



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
**भारत सरकार का बैंक**

**Bank of Maharashtra**  
**Office Address : Shop No. 101,102,201, Inara Business**  
**Leeway, Powerhouse Link Road, Aarogya Mandir,**  
**Ratnagiri – 415639**  
**Email: zmrtnagiri@mahabank.co.in**  
**legal\_rat@mahabank.co.in**  
**Cont. No.- 8600408240**



**E- Auction Sale**  
**notice for Sale**  
**of Immovable**  
**Properties**  
**(Appendix – IV A)**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and 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/ies mortgaged/charged to the Bank of Maharashtra, the physical/Symbolic possession of which has been taken by the Authorised Officer of Bank of Maharashtra, Ratnagiri Zone, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.01.2026, (11:00 AM to 05:00 PM) for recovery of due to the Bank of Maharashtra from the Borrower (s) and Guarantor (s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under-

#### Auction date and time on 15.01.2026 (11.00 am to 05.00 pm)

Lot No	Name of the Borrower(s) and the concerned Branch	Dues for recovery (LB+UAI+PI) (plus further Interest, cost, exp. etc.) (In Lakhs.)	Short Description of the property with known encumbrances	Possession Type	Reserve Price Amt. (in Lakhs)	Earnest Money Deposit Amt.(in Lakhs)
1.	M/s Aqua Foods Exim Partners: 1.Mr. Mohammed Ayyub Moulana 2.Mr.Abdul Azeez Bawa 3.Mr.Abdul Ahad  A/c No. 1.60428245712 2.60399427214 3.60420613514 Guarantors: a.Mrs. Nazima Banu Moulana  B.Mrs. Lata Arun Bongirwar  C. Mrs. Meghna Piyush Bongirwar  D. Mrs. Neha Amreen  E. Mr. Piyush Arun Bongirwar  F. Mr. Krishna Prasad  G.M/s.Bright Developers  Branch : Chiplun Branch	1.LB: 1901.06 UAI: 395.97 PI: 31.52 Total: 2328.55  2. LB:2113.35 UAI: 475.47 PI: 9.34 Total: 2598.16  3.LB:1117.68 UAI:259.70 PI:4.33 Total: 1381.71  Grand Total: 6308.42  As on 07.10.2025	<b>Lot1:</b> All those pieces and parcels of Land situated and lying at Gut no 546 Plot no. 13 admeasuring 441 Sq. Mtr. Nakshatra Salisbury Society Waghachai at village Mhase, Tal- Murbad,Dist-Thane, Maharashtra 421401,owned by Mr. Piyush Arun Bongirwar bounded as follows : On Or Towards North: Plot No.12 On Or Towards South: Plot No. 14 On Or Towards East: By open land of Gat No.547 On Or Towards West: Internal road  <b>Lot2:</b> All those pieces and parcels of Land situated and lying at Gut No 546 Plot No. 85 admeasuring 335 Sq. Mtr, at Nakshatra Salisbury Society Waghachai village Mhase, Tal-Murbad, Dist-Thane , Maharashtra 421401, owned by Mr. Piyush Bongirwar.  <b>Lot3:</b> All those pieces and parcels of Land situated and lying at Gut no.71 admeasuring area 21200 Sq. mtrs. At Village Bhatsai off Vasind Bhatsai Road, Opp. Gavdevi Mata Mandir, Vasind, Taluka Shahapur, District Thane-421601 owned by Mr. Piyush Arun Bongirwar , bounded as : On Or Towards North: Gat No.86 On Or Towards South: Internal 15 mtr road approaches to the main district road On Or Towards East: Gat No.69 & Gat No.123 On Or Towards West: Gat No.84 and 85  <b>Lot4:</b> Plant and Machinery involved for Processing and Packing of seafood Products with all those pieces and parcels of Plot no. B-4 being totally admeasuring 17800 Sqm Addl. Lote -Parshuram Ind. Area, MIDC, Village Asgani, Tal.Khed, Dist. Ratnagiri, Pin 415708 within local limits of Khed and registered in the name of Ms. Aqua Foods Exim in the Registration Sub – District Khed and Registration District – Ratnagiri, Maharashtra bounded as follows : On Or Towards North: MIDC Road 45.0M R/W On Or Towards South: Plot No. B-1 On Or Towards East: Plot No. B-5 On Or Towards West: Plot No. B-3 Together with the building and structures constructed to/to be constructed thereon.  <b>Lot5:</b> All those pieces and parcels of Freehold Residential Plot Residential Plot S. no. 467-1P2(Old S. no. 467-1A) admg 307 cents converted situated at Bommarabettu Village,Bommarabettu Village Panchayath, Udupi Taluka,Udupi District owned by Mr. Krishna Prasad S/o M Ananda Shetty bounded as follows : On Or Towards North: S No.275 On Or Towards South: S No.468-1 On Or Towards East: S No.467-1B and S no.467-2 On Or Towards West:S. No.520  <b>Lot6:</b> All the pieces and parcels of Land Freehold Residential Plot S no 520 (Old S no 275-2) admg 98 cents converted,Situated at Bommarabettu Village,Bommarabettu Village Panchayath, Udupi Taluka,Udupi Registration Sub-District, Udupi District, Owned by Mr. Krishna Prasad bounded as follows : On Or Towards North:S. No.275/1 On Or Towards South: S. No.275/1 On Or Towards East: S. No.467/1A On Or Towards West: S.No.275/1 and Panchayat Road  <b>Lot7:</b> All those pieces and parcels of Plot no 160 admg 442 Sq. Mtr, Plot No 160-A admg 260.10 Sq. Mtr and Plot no 160-B admg 260.10 Sq. Mtr. Surveyed under Survey No 146/19, situated at Cuncolim Salcete Goa owned by M/s. Bright Developers and bounded as follows, On the North: Open Space and Sub division Road On the South: Open Space and sub division road On the East: 8 m wide sub-division road and plot no.180F,180G,180H AND 180 I On the West: Plot no.160C,160D & 160E Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto.  <b>Lot8:</b> All those pieces and parcels of land Surveyed under survey no.146/19, situated at Cuncolim Salcete Goa, owned by M/s Bright Developers and land details as follows: a)Plot no. 1, admeasuring 493.90sq. mtrs., Bounded by: On the North: By survey no.146/15 On the South: By Plot No.2 On the East: By survey no.149/7 On the West: By plot No.5 and internal Road. b)Plot no. 45, admeasuring 337.50 sq. mtrs., Bounded by: On the North: By survey no.146/15 On the South: By internal Road On the East: By Plot No.44 On the West: By internal Road. c)Plot no. 57, admeasuring 272 sq. mtrs., Bounded by: On the North: By Plot No.58 On the South: By Plot No.56 On the East: By internal Road On the West: By Plot No.64 d)Plot no. 58, admeasuring 272 sq. mtrs., Bounded by: On the North: By Plot No.59 On the South: By Plot No.57 On the East: By internal Road On the West: By Plot No.64 and open space e)Plot no. 59, admeasuring 272 sq. mtrs., Bounded by: On the North: By Plot No.60 On the South: By Plot No.58 On the East: By internal Road On the West: By open space f)Plot no. 60, admeasuring 272 sq. mtrs., Bounded by: On the North: By Plot No.61 On the South: By Plot No.59 On the East: By internal Road On the West: By open space g)Plot no. 61, admeasuring 272 sq. mtrs., Bounded by: On the North: By internal Road On the South: By Plot No.60 On the East: By internal Road On the West: By Plot No.62 h)Plot no. 62, admeasuring 225.00 sq. mtrs., Bounded by: On the North: By internal Road On the South: By open space On the East: By plot no.61 On the West: By Plot No.63 i)Plot no 63 admg 247.95 Sq. Mtr, Bounded by: On the North: By internal Road On the South: By open space On the East: By plot no.62 On the West: By internal Road j) Plot no 64 admg 477.64 Sq. Mtr, Bounded by: On the North: By open space On the South: By plot no.65 On the East: By plot no.57 and 58 On the West: By internal road k) Plot no. 180, admeasuring 347.72 sq. mtrs. Bounded by: On the North: By internal road On the South: By plot no.180A On the East: By internal road On the West: By plot no.180E Together with the building and structures constructed to/to be constructed thereon and all the fixtures annexed thereto	Physical	16.20	1.62
				Physical	12.50	1.25
				Physical	800.00	80.00
				Physical	5800.00	580.00
				Physical	274.60	27.46
				Physical	50.00	5.00
				Physical	128.00	12.80
				Physica	460.64	46.06


Encumbrances Known for above Accounts: S.A. filed by borrower in DRT Mumbai 1 (S.A. No.101 of 2025) .

Last date & Time for submission of Bid / Deposit of EMD and proof: 15.01.2026 upto 03:00 pm. Bidder will have to login onto the website <https://ebkray.in> or "<https://baanknet.com/>". Registration of the Bidders is essential with this website. Bidders to upload requisite KYC documents. Please note that verification of KYC documents taken minimum four days. Hence Bidders are advised to register in advance to avoid last minute hassle.

