98 Road no RSC 32 Out of CTS no 19/166 Gorai (2) Borivali West Mumbai- 400091 in the name of Lalit Kumar and Praveen Prajapati Built Up Area: 662.50 Sq ft	A) 28.08.2025 B) Rs. 1,18,36,940.26 as on 08.09.2025 (Plus interest & charges thereon) C) 12.11.2025 D) Symbolic	A) Rs. 1,44,00,000/- B) Rs. 14,40,000/- (27.01.2026 upto 11.59 pm) C) Rs. 15,000/-	28.01.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
ARMB Thane M/S La Arihant Heritage & Developers Partner: Mr. Harsh Rawat Partner: Mr. Gish Thakare Survey No. 4/1, 4/2 Village Kasagaon Badiapur East-421503 Also at LA Homes S-182 2nd Floor Haware Fantasa Park Vashi Navi Mumbai-400703	Flat no 105 1ST Floor A Wing Carpet Area: 312.16 Sq Ft Balcony: 96.88 Sq Ft Flat no 505 5th Floor A Wing Carpet Area: 312.16 Sq Ft Balcony: 96.88 Sq Ft Shop No 01, Ground Floor A Wing Carpet Area: 193.75 Loft: 96.88 Sq Ft Shop No 02, Ground Floor A Wing Carpet Area: 150.70 Sq ft Loft: 75.35 Sq Ft Shop No 03, Ground Floor A Wing Carpet Area: 182.99 Sq Ft Loft: 96.88 Sq Ft Shop No 04, Ground Floor A Wing Carpet Area: 107.64 Sq Ft Loft: 53.82 Sq Ft Shop No 05, Ground Floor A Wing Carpet Area: 182.99 Sq Ft Loft: 96.88 Sq Ft Shop No 06, Ground Floor A Wing Carpet Area: 150.70 Sq Ft Loft: 75.35 Sq Ft Shop No 07, Ground Floor A Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft Shop No 08, Ground Floor B Wing Carpet Area: 182.99 Loft: 96.88 Sq Ft Flat no 103 1ST Floor C Wing Carpet Area: 312.16 Sq Ft Balcony: 129.17 Sq Ft Flat no 204 2nd Floor C Wing Carpet Area: 312.16 Sq Ft Balcony: 118.40 Sq Ft Shop No 16, Ground Floor C Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft Shop No 17, Ground Floor C Wing Carpet Area: 139.93 Sq Ft Loft: 64.58 Sq Ft	A) 17.02.2022 B) Rs. 5,84,38,879.92 (As on 17.02.2022) plus interest & charges C) 19.05.2022 D) Symbolic	A) Rs. 13,00,000/- B) Rs. 1,30,000/- (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 14,00,000/- B) Rs. 1,40,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 11,00,000/- B) Rs. 1,10,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 8,00,000/- B) Rs. 80,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 11,00,000/- B) Rs. 1,10,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/- A) Rs. 10,00,000/- B) Rs. 1,00,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-	28.01.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

Developers asagaon Badlapur are i-400703	Shop No 18, Ground Floor C Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft	A) 17.02.2022 B) Rs. 5,84,38,879.92 (As on 17.02.2022) plus interest & charges C) 19.05.2022 D) Symbolic	A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-	28.01.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
	Shop No 19, Ground Floor C Wing Carpet Area: 107.64 Sq Ft Loft: 53.82 Sq Ft		A) Rs. 8,00,000/- B) Rs. 80,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 20, Ground Floor C Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft		A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 21, Ground Floor C Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft		A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 22, Ground Floor C Wing Carpet Area: 215.28 Sq Ft Loft: 107.64 Sq Ft		A) Rs. 15,00,000/- B) Rs. 1,50,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 204 4th Floor D Wing Carpet Area: 312.16 Sq Ft Balcony: 118.40 Sq Ft		A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 401 4th Floor D Wing Carpet Area: 333.68 Sq Ft Balcony: 75.35 Sq Ft		A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 23, Ground Floor D Wing Carpet Area: 215.28 Sq Ft Loft: 107.64 SQ Ft		A) Rs. 15,00,000/- B) Rs. 1,50,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 24, Ground Floor D Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft		A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 25, Ground Floor D Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft		A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 26, Ground Floor D Wing Carpet Area: 107.64 Sq Ft Loft: 53.82 Sq Ft		A) Rs. 8,00,000/- B) Rs. 80,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 27, Ground Floor D Wing Carpet Area: 204.52 Sq Ft Loft: 86.11 Sq Ft		A) Rs. 14,00,000/- B) Rs. 1,40,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 28, Ground Floor D Wing Carpet Area: 172.22 Sq Ft Loft: 86.11 Sq Ft		A) Rs. 12,00,000/- B) Rs. 1,20,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Shop No 29, Ground Floor D Wing Carpet Area: 215.28 Sq Ft Loft: 107.64 Sq Ft		A) Rs. 15,00,000/- B) Rs. 1,50,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 104 1st Floor E Wing Carpet Area: 301.39 SQ Ft Balcony: 161.46 Sq Ft		A) Rs. 12,60,000/- B) Rs. 1,26,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 105 1st Floor E Wing Carpet Area: 473.62 SQ Ft Balcony: 96.88 Sq Ft		A) Rs. 17,64,000/- B) Rs. 1,76,400/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 106 1st Floor E Wing Carpet Area: 312.16 SQ Ft Balcony: 96.88 Sq Ft		A) Rs. 12,10,000/- B) Rs. 1,21,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 304 3rd Floor E Wing Carpet Area: 301.39 SQ Ft Balcony: 161.46 Sq Ft		A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 404 4th Floor E Wing Carpet Area: 301.39 SQ Ft Balcony: 182.99 Sq Ft		A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-		
	Flat no 406 4th Floor E Wing Carpet Area: 312.16 SQ Ft		A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm)		



