

ए. आर. एम. बी., मुंबई पश्चिम
तीसरा माला, पी.एन.बी. प्रगती टावर, प्लॉट सी - ९
जी-ब्लॉक, बांद्रा कूला कम्प्लेक्स, वांद्रा पूर्व, मुंबई-४०००५१
ई मेल : cs4444@pnb.bank.in

ARMB, Mumbai Western
3rd Floor, PNB Pragati Tower, Plot C - 9, Block - G,
Bandra Kurla Complex, Bandra (E), Mumbai - 400051
e-mail: cs4444@pnb.bank.in

PNB/Recovery/NPA/e-Auction/2026-27

WITHOUT PREJUDICE

Dated: 07.08.2026

M/s Bhavani Innovation LLP 1st Floor, Plot No. 263-279, Kapol Niwas, Sardar Vallabhbhai Patel Road, Khetwadi, Girgaon, Mumbai-400004	M/s Bhavani Innovation LLP 5A, Ground Floor, Plot No. 140, BF Wadia Compound, Barrister Nath Pai Marg, Bharat Petrol Pump, Near Reay Road Railway Station, Mumbai-400010
Mr. Ayush Mehul Mehta (Partner) Flat No. 72, 9th Floor, Milan Apartment, B Wing, 87- Tardeo Road, Opp. Tardeo A C Market, Tardeo, Mumbai-400034	Mrs. Sudha Jayraman Ayothi (Partner) Room. No. 197, Nityanand Nagar, Wadala, Mumbai-400037
Mr. Ayush Mehul Mehta (Partner) Flat No. 1301 on 13th Floor Building known as Promesa Castor situated at Khetwadi, 4th Lane, 268-279, S.V. P. Road, Mumbai-400004	Mr. Mehul Kirtikumar Mehta Milan Apartment, Flat No. 72, 9th Floor, B- Wing, 87- Tardeo Road, Opp. Tardeo A C Market, Tardeo, Mumbai-400034

Notice under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Dear Sir,

Sub: Sale of Secured Assets

Please refer to the notice dated 18.04.2026 issued by the Authorized Officer u/s 13(2) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, and also possession notice dated 31.07.2026 while taking the possession of the under mentioned assets on 31.07.2026.

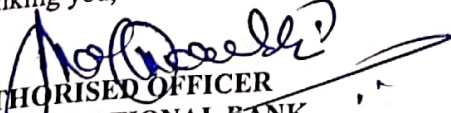
Flat No. 1301 on 13th Floor Building known as Promesa Castor situated at Khetwadi, 4th Lane, 268-279, S.V. P. Road, Mumbai-400004 standing on C. S. No. 671 of Girgaon Division and Sub District-Mumbai City owned by Mr. Ayush Mehul Mehta admeasuring 524 Sq. Ft. (Carpet).

In this connection, you are hereby called upon to pay the outstanding dues amounting to Rs. 454.71 Lakh, as mentioned in the above notices with up to date interest @ contracted rate, less amount paid by you after Date of NPA plus costs incurred by the Authorized Officer while taking possession of the said assets and thereafter for preservation of the same, within 30 days from the date of this notice and get release of the aforesaid assets from the undersigned. In case you fail to pay the aforesaid amounts within the said period we shall be constrained to sell aforesaid assets for realizing the dues and take other measures as deemed fit as per the provisions of the aforesaid Act and Rules.

This notice is sent to you for your information and co-operation for disposal of these secured assets at a reasonable price.

Property Type	Reserve price	EMD Amount & Last date of deposit EMD	Bid Increment Amount	E Auction Date & Time
Flat No. 1301 on 13th Floor Building known as Promesa Castor situated at Khetwadi, 4th Lane, 268-279, S.V. P. Road, Mumbai-400004 standing on C. S. No. 671 of Girgaon Division and Sub District-Mumbai City owned by Mr. Ayush Mehul Mehta admeasuring 524 Sq. Ft. (Carpet).	Rs.1,78,00,000/-	Rs. 17,80,000 upto 24.09.2026	Rs. 1,00,000/-	24.09.2026 (11.00 am to 04.00 pm)

Thanking you,


AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR

