

BEFORE THE JUDGE COOPERATIVE COURT NO. III AT MUMBAI
5th Floor, Apeejay House, 3rd Floor, Dinshaw Vachhwa Road, Churchgate, Mumbai 400 020

CASE NO. CC/III/209 OF 2024
Date: /07/2026
Dadar Manish Market Co-op. Society Ltd.
.....Disputant

V/s.
1. MR. KANAYAL JAGATRAI ROHRA
2. JAGATRAI ROHRA (DECEASED)
2a) MR. MANOHARLAL J. ROHRA
b) MRS. DEEPA M. MANWANI
..... Opponents

SUMMONS
To,
1. MR. MOHANLAL J. ROHRA
Flat No. 702, BECON Building,
Near Krishna Mansion, Santacruz (West),
Mumbai 400 054.
2. MRS. DEEPA M. MANWANI
Donat, Rolla State Dubai, Shop No. F.038,
Dadar Manish Market Co-op. Society Ltd.
Dadar Manish A.C. Market, Senapati
Bapat Marg, Dadar (W) Mumbai 400 028.

Whereas the above dispute is referred to me for decision. I hereby Summons you to appear before me, either personally or by duly instructed advocate on the 28th day of the month of August 2026 at 11 A.M. at the above address. The case is for final hearing. You should therefore, produce all the Government or present all you wish to reply and keep present all Witnesses whom you propose to examine in the case.

If you fail to appear, the case may be heard and decided in your absence.
Issued by order
Place: Mumbai
Judge Cooperative Court No. III Mumbai
NAVEEN JOSHI LEGAL
Advocates for Disputant.

APPENDIX IV-A
Sale Notice for sale of Immovable Property
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 proviso to Rule 8(6) and Rule 9(1) 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 to **India SME Asset Reconstruction Company Limited [CIN : U67190MH2008PLC181062] ("Secured Creditor")**, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on **31.07.2026 from 05.00 P.M. to 06.00 P.M.**, for recovery of **Rs. 30,49,424/- (Rupees Thirty Lakh Forty Nine Thousand Four Hundred Twenty Four only)** pending towards **Loan Account No. HHLVSH00413402**, by way of outstanding principal, arrears (including accrued late charges) and interest till **11.07.2026** with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. **12.07.2026** along with legal expenses and other charges due to the Secured Creditor from **PRAJAPATI NITESH KUMAR RAMABHAI @ PRAJAPATI NITESH KUMAR and LATA NITESH KUMAR PRAJAPATI**.
The Loan Account bearing No. **HHLVSH00413402**, along with all right(s), title(s), interest(s), underlying security(ies), pledge(s) and / or guarantee(s), including the Immovable Property, has been assigned by Sammaan Capital Limited ("SCL") (formerly known as Indiabulls Housing Finance Ltd.) to and in favour of the Secured Creditor acting as a **Trustee of ISARC - 2025-2026-5** Trust vide Assignment Agreement dated **26.12.2025**. The Secured Creditor has duly taken over the financial facility from SCL and is thus, vested with all powers and entitled to recover its outstanding dues in terms of the Loan Agreement and other related loan document(s) and / or enforcement of security interest in relation to the Immovable Property.
The Reserve Price for the Immovable Property will be **Rs. 16,12,000/- (Rupees Sixteen Lakh Twelve Thousand only)** and the Earnest Money Deposit ("EMD") will be **Rs. 1,61,200/- (Rupees One Lakh Sixty One Thousand Two Hundred only)** i.e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY
FLAT NO. 202, ADMEASURING AREA ABOUT 27.465 SQ. MTRS. (CARPET AREA), ON THE 2ND FLOOR, F + 2 WING, IN THE PROJECT KNOWN AS "SAMRUDDHI RESIDENCY", SITUATED AT SURVEY NO. 40, HISSA NO. 01 VILLAGE KANPOLI, TAL. PANVEL, DIST. RAIGAD, PANVEL, MAHARASHTRA - 412026.