	Flat no 201 1st Floor E Wing Carpet Area: 301.35 Sq Ft Balcony: 152.85 Sq Ft	(27.01.2026 upto 11.59 pm) A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Flat no 202 1st Floor E Wing Carpet Area: 312.15 Sq Ft Balcony: 165.85 Sq Ft	A) Rs. 13,00,000/- B) Rs. 1,30,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop No 31 Ground Floor E Wing Carpet Area: 172.22 Sq Ft	A) Rs. 10,00,000/- B) Rs. 1,00,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop no 32 Ground Floor E Wing Carpet Area: 129.17 Sq Ft	A) Rs. 8,00,000/- B) Rs. 80,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop no 33 Ground Floor E Wing Carpet Area: 152.95 Sq Ft	A) Rs. 11,00,000/- B) Rs. 1,10,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop no 34 Ground Floor E Wing Carpet Area: 118.40 Sq Ft	A) Rs. 7,00,000/- B) Rs. 70,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop no 35 Ground Floor E Wing Carpet Area: 182.99 Sq Ft	A) Rs. 11,00,000/- B) Rs. 1,10,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop no 36 Ground Floor E Wing Carpet Area: 167.64 Sq Ft	A) Rs. 7,00,000/- B) Rs. 70,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Shop no 37 Ground Floor E Wing Carpet Area: 139.93 Sq Ft	A) Rs. 8,00,000/- B) Rs. 80,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
	Flat no 201 2nd Floor G Wing Carpet Area: 226.04 SQ Ft Balcony: 107.64 Sq Ft All properties mentioned above are under the project of M/S La Arianth Heritage Builders and Developers Situated at Survey No 4/1, 4/2 Village Kasagaon Badiapur East-421503	A) Rs. 10,00,000/- B) Rs. 1,00,000/- & (27.01.2026 upto 11.59 pm) C) Rs. 2000/-			
Item 6: Thane M/S NEELYOG AGRO PRODUCTS PVT LTD C-190, Ja Bajrang, Parsiknagar, Kharegaon, Kalyan, Thane-400605 Unit no 2015, 2nd floor, F wing, Phase-1, Akshar Business Park, plot no. 03, sector 25, Vashi, Navi Mumbai, Maharashtra-400705 (Guarantor) Mr Ramyagya Mishra (Director) Room No. 2160, Ja Bajrang Chowk, Indira Nagar Kalyan West, Kharegaon Behind Samath Mitra Mandar Parsik, Thane-400605 Mob: 9320405832 Office: Green Point 2/f, Kurar Village Maled E, Mumbai, Maharashtra-400097 (Guarantor) Mr Jitendra Khan (Director) 22 Flat no 1603 16th floor B1 Wing swaroop Presidency Laxmi Nagar, Ghatkopar East Mumbai, Maharashtra-400705 (Mob: 9850922446)	Registered Mortgage of Unit no 2015 2nd floor, F wing, Phase-1, Akshar Business Park, plot no. 03, sector 25, Vashi, Navi Mumbai, Maharashtra-400705 Carpet Area 3002.36 Sq feet Mr Ramyagya Mishra (Director)	A) 30.07.2025 B) Rs 10,32,29,186.43/- (Plus Interest & Charges) C) 14.11.2025 D) Symbolic	A) Rs 5,00,80,000/- B) Rs 50,06,000/- (27.01.2026) C) Rs 10,000/-	Date: 28.01.2026 Time: 11.00 A.M. To 04.00 P.M	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Abhinav Kumar 8709549907

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 hereinafter have been stated to the best of the information of the Authorized Officer, but the Authorized 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 terms 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/bank 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 Authorized 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 the purchaser. The Authorized Officer or the Bank shall not be responsible for any charge, fee, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-of property tax, electricity dues etc

Date: 24.12.2025
Place: Mumbai

Sd/
Authorized Officer,
Punjab National Bank