For detailed terms and conditions of the sale, please refer to the link "<https://baanknet.com/eauction-psb/x>" provided in the Bank's website and also on Ebkray portal.(The Bank reserves the right to postpone/defer/cancel this e-auction

**Date : 22/12/2025**  
**Place: Ratnagiri**

Sd/-  
Authorised Officer  
Bank of Maharashtra



**CENTRAL BOARD OF SECONDARY EDUCATION**  
**(An Autonomous Organisation under tfts Minisrly of**  
**Education, Govt. of India)**

**PUBLIC NOTICE**  
**22nd December 2025**

**Subject: Extension of last date for submission of online application form for DRQ2026.**  
In continuation to the advertisement **No: CBSE/Rectt.Cell/14(88)/2025** dated **02.12.2025**, it is hereby notified that the last date for submission of the online application form for Direct Recruitment Quota Examination 2026 (DRQ2026) has been extended as per the schedule given below:

Events	Earlier Date	Extended Date
Online submission of application form	22nd December, 2025 (Up to 11 :59 P.M.)	27th December, 2025 (Up to 11:59 P.M.)
Last date for submission of examination fee (through credit card/ debit card/ net banking/UPI)	22nd December, 2025 (on or before 11:59 P.M.)	27th December, 2025 (Up to 11:59 P.M.)

In case of any difficulty in applying for DRQ2026, the candidate may contact on 011-24050353, 011-24050354, or email at [drq2026@cbseeshiksha.in](mailto:drq2026@cbseeshiksha.in).

Director  
cbc21107/12/0011/2526 Professional Exam Unit, CBSE



**AU SMALL FINANCE BANK LIMITED**  
**Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 (CIN:L36911RJ1996PLC011381)**

**APPENDIX IV [SEE RULE 8(0)] POSSESSION NOTICE**

Whereas, The undersigned being the Authorized Officer of the **AU Small Finance Bank Limited** (A Scheduled Commercial Bank) under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notice on the date as mentioned below calling upon the borrowers to repay the amount mentioned in the said notice within 60 days from the date of receipt of the said notice as per the details given in below table: -

Name of Borrower/Co-Borrower/ Mortgagor/Guarantor/Loan A/c No.	13(2) Notice Date & Amount	Description of Mortgaged Property	Date of Possession Taken
(Loan A/c No.) L9001060117701656, M/S Shree Gajanan Hardware Through IT'S Prop. Nitin Keshavroji Thakare (Borrower), Nitin Keshavroji Thakare (Co-Borrower), Keshavrao Bhauravi Thakare (Co-Borrower)	13-Jun-25 Rs. 12,43,618/- Rs. Twelve Lakh Forty-Three Thousand Six Hundred Eighteen Only As On 09-Jun-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Field Survey No.-315/1, Western Part Of Plot No.-12, Mouza- Badnera, Praga-nae- Badnera, Amratwadi, Maharashtra. <b>Admeasuring 1050 Sq. Feet</b> East: Half Part Of Plot No-12, West: Plot No-11, North: Service Lane, South: Road	17-Dec-25
(Loan A/c No.) L9001060130293167, Rujutas Boutique (Borrower), Smt. Meena Hemant Sangle (Co-Borrower), Hemant Prabhakar Sangle (Co-Borrower)	15-Sep-25 Rs. 6,17,937/- Rs. Six Lakh Seventeen Thousand Nine Hundred Thirty-Seven Only As On 11-Sep-25	All That Part And Parcel Of Residential/Commercial Property Land / Building / Structure And Fixtures Property Situated At- Flat No. 2, First Floor Pardihi No 50, Jai Shree Ganesh Apartment, Village Agashi, Vasai, Distt- Palghar, Maharashtra <b>Admeasuring 34.01 Sqmtr.</b>	17-Dec-25

The borrower having failed to repay the amount, therefore notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein above mentioned table in exercise of powers conferred on him/her under section 13(4) of the said [Act 2002] read with Rule 8 of the said rule on the date mentioned in the above table. "The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act read with rule 8 (6), in respect of time available, i.e., 30 days from this intimation, to redeem the secured assets."

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **AU Small Finance Bank Limited (A Scheduled Commercial Bank)** for the amount and interest thereon mentioned in the above table.