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e., www.isarc.in; Helpline No : 0124-6910910, +91 7065451024; E - mail id : auctionhelpline@sammaancapital.com For bidding, log on to www.auctionfocus.in.

sd/-
INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED
Trustee of ISARC - 2025-2026-5 Trust
Date : 14.07.2026
Place : PANVEL

सेंट्रल बैंक ऑफ इंडिया
Central Bank of India
AMBERNATH BRANCH
Ground Floor, Gala No.1 to 6, Dalal Square Building, Plot No-53, Shiv Mandir Road, Ambarnath East 421501

Appendix IV
POSSESSION NOTICE [Rule-8 (1)] (For Immovable Property)
Whereas,
The undersigned being the Authorised Officer of the Central Bank of India, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 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 dated 22.04.2026 issued under Section 13 (2) of the said Act, calling upon Borrowers/Mortgagor/Guarantor **Mr. Pravin Savalaram Thakur & Mrs. Dipali Pravin Thakur** to repay the aggregate amount mentioned in the said Notice being **Rs. 2792199.48/- (Rupees Twenty Seven Lakh Ninety Two Thousand One Hundred Ninety Nine and Paise Forty Eight Only)** with principal plus interest at the contractual rate on the aforesaid amount and incidental expenses, costs & charges etc. incurred and to be incurred thereon within 60 days from the date of the said Notice. The borrowers/mortgagors/guarantors having failed to repay the amount, notice is hereby given to the borrower/mortgagor/guarantor and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules, 2002 on this 13th of July of the year 2026
The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Central Bank of India, Ambarnath Branch for an amount of **Rs.2792199.48/- (Rupees Twenty Seven Lakh Ninety Two Thousand One Hundred Ninety Nine and Paise Forty Eight Only)** principal plus interest thereon.
The borrower's attention is invited to the provisions of sub-section (8) of section (13) of the Act, in respect of the time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY
All the piece & Parcel of: Flat No. 1001, 10th Floor, area adm.572 sq. ft. equivalent to 53.15 sq. mtrs carpet area in Tower No. 6 of Phase 1, in the building known as "Atlanta Eden World" now known as "Atlanta Eden World Tower no.6 CHSL, Village - Temghar, Taluka Bhiwandi, Dist Thane 421302

Date: 13.07.2026
Place: Bhiwandi
Mr. Sunny Kumar Authorized Officer
Central Bank of India

