

ASSET RECOVERY MANAGEMENT BRANCH

बैंक ऑफ इंडिया
Bank of India



Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai - 400 058. Tel No. - 26210406 / 07, Email: asset.mnz@bankofindia.co.in

E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule(8) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Bank of India (Secured Creditor), the constructive/physical possession of which has been taken by the Authorized Officers of Bank of India, will be held on "as is where is" "as is what is" and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR

- From Sr. No. 1 & Sr. 4. (E-Auction Date- 26.09.2025)
- From Sr. No. 5 to Sr. No. 9. (E-Auction Date- 09.10.2025)

(Rs. In Lakh)

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount	Minimum Bid Increment	O/s. Dues (Excluding Int. Penal Int. & Exp.)	Cersai Security Interest/ Asset Id	Date/ Time of on site inspection of property	Contact No.
1.	M/s. IVRCL Indore Gujarat Tollways Limited Guarantors- Mr. E Sudhir Reddy IVRCL Ltd. Absorption Aircorn Engineers Pvt. Ltd. Gajuwaka Developers Pvt. Ltd. IVRCL Steel Construction and Services Ltd. Tirumani Developers Pvt. Ltd. Mr. Shivprasad Shivdatta Shukla (Now deceased through legal heirs Mrs Rohini Shivprasad Shukla and Mr Jayesh Shivprasad Shukla)	Open Land admeasuring 33.59 acres(approx.) in the name of Mr Shivprasad Shivdatta Shukla (now deceased through legal heirs Mrs Rohini Shivprasad Shukla and Mr Jayesh Shivprasad Shukla) situated at Survey No.54, Hissa No.1:Survey No.54, Hissa No.2, Survey No.55, Hissa No.1, Survey No.55, Hissa No.2:Survey No.56, Survey No.58, Hissa No.1, Survey No.58, Hissa No.2:Survey No.59, Hissa No.3:Survey No.60, Survey No.66, Hissa No.1/2: Survey No.74, Survey No.75, Hissa No.1, Survey No.75, Hissa No.2, Survey No.76, Hissa No.1:Survey No.76, Hissa No.2/1, Survey No.76, Hissa No.2/2, Survey No.76, Hissa No.3: Survey No.76, Hissa No.4, Survey No.76, Hissa No.5, Survey No.76, Hissa No.6, Survey No.76, Hissa No.7, Survey No.76, Hissa No.8, Survey No.76, Hissa No.9 . of Valakh Village, Taluka Maval, District Pune, Maharashtra-410 405. (Physical Possession with Bank)	2010.00/ 201.00	10.00	37742.00	200018597161	18.09.2025 1:00 PM TO 3:00 PM	7739014174
2.	M/s. Mahavir Roads & Infrastructures Pvt. Ltd. Mr. Jitendra V Kikavat Mr. Pankaj V. Kikavat Mr. Nilesh V. Kikavat Mr. Pavan V. Kikavat Mrs. Ushaben V Kikavat Mr. Vasantlal N Kikavat (Since deceased) His legal heirs Mr. Jitendra V Kikavat Mr. Pankaj V. Kikavat Mr. Nilesh V. Kikavat Mr. Pavan V. Kikavat Mrs. Ushaben V Kikavat Mahavir Sales Corporation Mahavir Stone Supply Co	Gala No-111,112&115 at Krishna Govinda Complex, on Plot No.25 & 26, sector-24, Vashi, Navi Mumbai owned by Mahavir Stone Supplying Company Carpet Area Approx -1025 Sq. Ft. (Physical Possession with Bank)	105.00/ 10.50	1.00		200002976604	16.09.2025 1.00 PM TO 3.00 PM	
3.	M/s. Mahavir Roads & Infrastructures Pvt. Ltd. Mr. Jitendra V Kikavat Mr. Pankaj V. Kikavat Mr. Nilesh V. Kikavat Mr. Pavan V. Kikavat Mrs. Ushaben V Kikavat Mr. Vasantlal N Kikavat (Since deceased) His legal heirs Mr. Jitendra V Kikavat Mr. Pankaj V. Kikavat Mr. Nilesh V. Kikavat Mr. Pavan V. Kikavat Mrs. Ushaben V Kikavat Mahavir Sales Corporation Mahavir Stone Supply Co	Gala No-113,116 & 117 at Krishna Govinda Complex, on Plot No.25 & 26, sector-24 Vashi Navi Mumbai owned by Mahavir Sales Corporation Carpet Area Approx -865.00 Sq. Ft (Physical Possession with Bank)	111.00/ 11.10	1.00	12969.00	200002979986	16.09.2025 1.00 PM TO 3.00 PM	7739014174