Sd/-  
Date : 20/12/2025 Place : Amravati / Palghar, Maharashtra Authorised Officer AU Small Finance Bank Limited



**Circle Office Mumbai City**  
**U.B.1 Tower, 6th Floor, 25, Sir P.M. Road,**  
**Fort, Mumbai- 400 001**  
**Email: cs6041@pnb.bank.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 properties 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 Borrower, ( Firm / Co.) Co-borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges C) Possession Date u/s 13(2) of SARFAESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price B) EMD (last date of EMD Deposit ) C) Bid Increase Amount	Date/ Time of E- Auction	Details of the encumbrances known to the secured creditors Name & No of Contact Person
1	ARMB Mumbai City M/s KESHAR STEEL (Borrower) Mr. KAMLESH SHETH (Proprietor) Mr. CHAMPALAL SHETH (Guarantor)	1) Godown premises at B-9, Balaji Plaza, Usatane, Taluka Ambemath, Dist Thane, BUA 968 Sq Ft	A) 08.01.2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) Dated: 12.01.2017 D) Physical	A) Rs. 19,17,000/- B) Rs. 9,91,700/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Kashif Zubair 8425981733
2		2) Godown premises at D-02, Gr.F, Survey No. 37/1, Balaji Plaza, Usatane, Taluka Ambemath, Dist- Thane, BUA 1393 Sq Ft.	A) 08.01.2016 B) Rs. 1,19,01,645.00 as on 31.12.2015 + further interest & other charges C) Dated: 12.01.2017 D) Physical	A) Rs. 17,55,000/- B) Rs. 1,75,500/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Kashif Zubair 8425981733
3	ARMB Mumbai City Mr. Sudhir Anandrao Chavan (Borrower/Mortgagor) Mrs. Priyanka Sudhir Chavan (Borrower/Mortgagor)	1) Bungalow Type No. 4BHK, Ground 1st Floor, Plot no. 41, Magic Hills (Garnet Construction), Village-Ambivali, Taluka Khalapur, Raigad – 410202 Plot Area – 3066.6 Sq ft, BUA – 1678 Sq ft	A) 03.10.2023 B) Rs. 3,59,19,229.45 as on 01.10.2023 + further interest & other charges C) Dated: 27.12.2023 D) Symbolic	A) Rs. 96,48,000/- B) Rs. 9,64,800/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Kashif Zubair 8425981733
4		2) Bungalow Type No. 4BHK, Ground 1st Floor, Plot no. 98, Magic Hills (Garnet Construction), Village-Ambivali, Taluka Khalapur, Raigad – 410202 Plot Area – 2743.80 Sq ft, BUA – 1678.00 Sqft	A) 03.10.2023 B) Rs. 3,59,19,229.45 as on 01.10.2023 + further interest & other charges C) Dated: 27.12.2023 D) Symbolic	A) Rs. 88,11,000/- B) Rs. 8,81,100/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Kashif Zubair 8425981733
5	ARMB Mumbai City M/S Neelambar Agrotech Pvt Lt (Borrower) Mr. Hanumant Dattaram Nanche (Director) Mr. Yogesh Manji Mange ( Director) Mrs. Sakshi Sachin Pawar (Director) Mr. Ramyagya Ramkaran Mishra	1) Duplex Flat Bearing No 1901 on 19th Floor in the building Known as "Girraj Heights CHSL", Plot No 05, Sector 18, Karghar, Navi Mumbai- Mumbai -410210	A) 08/05/2025 B) Rs. 20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) Dated: 24/07/2025 D) Symbolic	A) Rs. 2,70,45,000/- B) Rs. 27,04,500/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Subir Paul 7003709715
6		2) Duplex Flat Bearing No 1902 on 19th Floor in the building Known as "Girraj Heights CHSL", Plot No 05, Sector 18, Karghar, Navi Mumbai- Mumbai -410210	A) 08/05/2025 B) Rs. 20,98,65,025.76 as on 07/05/2025 + further intt & other charges C) Dated: 24/07/2025 D) Symbolic	A) Rs. 2,70,45,000/- B) Rs. 27,04,500/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Subir Paul 7003709715
7	ARMB Mumbai City Mr Shirish Yeswant Kauthankar	Flat No 8, 1st Floor, Venessa Apartment, Delvyn Apex, Savroli Village, Budruk, Taluka Shahapur, Thane-421601 BUA- 630 sqft	A) 09.12.2020 B) Rs. 12,02,335 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 14,17,500/- B) Rs. 1,41,750/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Swapnil Tayade 9975708664