punjab national bank
Together for the better

ARMB Thane
PNB Pragati Tower, 3rd Floor, Plot C-9, Block- G, Bandra Kurla Complex, Bandra (East), Mumbai - 400051.
Email: cs8325@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 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 Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged Name of Mortgagor / Owner of property	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI 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	Property ID QR code
1	MR. KAMAL THAKURDAS JHAMANI FLAT NO. B/704, 7TH FLOOR, RAJ RAGALIA COMPLEX, BUILDING NO. 3, AMBERNATH, DIST. THANE, PIN - 421 501 FLAT NO. 204, 2ND FLOOR, BUILDING NO. 2, SHANTI PARK, NERAL, TALIKA - KARJAT, DIST. RAIGAD, PIN 410 101.	LOT NO. 1 FLAT NO. 204 , 2ND FLOOR, SHANTI PARK, BUILDING NO. 2, SURVEY NO. 360, PLOT NO. 3.8,9 & 10, MAUJE NERAL, TAL. KARJAT, DIST. RAIGAD-410101.	A)07-12-2024 B)72,83,482.72 AS ON 27-11-2024 C)26-03-2025 D)SYMBOLIC POSSESSION /Physical / Constructive	LOT NO. 1 A)Rs. 22,25,000/- B)Rs. 2,22,500/- LAST DATE 03-08-2026 C)Rs. 5000/-	04-08-2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara Y N 8095807705 Kaushalya 8750332726	 Property ID : PUNBKAMAL204
2	MR. KAMAL THAKURDAS JHAMANI FLAT NO. 205, 2ND FLOOR, BUILDING NO. 2, SHANTI PARK, NERAL, TALIKA - KARJAT, DIST. RAIGAD, PIN 410 101. ROOM NO. 19, B-2, 1ST FLOOR, B.K. NO. 855, SECTOR 17, ULHASNAGAR-3, ULHASNAGAR, THANE-421004.	LOT NO. 2 FLAT NO. 205, 2ND FLOOR, SHANTI PARK, BUILDING NO. 2, SURVEY NO. 360, PLOT NO. 3.8,9 & 10, MAUJE NERAL, TAL. KARJAT, DIST. RAIGAD-410101	A)07-12-2024 B)72,83,482.72 AS ON 27-11-2024 C)26-03-2025 D)SYMBOLIC POSSESSION /Physical / Constructive	LOT NO. 2 A)Rs. 21,18,200/- B)Rs. 2,11,820/- LAST DATE 03-08-2026 C)Rs. 5000/-	04-08-2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Devakumara Y N 8095807705 Kaushalya 8750332726	 Property ID : PUNBKama205
3	MRS DEVYANI PRAMOD PATIL (BORROWER /MORTGAGOR) & MR. PRAMOD TULSIRAM PATIL (CO-BORROWER) ADDRESS - HOUSE NO 622 , GALA NO. 2 , GOVEGAO NEAR PANCHMUKHI HANUMAN MANDIR , KALYAN , BHIWANDI ROAD , THANE - 421301 FLAT NO. 604& 605 , 6TH FLOOR, PENTA NO. 1, TYPE 2 , PENTAGON ENCLAVE VILLAGE ASANGAON , MUMBAI NAHIK HIGHWAY BESIDE RUKMA INDUSTRIAL & FOOD HUB , ASANGAON (W), THANE -421601 MR. PRAVINPATIL (GUARANTOR) ADDRESS -HOUSE NO. 622, GALA NO. 2, GOVEGAO NEAR PANCHMUKHI , HANUMAN MANDIR , KALYAN , BHIWANDI ROAD , THANE 421301	LOT NO.1 FLAT NO 604 ON THE 6TH FLOOR IN THE BUILDING TYPE 2 , PENTA 1 ADM 369 SOFT EQUIVALENT TO 34.3 SQMT (UASBLE CARPET AREA) IN THE BUILDING KNOWN AS PENTAGON ENCLAVE, SITUATED AT VILLAGE ASANGAON TALUKA SHAHAPUR AND DISTRICT THANE BEARING SURVEY NO. 38B, BELONGING TO MRS DEVYANI PRAMOD PATIL	A)10.10.2022 B)25,74,815.22 AS ON 30-09-2022 C)02-01-2023 D)SYMBOLIC	LOT NO. 1 A) Rs. 18,28,000/- B)Rs. 1,82,800/- last date 03-08-2026 C)Rs. 5000/-	04-08-2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Rinu 8547762745 Kaushalya 8750332726	 Property ID : PUNB8325178