4.	M/s. Mahavir Roads & Infrastructures Pvt. Ltd. Mr. Jitendra V Kikavat Mr. Pankaj V. Kikavat Mr. Nilesh V. Kikavat Mr. Pavan V. Kikavat Mrs. Ushaben V Kikavat Mahavir Sales Corporation Mahavir Stone Supply Co	Flat No-B-203 at 2nd Floor Mermaid-1 CHS, Plot No-32.33, Sector 11 CBD Belapur, Navi Mumbai owned by Mahavir Sales Corporations Carpet Area Approx -975.00 Sq. Ft (Physical Possession with Bank)	140.00/ 14.00	1.00		200002979994	16.09.2025 3.30 PM TO 5.30 PM	
5.	Maxgrow Overseas Ltd (Borrower Company) Guarantors : 1. Mr. Rajendra Prasad Saraf, 2. Mrs Roshni Saraf, 3. Mr. Rahul Rajendra Saraf (Since deceased) His legal heirs : Mrs Roshni Saraf, Mrs Krishna Saraf (Minor) and Mr. Rajeev Saraf (Minor) through their mother and natural guardian Mrs. Roshni Saraf, 4. Mrs. Kiran Devi Saraf (Since deceased) Legal heirs viz. Mr. Rajendra Prasad Saraf, Mr. Rahul Saraf (Since deceased) through legal heirs Mrs. Roshni Saraf, Mrs Krishna Saraf (Minor) and Mr. Rajeev Saraf (Minor) through their mother and natural guardian Mrs. Roshni Saraf, 5. Corporate Guarantor M/s. Manthan Tie-up Private Limited	Office at 23, 2nd Floor, Near Bhagwan Bhuvan, CHS Ltd., Samuel Street, Masjid Bunder, Mumbai 400009 owned by Mrs. Roshni Rahul Saraf Carpet Area admeasuring Approx. 402.00 Sq. Ft. (Physical Possession with Bank)	56.00/ 5.60	0.50		200009410921	26.09.2025 1.00 PM TO 3:00 PM	7739014174
6.	Mr. Shailesh Gothi & Mrs. Jaya Shailesh Gothi (Home Loan) M/s Omkar Mens Wear (Sole Proprietor: Mr.Shailesh A. Gothi)	Flat No- 51/C, Natural Heights, Building No. 5, 137- Kazal Nuzli Islam Avenue, Kolikata - 700052 owned by Mr.Rahul Saraf. Admeasuring Super Built Up Area Approx. 2385 Sq. Ft. (Physical Possession with Bank)	95.00/ 9.50	0.50	2527.00	200009493979	26.09.2025 11.00 AM TO 1:00 PM	7739014174
7.	Mr. Shailesh Gothi & Mrs. Jaya Shailesh Gothi (Home Loan) M/s Omkar Mens Wear (Sole Proprietor: Mr.Shailesh A. Gothi)	EQM of Residential Property of Mr. Shailesh Gothi and Mrs. Jayaben Gothi located at Flat No: 202, 2nd Floor, B Wing, Shubh Residency, D. N. Nagar, Andheri West, Mumbai-400 053 Area 83.61 Sq. Mr. (899.99 Sq. Ft). (Built up) (Symbolic Possession with Bank)	194.00/ 19.40	1.00	225.18	200107960199	30.09.2025 11.00 AM TO 12.00 PM	7977483885
8.	Mr. Jarnail Singh Bains & Mrs. Gurmeet Kaur Bain	Flat No. 501, Karishma Tower, Behind Israel Jue Masjid, Dr. Sonumiya Road, Tembhli Naka, CTS No. 153/2A, 154, T. No. 10, Dhobiali, Thane West, Mumbai, 400607. BUA:415.00 Sq. Ft (Symbolic Possession with Bank) Builder's Dues to be paid by Bidder Separately	46.00/ 4.60	0.50		200036518692	29.09.2025 1.00 PM TO 2.00 PM	
9.	Mr. Jarnail Singh Bains & Mrs. Gurmeet Kaur Bain	Flat No. 503, Karishma Tower, Behind Israel Jue Masjid, Dr. Sonumiya Road, Tembhli Naka, CTS No. 153/2A, 154, T. No. 10, Dhobiali, Thane West, Mumbai, 400607. BUA:840.00 Sq. Ft (Symbolic Possession with Bank) Builder's Dues to be paid by Bidder Separately	93.00/ 9.30	1.00	128.36	200036521043	29.09.2025 3.00 PM TO 4.00 PM	7977483885