8	ARMB Mumbai City M/S JMV Enterprises; Jagmohan Singh Naula (Partner M/S JMV Enterprises); Mr Ramjanam Yadav (Partner M/S JMV Enterprises)	SHOP NO 2, GROUND FLOOR, OM PALACE, NEAR SEAWOODS DARAVE RAILWAY STATION, PLOT NO B-44, SECTOR- 23, NERUL, NAVI MUMBAI, 400706 BUA- flat- 236 sqft;	A) 03.04.2019 B) Rs. 8,1,89,264 as on 31.03.2019 +further intt & other charges C) Dated: 09.08.2019 D) Symbolic	A) Rs. 26,76,600/- B) Rs. 2,67,660/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Swapnil Tayade 9975708664
9	ARMB Mumbai City Mr Sanjay Sahadev Pawar	Flat no 03, ground floor, Veleno Apartment, Delvyn Apex, Plot no 51, Gut No 150/151, Savroli Village, Budruk, Shahpur, Thane 421601 (BUA- 800 Sqft)	A) 09.12.2020 B) Rs. 16,66,527 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 20,16,000/- B) Rs. 2,01,600/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Swapnil Tayade 9975708664
10	ARMB Mumbai City Mr Sarjaro Laxman Gade	Flat no 1, Ground floor, Venessa Apartment, Delvyn Apex, Gut No 150/151, Savroli Village, Budruk, Shahpur, Thane 421601 BUA 501 sqft	A) 09.12.2020 B) Rs. 10,10,451 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 12,60,000/- B) Rs. 1,26,000/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Swapnil Tayade 9975708664
11	ARMB Mumbai City Mr. Santosh Dattatray Pashlikar	Flat No 7 on Second Floor, in the building named as VELENO APARTMENT in the project known as DELVYN APPEX situated at Plot No 51, Village Savroli, (Budruk), Taluka Shahapur, Dist Thane 421601 BUA-585 Sqft	A) 09.12.2020 B) Rs. 24,20,617 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 14,74,200/- B) Rs. 1,47,420/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Karuna 9321816166
12		Flat No 8 on Second Floor, in the building named as VELENO APARTMENT in the project known as DELVYN APPEX situated at Plot No 51, Village Savroli, (Budruk), Taluka Shahapur, Dist Thane 421601 BUA-585 Sqft	A) 09.12.2020 B) Rs. 24,20,617 as on 30.11.2020 +further intt & other charges C) Dated: 30.03.2021 D) Physical	A) Rs. 14,49,000/- B) Rs. 1,44,900/- (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known Karuna 9321816166
13	ARMB Mumbai City Mr. Ashok Chhotalal Gandhi (Borrower) Mr. Vinod Chhotalal Gandhi (Co-Borrower)	All that piece & Parcel of Flat No 2B, 1st Floor, "Prabhjyoti", Sher e Punjab Society, Mahakali Caves Road, Village Mogra, Andheri East, Mumbai-400093	A) 28/05/2021 B) Rs. 1,71,36,529.00 as on 31/03/2021 + further intt & other charges C) Dated: 03/01/2022 D) Symbolic	A) Rs. 2,29,00,000.00 B) Rs. 22,90,000.00 (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known C R Shimray 8134959224
14	ARMB Mumbai City M/s Anupam Industries (Borrower/Mortgagor) Sh. Anil Arora ( Partner / Guarantor) Sh. R.S Arora ( Partner / Guarantor) Sh. Amit Wadhwa ( Partner / Guarantor) M/s Sewa Casting Pvt Ltd ( Guarantor /Mortagor) M/s Spiderman's Business Pvt Ltd (Guarantor/ Mortgagor)	Open piece of Industrial Land bearing S No 194/1, Village Bhimpore, Panchal Udyog nagar, Daman, Diu & Daman- 396210 Area-1647 Sq Mtrs Owner-Anupam Industries	A) 15/10/2016 B) Rs. 1,71,36,276.73 as on 30/09/2016 + further intt & other charges C) Dated: 06/10/2017 D) Physical	A) Rs. 93,50,000.00 B) Rs. 9,35,000.00 (12/01/2026 (Upto 11.00AM)) C) Rs. 25,000.00	12/01/2026 11:00 AM -04.00 PM	Not Known C R Shimray 8134959224

#### 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:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> as per above.
- For detailed terms and conditions of the sale, please refer [www.baanknet.com](https://baanknet.com) & [www.pnbindia.in](https://www.pnbindia.in).
- Contact Person Mr. Sushil Kumar - 8420194674, Mr. Kashif Zubair - 8425981733.
- The Bidder Bidding for any of the above IP has to bid by adding minimum incremental amount as mentioned over & above the fixed Reserve Price.
- Authorised Officer will accept the bid if the bidder bids for both, Land & Building and Plant & Machinery. Standalone bid for only Land & Building will not be accepted.

Note: Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues. Past/ present/ Future.

#### 15 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

**Date: 21.12.2025**  
**Place: Mumbai**

Sd/- Authorised Officer,  
Punjab National Bank