4	MRS DEVYANI PRAMOD PATIL (BORROWER /MORTGAGOR) & MR. PRAMOD TULSIRAM PATIL (CO-BORROWER) ADDRESS - HOUSE NO 622 , GALA NO. 2 , GOVEGAO NEAR PANCHMUKHI HANUMAN MANDIR , KALYAN , BHIWANDI ROAD , THANE - 421301 MR. PRAVINPATIL (GUARANTOR) ADDRESS -HOUSE NO. 622, GALA NO. 2, GOVEGAO NEAR PANCHMUKHI , HANUMAN MANDIR , KALYAN , BHIWANDI ROAD , THANE 421301	LOT NO.2 FLAT NO 605 ON THE 6TH FLOOR IN THE BUILDING TYPE 2 , PENTA 1 ADM 369 SOFT EQUIVALENT TO 34.3 SQMT (UASBLE CARPET AREA) IN THE BUILDING KNOWN AS PENTAGON ENCLAVE, SITUATED AT VILLAGE ASANGAON TALUKA SHAHAPUR AND DISTRICT THANE BEARING SURVEY NO. 38B, BELONGING TO MRS DEVYANI PRAMOD PATIL	A)10.10.2022 B)25,74,815.22 AS ON 30-09-2022 C)02-01-2023 D)SYMBOLIC	LOT NO. 2 A) Rs. 18,28,000/- B) Rs. 1,82,800/- LAST DATE 03-08-2026 C) Rs. 5000/-	04-08-2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Rinu 8547762745 Kaushalya 8750332726	 Property ID : PUNB8325179
5	MR. BRAHAMANAND CHAURASIYA FLAT NO. C-705 , 7TH FLOOR , C WING , CASA GREENVILLE, UPPER THANE, NEAR LODHADHAM , MUMBAI -NASIK HIGHWAY , BHIWANDI , THANE - 421302 MRS SUMAN CHAURASIYA FLAT NO. 501, VENEZIA CASABELL GOLD , KALYAN SHIL ROAD , EXPERIA MALL , DOMBIVALI EAST - 421204 MR. SHRICHAND FATANDAS JAGWANI - GUARANTOR BUILDING NO. 6/A, FLAT NO. 81, GROUND FLOOR, DAULAT NAGAR , OPP THANE FIRE BRIGADE , STATION KOPRIL -400603	ALL THE PIECE AND PARCEL AND PARCEL OF UNIT NO. 705 , ON THE 7TH FLOOR, C-WING ADMEASURING AREA ABOUT 595 SQFT EQUIVALENT TO 55.28 SOMTRS , CARPET AREA EBVT AREA 67 SQFT I.E. 6.22 SOMTRS , NET AREA (CARPET AREA +EBVT AREA) 662 SQFT I.E. 61.5 SQMTRS ALONG WITH CAR PARKING SPACE ALLOTTED -01(ONE), IN THE BUILDING KNOWN AS "CASA GREENVILLE" , IN THE PROJECT KNOWN AS "UPPER THANE " LYING BEING SITUATED AT VILLAGE -ANJUR SURAI AND MANKOLI , TALUKA-BHIWANDI , DISTRICT -THANE WITHIN THE LIMITS OF REGISTRATION DISTRICT THANE AND SUB REGISTRATION DISTRICT-BHIWANDI-421302	A)05-11-2019 B)47,52,700.80 AS ON 01-11-2019 C)07-08-2025 D)PHYSICAL POSSESSION	A) Rs.54,22,000/- B)Rs. 5,42,200/- LAST DATE 03-08-2026 C)Rs.6000/-	04-08-2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Rinu 8547762745 Kaushalya 8750332726	 Property ID : PUNB83250195
6	ARMB Thane Mr Rupesh Kumar Sharma Mrs Nikita Rupesh Sharma Flat 404, 4th floor, Gulmohar CHS Ltd, Kamathgar, Anjirphata, Bhiwandi-421302. Flat no 94, 9th floor, building no L, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane 421302.	Flat no 94, 9th floor, L wing, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane 421302.	A)11.10.2022 B)Rs.53,51,769.66 plus interest & charges C)19.09.2024 D)Symbolic	A)Rs. 38,46,000/- B)Rs.3,84,600/- (03.08.2026 upto 11.00 pm) C)Rs.5,000/-	04.08.2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Rinu E. F 8547762745 Sudha 9895788116	 Property ID : PUNB83250962021
7	ARMB Thane Mrs. Bromdo Industries 316, The Commodity Exchange Building, Plot No. 2,3 & 4, Sector 19, Navi Mumbai 400 705. Mr. Rupesh Kumar Namdev Flat No. 701, Trishul Apartment, Plot No. 44, Sector-1, Koparkhairane, Navi Mumbai 400 709. Also at: Flat No. 301, Shiv Kunj, Plot No. 91,92, Sector-28, Vashi, Navi Mumbai 400 705. Also at: Flat No. 201, Gokuldham Building, Plot No.3/31, Near HotelBlueDiamond, Sector28, Vashi, Navi Mumbai 400 705 Also at: 02, Vivekanand Colony, Jhabua, Madhya Pradesh, 457 661. Mr. Arjun Chandrithil, 10/289 (1), Chapli, Sheri, Nani Daman, Daman-396210.	Gala No. 207 & 208, 2nd Floor, Survey No 13/5/13/06/13/7 and 13/11, Shakti Industrial Estate at Nani Daman, Daman UT in the name of Rupesh Namdev	A)21.07.2014 B)Rs.1,88,63,814.36 (Plus interest and charges since the date of NPA C)23.09.2014 D)Symbolic	A)Rs. 18,50,000/- B)Rs. 1,85,000/- (03.08.2026 upto 11.00 pm) C)Rs. 50,000/-	04.08.2026 11:00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Dev Kumar 8095807705 Sudha 9895788116	 Property ID : PUNB82820BRONDO
8	ARMB Thane Mrs. Harison Marketing Ground Floor, Saidham block, A/192/284, Opp. Rajaveer Bakery, Ulhasnagar-4, Dist Thane-421004. Mr. Shyam Hariaram Motwani Flatno. 201, 2nd Floor, Sai Dham, Room No. 384, Block No. A-192, Ulhasnagar - 4, Taluka Ulhasnagar, Dist- Thane 421004. Mrs. Ramdevi Hariaram Motwani Flatno. 201, 2nd Floor, Sai Dham, Room No. 384, Block No. A-192, Ulhasnagar - 4, Taluka Ulhasnagar, Dist- Thane 421004.	Flat no. 201, 2nd Floor, Sai Dham, Plot of Room No 384, Block No. A-192, CTS No. 23403, Village Zone 1/7, Ulhasnagar-4, Taluka Ulhasnagar, Dist- Thane 421004.	A)31.10.2018 B)Rs. 35,40,357.00/- plus interest & charges as on 31.10.2018 C)10.04.2019 D)Symbolic	A) Rs. 18,45,000/- B) Rs. 1,84,500/- (03.08.2026 upto 11.00 pm) C) Rs. 5,000/-	04.08.2026 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Dev Kumar 8095807705 Sudha 9895788116	 Property ID : PUNB8325022021
9	ARMB Thane Mr. Sandeep Ananda Kale Mrs. Asha Sandeep Kale (Borrower/ Mortgagor) Flat no C 201, 2nd floor, Indradham CHSL, Plot no 67, Sector 6A, Kamothe, Navi Mumbai, Panvel, Raigad 410221 adm 444sqft BUA in the name of Mr Sandeep Ananda Kale and Mrs. Asha Sandeep Kale 410221.	Flat no C 201, 2nd floor, Indradham CHSL, Plot no 67, Sector 6A, Kamothe, Navi Mumbai, Panvel, Dist Raigad 410221.	A)03.04.2024 B)Rs. 26,79,881.97 plus interest & charges. C)11.07.2024 D)Symbolic	A) Rs. 36,00,000/- B) Rs. 3,60,000/- (03.08.2026 upto 11.00 pm) C) Rs. 5,000/-	04.08.2026 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Dev Kumar 8095807705 Sudha 9895788116	 Property ID : PUNB83250269
10	ARMB Thane MR. SHRICHAND JAGWANI Mrs. KOMAL JAGWANI Mrs. MANISH JAGWANI Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli, East, Tal., Kalyan, Distt., Thane-421204. Total (Merged)/Built up Area : 933.88Sq.Ft.	Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Talaja Khoni bypass Road, Village Khoni, Dombivli, East, Tal., Kalyan, Distt., Thane-421204. Mr. SHRICHAND JAGWANI Mrs. KOMAL JAGWANI Mrs. MANISH JAGWANI Building No.6/A, Flat No -81, Ground Floor, Daulat Nagar, Opp., Thane Fire Brigade, Station Kopril - 400603.	A)10.07.2023 B)Rs.75,75,689.5 plus Interest and Charges C)08.04.2025 D)Physical	A)Rs.61,00,000/- B) Rs. 6,10,000/- (03.08.2026 upto 11.00 pm) C) Rs.10,000	04.08.2026 11.00 am to 04.00 pm	Not Known to Us Rohit 9058763899 Dev Kumar 8095807705 Sudha 9895788116	 Property ID : PUNB83250165