Terms and Conditions of the E-auction are as under:

E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online E-auction/ Bidding through website - URL: <https://BAANKNET.com> on

- From Sr. No.1 to Sr. No.4 (E-Auction Date- 26.09.2025)
- From Sr. No.5 to Sr. No.9 (E-Auction Date- 09.10.2025)

(between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.co.in>Bidder may visit URL: <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

- Step 1: Bidder/ Purchaser Registration: Bidder to Register on e-Auction portal URL: <https://BAANKNET.com> using his mobile no. and E-mail id, (PDF/Buyer Manual) describing the step by step procedure for registration is available for download in the home page under Help option at the bottom of the page.)
- Step 2: KYC Verification: Bidder to upload required KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).
- Step 3: Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.
- Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit : <https://BAANKNET.com> for registration and bidding guidelines
- Helpline Details / Contact Person Details of : BAANKNET

Name	Team	Number	e-Mail
Helpdesk Number	PSB Alliance	8291220220	support.ebkay@psballiance.com
Mr. Dharmesh Asher	PSB Alliance	9892219848	support.ebkay@procure247.com
Mr. Sudhir Panchal	iSourcing Technology	8162050551	sudhir@procure247.com

- Intending bidders shall hold a valid e-mail address, for further details and queries please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID support.BAANKNET@psballiance.com and support.ebkay@procure247.com
- To the best of knowledge and information of the authorized officer there is no encumbrances on the properties/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the properties/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be returned on the closure of the e-auction sale proceedings.
- Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in : <https://BAANKNET.com> portal before participating in the bid online.
- The KYC documents are 1.Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.
- Date of inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.
- Prospective bidders may avail online training on e-auction from : <https://BAANKNET.com> portal.
- Bids shall be submitted through online procedure only in the prescribed formats with relevant details.
- Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
- The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs. 10,000/- (Rupees Ten Thousand) for Reserve Price up to Rs.20.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above 20.00 - up to 50.00 lakhs/Rs.50,000/- (Rupees Fifty thousand) For Reserve Price above 50.00 - up to 1.00 Crore / Rs.1.00 (One Lakh) For Reserve Price above 1.00 Crore -up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) for Reserve price above Rs.5 Crore -up to Rs.10.00 Crore and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs.10 Crore.
- It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
- The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.
- The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid immediately on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.
- The prospective qualified bidders may avail online training on e-auction from : <https://BAANKNET.com> portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapse/failure etc. in order to ward off such contingent situation the interested are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.
- Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
- Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
- The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn /postpone/cancel the e-auction or withdraw any property or portion there-of from the auction proceeding at any stage without assigning any reason there for.
- The sale certificate will be issued in the name of the purchaser(s) applicant(s) only and will not be issued in any other name(s).
- The sale shall be subject to the conditions and terms of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.
- GST, wherever applicable, to be borne by successful bidder

SALE NOTICE TO BORROWER/ GUARANTORS

The undersigned being the Authorized Officers of Bank of India are having full powers to issue this notice of sale and exercise all powers of sale under securitization and reconstruction of financial assets and Enforcement of Security Interest Act, 2002 and the rules framed there under. You have committed default in payment of the dues with interest, cost and charges etc. in respect of the advances granted by the bank mentioned above. Hence, the Bank has issued demand notices to all of you under section 13(2) to pay the amount mentioned there on within 60 days. You have failed to pay the amount even after the expiry of 60 days. Therefore, the Authorized Officers in exercise of the powers conferred under section 13(4), took possession of the secured assets more particularly described in the schedule mentioned above. Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale, failing which the property will be sold and balance due if any will be recovered with interest and cost from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money.

Sd/-

Date: 02.09.2025

Place: Mumbai

Authorized Officer
Asset Recovery Management Services Branch
Bank of India



Saraswat Co-operative Bank Ltd.

(Scheduled Bank)

Branch: Ghatkopar West
Shivshakti Industrial Estate, LBS Road, Nityanand Nagar, Ghatkopar West, Mumbai- 400086.

DEMAND NOTICE (Under Rule 3(1) of Security Interest (Enforcement) Rules, 2002)

SUBSTITUTED SERVICE OF NOTICE U/S 13(2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the borrowers/guarantors/mortgagors as mentioned below that since they have defaulted in repayment of the credit facilities availed by them from Saraswat Co-operative Bank Ltd., their loan accounts have been classified as Non-Performing Assets in the books of the Bank as per Reserve Bank of India guideline thereto, as mentioned in the schedule. Thereafter, Saraswat Co-operative Bank Ltd. has issued demand notice under section 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on the last known addresses of the said borrowers/guarantors/mortgagors thereby calling upon and demanding from them to repay the entire outstanding amount together with further interest at the contractual rate on the aforesaid amount and incidental expenses, cost, charges etc. as stated in the said demand notices, which also has been mentioned in the schedule respectively. However, the demand notice is also being served by way of publication, as Rule 3 of the Security Interest (Enforcement) Rules, 2002, (framed under SARFAESI Act).

Sr. No.	Name and Address of Borrower	Name and Address of Guarantor	Loan Account number, nature of facilities and branch	Date of NPA	Date of Demand Notice	Amount due as per Demand Notice/as on date	Description of Immovable property mortgaged
(1)	G-Power Enterprises through Proprietor Mr. Surajpal Singh A Chauhan [Borrower]	1) Mr. Suraj Pal Singh A Chauhan, S/o Ajit Singh Wag Singh, Chouhan [Gaurantor/Mortgagor] Address: at: 507, 5 th floor, Plot No.4, Shiv Smriti CHS, Keshavrao Kadam Marg, Near Bellasis Chawl, Mumbai Central, Mumbai, Maharashtra-400008 2) Mrs. Pankhu Kuwar Surajpal Singh Chauhan /W/o Suraj Pal Singh [Gaurantor] Address: at: 507, 5 th floor, Plot No.4, Shiv Smriti CHS, Keshavrao Kadam Marg, Near Bellasis Chawl, Mumbai Central, Mumbai, Maharashtra-400008	(81000000021364) Overdraft Loan Branch - Ghatkopar West, Mumbai	05.07.2025	01.08.2025	Rs. 1,01,90,811.01/- (Rupees One Crore One Lakh Ninety Thousand Eight Hundred Eleven and One Paisa Only) as on 01/08/2025	Tenement Number/ Flat Number 211, admeasuring 225 Sq. Fts. carpet area, i.e. 20.90. Sq. Mt. (Built Up 240 Sq. Ft.) on the 2nd Floor, in Building No. 3, in "B" Wing, in the Society known as "Shradha Co-Operative Housing Society Limited", situated at G. B. Ambekar Marg, Ambewadi, Kalachowski, Mumbai - 400 033 constructed by the M/s. Arhant Developers as per the slum redevelopment scheme developed by the said plot and the said building is constructed on the land of S. No. 125, Zone 11/83, Parel-Seaevs Division, F/S Municipal Ward G. D. Ambekar Road, within the area of a Sub-Registrar Mumbai Owned by Mr. Suraj Pal Singh A Chauhan, S/o Ajit Singh Wag Singh Chauhan

In view of the above, we hereby call upon the borrower & guarantor stated herein to pay us within 60 days from the date of this notice, the outstanding amount together with further interest thereon plus cost, charges, expenses etc. thereon failing which we shall be at liberty to enforce the security interest including but not limited to taking possession of and selling the secured asset entirely at your risk as to the cost and consequences.

Please note that as per section 13(13) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, all of you are prohibited from transferring by way of sale, lease or otherwise, the aforesaid secured asset without prior written consent of the bank. Any contravention of the said section by you shall invoke the penal provisions as laid down under section 29 of the SARFAESI Act and/or any other legal provision in this regard. Please note that as per sub-section (8) of the section 13 of the Act, if the dues of the Bank together with all costs, charges and expenses incurred by the Saraswat Co-operative Bank Ltd are tendered to the Bank at any time before the date fixed for sale, the secured asset shall not be sold by the Bank and no further step shall be taken by Bank for sale of the said secured asset.

Date: 03.09.2025

Place: Mumbai, Maharashtra

Sd/-

Authorized Officer

Saraswat Co-operative Bank Ltd.