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://banknet.com on the date and time mentioned at the respective columns above. 4.For detailed term and conditions of the sale, please refer https://banknet.com and 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/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 Bidders(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 to 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: 15.07.2026
Place: Mumbai

sd/-
Authorized Officer,
Punjab National Bank

SHREE WARANA SAHAKARI BANK LTD; WARANANAGAR
TAL-PANHALA DIST-KOLHAPUR

PUBLIC NOTICE FOR SALE OR TRANSFER

IMMOVABLE PROPERTY TAKEN OVER/UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 FOR SALE ON AS IT IS WHERE IT IS AND WHATEVER THERE IS BASIS.

Sr No.	NAME OF THE BORROWER AND OUTSTANDING DUES FOR RECOVERY OF WHICH PROPERTY IS BEING	LOCATION AND DETAIL OF PROPERTY AND RESERVE PRICE
1	1) M/S Curae Pharmaceuticals Private limited (Borrower) of Gat No.397, Mann, Pune 2) Mr. Anil Tukaram Mohite (Mortgagor/ Guarantor) Flat No C-401,Bella Vista Empress Co.OpHousing Soc.Ltd'At Wakad, Mulshi, Pune 3) Mr. Suresh Tukaram Mohite. (Mortgagor & Guarantor) Swami Residency, Shahu Colony, Lane No.9,Karve Nagar, Pune 4) Mr. Dinesh Narayan Shinde. (Director & Guarantor) Hiniwadi, Tal Mulshi, Pune. 5) Mr. Shubham Balasaheb Kusalkar (Director & Guarantor) Fl-15, Gardenia Soc., Vadgaon Sheri, Pune.	All piece and parcel of land adm. 0 H 73.295 R (7329.50 sq.mt.) out of land 1 H 46.59 R which is carved out of larger land of 5 H 02 R, bearing S R. no. 397 along with construction standing there upon situated at village Maan Tal Mulashi Dist. Pune RESERVE PRICE : 8,82,00,000/-
		This advertisement will also be published on the website https://bankauctions.in for the purpose of e-auction

N.B.

- The above mentioned property is in the possession of the bank. To the best of knowledge and information of the Bank there are no other Governmental and Semigovernmental encumbrances However any other dues if any are to be ascertained by the prospective purchaser(s)
- The property shall be sold on 'as it is & where it is and whatever there is' basis. The successful bidder shall be liable to pay all the necessary expenses \ costs for eg: stamp duty, registration fee etc. in accordance with law. Bank shall not be responsible reimburse any expenses, costs, encumbrances, property taxes or governmental or any other taxes with respect to property.
- The particulars in respect of the assets specified herein above have been stated to the Best of the information of the under signed hereinabove who however shall not be Responsible for any error, misstatement of omission in the said particular. The Prospective purchasers, tenders are therefore requested to check up in their own Interest there and other detail in respect of all the concern dues in respect of Immovable property before submitting the tenders.

TERMS AND CONDITIONS

- Sale or transfer is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed form. Further details of the immovable property and tender form can be obtained from the Branch **Bhusari Colony, Kothrud, Pune** of the Bank on payment of Rs. 100/- per form. Property is available for inspection on **dt.15/07/2026 To 03/08/2026** should contact the number mentioned below one day in advance.
- Sealed tenders must be duly filled in the prescribed format of the bank. The tender must be accompanied by the Earnest Money deposit amount is Rs 44,10,000/- in the form of Demad draft or pay order issued by a scheduled/ Commercial or co-opertive bank, drawn in favour of Shri. Warana Sahakari Bank Ltd Warananagar. The completed tender should be submitted in the tender box placed in the cabin of the Branch Manger at the bank's **Bhusari Colony, Kothrud, Pune** on or before **dt. 04/08/2026 before 12.30 p.m.** The tenders will be opened on **04/08/2026 between 12.45 to 2.00 P.M** in the presence of authorized officer in the cabin at Shree Warana Sahakari Bank Ltd.Warananagar Kothrud Branch, Dattai Building, Left Bhusari Colony, Kothrud, Pune - 411038.
- The borrower, respective tenderers, guarantors and owner of the property under sale or transfer may, if they so desire give his/her offer or the best possible valid offers for the property offered for sale provided they follow the requirements at 2 as above.
- The borrowers, respective tenderers, guarantors and owner of the property or their authorized representatives may remain present at the time of opening of the tenders. The offerer will have an opportunity to increase their offers at the time if they so desire. They are therefore advised to remain present themselves or through their duly authorized and empowered representative.
- The borrower, Guarantors and property owners and Successful bidder must pay 25% of the sale price (including EMD which is already deposited) on the same day or not later than next working day and the remaining amount is to be paid within 15 days from the date of confirmation of sale.
- As per Auction terms & conditions the bank provide separate form additional terms & conditions to the auction bidder & said terms & conditions are binding auction Bidder/purchaser.
- All the rights to sanction or refuse the tenders / Auction are reserved with the authorized officer.

Contact -
Shree Warana Sahakari Bank Ltd. Kothrud Branch, Dattai Building, Left Bhusari Colony, Kothrud, Pune - 411038.

Branch Manger - Mr. Uttam Patil (Mob. No. 865009561)
Mob. No. 9763716571 / 9763716393 / 9763716625