Sr. No.	Name and Address of Borrower	Name and Address of Guarantor	Loan Account number, nature of facilities and branch	Date of NPA	Date of Demand Notice	Amount due as per Demand Notice/as on date	Description of Immovable property mortgaged
(1)	G-Power Enterprises through Proprietor Mr. Surajpal Singh A Chauhan [Borrower]	1) Mr. Suraj Pal Singh A Chauhan, S/o Ajit Singh Wag Singh, Chouhan [Gaurantor/Mortgagor] Address: at: 507, 5 th floor, Plot No.4, Shiv Smriti CHS, Keshavrao Kadam Marg, Near Bellasis Chawl, Mumbai Central, Mumbai, Maharashtra-400008 2) Mrs. Pankhu Kuwar Surajpal Singh Chauhan /W/o Suraj Pal Singh [Gaurantor] Address: at: 507, 5 th floor, Plot No.4, Shiv Smriti CHS, Keshavrao Kadam Marg, Near Bellasis Chawl, Mumbai Central, Mumbai, Maharashtra-400008	(81000000021364) Overdraft Loan Branch - Ghatkopar West, Mumbai	05.07.2025	01.08.2025	Rs. 1,01,90,811.01/- (Rupees One Crore One Lakh Ninety Thousand Eight Hundred Eleven and One Paisa Only) as on 01/08/2025	Tenement Number/ Flat Number 211, admeasuring 225 Sq. Fts. carpet area, i.e. 20.90. Sq. Mt. (Built Up 240 Sq. Ft.) on the 2nd Floor, in Building No. 3, in "B" Wing, in the Society known as "Shradha Co-Operative Housing Society Limited", situated at G. B. Ambekar Marg, Ambewadi, Kalachowski, Mumbai - 400 033 constructed by the M/s. Arhant Developers as per the slum redevelopment scheme developed by the said plot and the said building is constructed on the land of S. No. 125, Zone 11/83, Parel-Seaevs Division, F/S Municipal Ward G. D. Ambekar Road, within the area of a Sub-Registrar Mumbai Owned by Mr. Suraj Pal Singh A Chauhan, S/o Ajit Singh Wag Singh Chauhan

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-B mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/legal heirs (if any), guarantor(s), successors (if any), assignees (if any) of the respective borrowers/guarantors/mortgagors (since deceased) as the case may be indicated in Column no-A under Rule-8(B) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com

Loan No./Name of the Borrower/Co-Borrower/Guarantor/Legal heirs(A)	Demand Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (Rs.) (E)	EMD (Rs.) (F)	Last Date of Submission of Bid (G)	Bid Increment Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrance Case if any (K)
HOU/PNV/0719/178543 Amarlal Dhanraj Praladiv / Kavita Amaral Prasad, B.O. : PANVEL	Rs. 164,078.34 & 31-03-2021	Physical Possession	103.1 WING D, Laxmi Castello (Wing A to F), Revised Sale Out Of Land Bearing Old Gut No 19/3, 19/4 20/1 20/2 21/2A 21/3, out of the Building Permission, On New S No 63/3 63/4 and 63/5 of Village Bopole, Near Sai Chowk, Karjat, Maharashtra-India-410101	Rs. 41,000	Rs. 4100	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PNV/0119/695859 Vinod Pukharaj Navanav / Kavita Vinod Navanav, B.O. : PANVEL	Rs. 1572040.49 & 24 Jun-21	Physical Possession	WING D, 102, Laxmi Castello (Wing A to F), Revised Sale Out Of Land Bearing Old Gut No 19/3, 19/4 20/1 20/2 21/2A 21/3, out of the Building Permission, On New S No 63/3 63/4 and 63/5 of Village Bopole, Near Sai Chowk, Karjat, Maharashtra-India-410101	Rs. 410,000	Rs. 41000	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/THA/1220/846775 Aananth Thakassan Shinde / Anita Aananth Shinde, B.O. : THANE	Rs. 33224 17,26 & 17-07-2021	Physical Possession	Flat No 407, 4th Floor, Bldg 1 Type A, Heaven Hills, Wing B, Haki tal Dist Palghar, Palghar, Maharashtra - 401203, Mumbai, India.	Rs. 229700	Rs. 229700	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0221/863373 Rincy Alex Gomes / Alex Vijay Gomes, B.O. : KALYAN	Rs. 2338954.52 & 22-10-2024	Physical Possession	Myrtle, GF-4.0 Labdhi Gardens, Residential N/A & Building (Group Housing) on Land/Village Dahvali, Tal Varedi tal, Karjat Dist, Rs. No. 68, H. No. 3A & 3, No. 67, H. No. 1B, 1C, D, Karjat, Maharashtra-410101, India.	Rs. 1,847,000	Rs. 184700	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/TH/0225/953171 Babu Joseph Moonjail / Lincy Babu Moonjail, B.O. : THANE	Rs. 21,70,045.6 & 08-11-2024	Physical Possession	Flat No 1207, 12th, FLR A Wing, Building No. 8, Sheetal Sejal, B. Haki tal Dist Palghar, Palghar, Maharashtra - 401203, Thane, Maharashtra-410101, India.	Rs. 2,359,000	Rs. 235900	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/1118/599980 Hemant Namdev Dhanav / Archana Dhanav, B.O. : MUMBAI	Rs. 2235109.46 & 05-06-2024	Physical Possession	Sky Hills, 2,206.0, Sky Hill, Proposed Building on Land Bearing S No 100, At village Shirgaon tal Ambarnath, Opp. Aruna One project bhavani heights, Thane, Maharashtra-421501, India.	Rs. 1,747,000	Rs. 174700	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/MUM/0819/745187 & HOU/MUM/0719/745189 Santosh Sonawane / Sumanbhai Santosh Sonawane / Pojia Rahul Sonawane, B.O. : MUMBAI	Rs. 3114198.19 & 2958957.83 & 31-03-2021	Physical Possession	PEARL WING D 2,201, Konark Solitaire Plot No. 1, Plot Bearing on S No 23, 22.26, at village Vadavali, Tal Karjat Dist Thane, Near Vadavai Village, Thane, Maharashtra-412205, India.	Rs. 2,565,000	Rs. 256500	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
NHL/MUM/0218/487299 & HOU/MUM/1116/333878 Diwakar Vijay Pandey / Rupa Diwakar Pandey, B.O. : MUMBAI	Rs. 2010845.12 & 15-10-2024	Physical Possession	Flat No 148 Ground Floor, Bldg No A5, Paranjape Nagar, Satpada Road, Off. Agashi Road, Virar (West), Near Viva City, Thane, Maharashtra-401301, India.	Rs. 1,801,000	Rs. 180100	18-09-25	Rs. 1000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/1418/820812 Arun Javaba Hare / Vidya Hare, B.O. : Kalyan	Rs. 11,776 65,27 & 31-03-2021	Physical Possession	Wing A & 5, 502 Panvelkar Utasv Phase 1 (Wing A) G No 1, 1/2 3 & 4 and G No. 2, at village Vadavali, Ambarnath tal, Thane, Maharashtra-421501, India.	Rs. 684000	Rs. 68400	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PRDV/0619/14367 & HOU/MUM/0719/745189 Rahul Santosh Sonawane / Sumanbhai Santosh Sonawane / Pojia Rahul Sonawane, B.O. : MUMBAI	Rs. 3114198.19 & 2958957.83 & 31-03-2021	Physical Possession	Plot No 2 Wing B, 3, 306 Nirvana Residency Phase (Group Name Videcon Residency Phase 2), G No 106 Sky Hill 1 to 25, at village vadavali, tal Karjat, Maharashtra-412026, India.	Rs. 126900	Rs. 126900	18-09-25	Rs. 1000	09-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
NHL/MUM/0218/487299 & HOU/MUM/1116/333878 Diwakar Vijay Pandey / Rupa Diwakar Pandey, B.O. : MUMBAI	Rs. 2010845.12 & 15-10-2024	Physical Possession	Flat No 148 Ground Floor, Bldg No A5, Paranjape Nagar, Satpada Road, Off. Agashi Road, Virar (West), Near Viva City, Thane, Maharashtra-401301, India.	Rs. 1,801,000	Rs. 180100	18-09-25	Rs. 1000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/1418/820812 Arun Javaba Hare / Vidya Hare, B.O. : Kalyan	Rs. 11,776 65,27 & 31-03-2021	Physical Possession	Wing A & 5, 502 Panvelkar Utasv Phase 1 (Wing A) G No 1, 1/2 3 & 4 and G No. 2, at village Vadavali, Ambarnath tal, Thane, Maharashtra-421501, India.	Rs. 684000	Rs. 68400	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PRDV/0619/14367 & HOU/MUM/0719/745189 Rahul Santosh Sonawane / Sumanbhai Santosh Sonawane / Pojia Rahul Sonawane, B.O. : MUMBAI	Rs. 3114198.19 & 2958957.83 & 31-03-2021	Physical Possession	Plot No 2 Wing B, 3, 306 Nirvana Residency Phase (Group Name Videcon Residency Phase 2), G No 106 Sky Hill 1 to 25, at village vadavali, tal Karjat, Maharashtra-412026, India.	Rs. 126900	Rs. 126900	18-09-25	Rs. 1000	09-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BSR/0921/916476 Jitendrakumar Nagin Singh / Sunila Jitendrakumar, B.O. : BOISAR	Rs. 21,911 45,21 & 15-04-2024	Physical Possession	Flat No 0014 Wing, Ground Floor, Building No 4, Nest Residency, Palghar West, Thane, Thane, Maharashtra, India, 401054	Rs. 164700	Rs. 164700	18-09-25	Rs. 1000	16-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BSR/0921/877054 Shreshth Ramchandra Dharmaide / Ramchandra Dharmaide, B.O. : BOISAR	Rs. 24593 22,01 & 15-07-2022	Physical Possession	Flat No 305 E Wing, 3rd Floor, Shreep Nagar E CHSL, 305, 3rd Floor, Plot No 385, Apartments, Sector 3/4, Bopla Road, Off. Agashi Road, Virar (West), Near Viva City, Thane, Maharashtra-401301, India.	Rs. 203300	Rs. 203300	18-09-25	Rs. 1000	17-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BSR/0921/1104166 Mohammed Ibrahim Moine / Anas Rahima Bi, B.O. : BOISAR	Rs. 37877 45,82 & 05-04-2024	Physical Possession	304, 3rd Floor, Plot No 385, Apartments, Sector 3/4, Bopla Road, Off. Agashi Road, Virar (West), Near Viva City, Thane, Maharashtra-401301, India.	Rs. 204500	Rs. 204500	18-09-25	Rs. 1000	11-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BSR/0921/855243 Umesh Kumar Mishra / Smrita Tiwari, B.O. : MUMBAI	Rs. 360408.8 & 23-09-2024	Physical Possession	Flat No 302, C Wing, Building No 3, Raul Nagar, Type 3/4, Boisar, Thane, Maharashtra, India-401501	Rs. 207200	Rs. 207200	18-09-25	Rs. 1000	12-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BSR/0819/739241 Roshan Kumar Mishra / Roshan Kumar Mishra, B.O. : BOISAR	Rs. 18611 82,47 & 13-06-2024	Physical Possession	Wing B, 1,103, Horizon Garden, S No 44H no 3 Plot no 8, 3, 306 Nirvana Residency Phase (Group Name Videcon Residency Phase 2), G No 106 Sky Hill 1 to 25, at village vadavali, tal Karjat, Maharashtra-412026, India.	Rs. 130800	Rs. 130800	18-09-25	Rs. 1000	15-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/VR/0616/294541 Rameshchandra Jaiswar / Meena Deepak Jaiswar, B.O. : VIRAR	Rs. 2038 82,47 & 01-06-2024	Physical Possession	301, 3, Bldg No 3 Wing A, Sai Rachana Apartment Bldg. No. 3, S. No. 153 At Village- Padgha, Tal- Palghar, Near- Saripad Cricket Ground, Thane, Maharashtra, India-401044	Rs. 999000	Rs. 99900	18-09-25	Rs. 1000	17-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/GHKP/0118/597695 Megha Prakash Suryawanshi / Kalpesh Prakash Suryawanshi, B.O. : GHATKOPAR	Rs. 9296612.9 & 17-12-2021	Physical Possession	Bldg No 2 Wing B, 24.0,2413.0, Omkar Signet- Building 2, 2, Malad, Plot Bearing CTS No 811A 812 813, Near Pathanwadi Oberoi Mall, Malad East, Mumbai, Maharashtra-400007, India.	Rs. 133780	Rs. 133780	08-10-25	Rs. 50000	25-09-2025 12:00pm to 04:00pm	09-10-2025 Between 2PM to 03:00PM	Society Maintenance and other charges approximately Rs. 50,000.00
HOU/THA/0119/727843 Bharat Shrinivas Talreja / Smita Bharat Talreja, B.O. : THANE	Rs. 25897 82,47 & 08-04-2021	Physical Possession	FLAT 202, 2ND FLOOR, C WING, SHRUTIKA COMPLEX, Kharadi, Badlapur, MAHARASHTRA - 421503, Thane, India.	Rs. 193700	Rs. 193700	18-09-25	Rs. 1000	09-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/THA/0117/415902 Sanjeev S Chavan / Kusma Devi, B.O. : THANE	Rs. 22669 52,47 & 31-03-2021	Physical Possession	Building No. 6, Wing M 2.3.306, Kalpanika, Kanoli, Near Deepak Fertinizers, Panvel, S.No.62, 6/2D-3, 6/4, 6/4/1,6/5 at Village- Panvel, Maharashtra-412026, India.	Rs. 1,781,000	Rs. 178100	18-09-25	Rs. 1000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0222/958930 & NHL/KLN/0123/107587 Pavan Shreshth Bhogil / Vibhatha Shreshth Bhogil, B.O. : KALYAN	Rs. 23650 45,78 & 09-01-2024	Physical Possession	Wing A, 10, 102.0, Shree Niwasa Residency, Plot No S No 260 261 Hissa No 69 121, Maharashtra - 421503, India.	Rs. 1,626,000	Rs. 162600	18-09-25	Rs. 1000	11-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PNV/0622/1004837 Moin Anansi / Farin Khatun, B.O. : PANVEL	Rs. 16592 71,47 & 07-02-2024	Physical Possession	Flat No 302, 3rd Floor, Happy Home, Village Ghot, Talpoa, Panvel, Maharashtra-412028, Raigad, India.	Rs. 1,291,000	Rs. 129100	18-09-25	Rs. 1000	12-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/THA/0119/722384 Kadambari Prashant Bhosle, B.O. : THANE	Rs. 20009 34,66 & 16-01-2024	Physical Possession	Wing B, 1,108, Panvelkar prestige Phase 2, Plot no 13 to 20 and 21 & G No 11 at Village Morlat, tal Ambarnath, near panvel gram san city, Ambarnath East, Thane, Maharashtra-421501, India.	Rs. 150200	Rs. 150200	18-09-25	Rs. 1000	15-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0918/574942 Shaila Rajeshkumar Chaudhary / Rishi Rajeshkumar Chaudhary, B.O. : KALYAN	Rs. 16518 82,69 & 16-06-2021	Physical Possession	Wing B, 10, 101.1, Golden Vile, Proposed building permission on land bearing, S No 87/2B/1 87/2D/1 87/2C/1 2/K2 Village Soniga, tal Ambarnath tal, Thane, Thane, Maharashtra-421503, India.	Rs. 1,563,000	Rs. 156300	18-09-25	Rs. 1000	16-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/THA/0423/1104687 Musarat Jaha Hasan Roshan / Hasan Raza Shaikh, B.O. : THANE	Rs. 22276 82,47 & 07-11-2023	Physical Possession	FLAT NO 401, 4TH FLR, BLDG NO 6.1, SHUBH VASTU LTD, PROJECT SOG LTD, Village Khadi, Shahapur, Dist Thane, MAHARASHTRA-426101, India.	Rs. 1063000	Rs. 1063000	18-09-25	Rs. 1000	17-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/THA/0121/850496 Nehal Jadhav / Sachin Tulsidas Jadhav, B.O. : THANE	Rs. 22660 89,26 & 26-07-2024	Physical Possession	Building No 5 Wing B, 3.0, 303.0, Golden Eye Land Bearing N 06 394 and G No 395 of Village, Shirgaon tal Palghar tal, Near Aruna One project bhavani heights, Thane, Maharashtra-410104, India.	Rs. 175300	Rs. 175300	18-09-25	Rs. 1000	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/PNV/0521/869616 Manik Bhandale, B.O. : PANVEL	Rs. 27134 82,47 & 26-07-2023	Physical Possession	Flat No 302, 3rd Floor, Building No 137, Sahakar Dwarika, Phase 2, Near Jangar, Sandur, Morhe, Panvel, Maharashtra-412026, Raigad (MH), India.	Rs. 1065000	Rs. 1065000	18-09-25	Rs. 1000	09-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/THA/0221/934579 Sanket Sudhir Deve / Sushant Sanket Sudhir Deve, B.O. : PANVEL	Rs. 35279 08,77 & 14-04-2024	Physical Possession	Wing B, 17, 170.4, Sai Satyam Homes, Plot Bearing S No 123, Village Umbrade tal Kalyan Thane, Near SL Lawrence School, Thane, Maharashtra-421501, India.	Rs. 2,873,000	Rs. 287300	18-09-25	Rs. 1000	10-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0821/902497 Bapuray Y Mame / Sunaita Bapu Y Mame, B.O. : KALYAN	Rs. 31459 68,72 & 14-04-2024	Physical Possession	Flat No 201, D Wing, Shrutika Complex, Near Ahmadi Anmol & Sai Shrushti, Chhapra, East Ambhari, Maharashtra-421501, Mumbai, India.	Rs. 240800	Rs. 240800	18-09-25	Rs. 1000	11-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/BRVL/0821/907595 Bapuray Y Mame / Sunaita Bapu Y Mame, B.O. : BORIVALI	Rs. 23911 12,91 & 14-09-2022	Physical Possession	Flat No 203, D Wing, Shrutika Complex, Near Ahmadi Anmol & Sai Shrushti, Off To Jowli Road Khavadi, Badlapur East, Mumbai, Maharashtra-421501, India.	Rs. 182500	Rs. 182500	18-09-25	Rs. 1000	15-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/KLN/0318/501482 Ashok Baban Raju Ashok Anai, B.O. : KALYAN	Rs. 16111 19,26 & 26-07-2023	Physical Possession	702/0, 2, Building R3, Trinity Galaxy S No. 172, H. No. 13/M, 13,							