

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
1	ARMB Thane Mr. Mohseen Hasan Khan Flat No. 8, 2nd Floor, A Wing, 7th Road, Golibar Naka, Santacruz (East), Mumbai	Mr. Mohseen Hasan Khan Flat No. 406, 4th Floor, Building No-B, Poddar Urban Life Style, S.No. 42/Paiky 1/12 to 42/paiky- 1/22 & N.A. Plot No.12B to 19 B and 20A to 22A Nearby Railway Bhilad Station, On NH 8, At Village -Daheli, Tal-Umergaon, Dist-Valsal, Gujrat- 396105	A) 20.04.2021 B) Rs.30,56,131.00 as on 20/04/2021 plus further interest & charges thereon C) 11.02.2022 D) Symbolic	A) Rs. 16,70,000/- B) Rs. 1,67,000/- (up to 05/03/2026 till 11.59 pm) C) Rs. 5,000/-	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
2	ARMB Thane Mr. Mohseen Hasan Khan Flat No. 8, 2nd Floor, A Wing, 7th Road, Golibar Naka, Santacruz (East), Mumbai	Mr. Mohseen Hasan Khan Flat No. 405, 4th Floor, Building No-B, Poddar Urban Life Style, S.No. 42/Paiky 1/12 to 42/paiky- 1/22 & N.A. Plot No.12B to 19 B and 20A to 22A Nearby Railway Bhilad Station, On NH 8, At Village -Daheli, Tal-Umergaon, Dist-Valsal, Gujrat- 396105	A) 20.04.2021 B) Rs.30,56,131.00 as on 20/04/2021 plus further interest & charges thereon C) 11.02.2022 D) Symbolic	A) Rs. 12,98,000/- B) Rs. 1,29,800/- (up to 05/03/2026 till 11.59 pm) C) Rs. 5,000/-	06/03/2026 11.00 am to 04.00 pm	Municipal Taxes, Electricity Charges others Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
3	ARMB Thane Mr. Mohseen Hasan Khan Flat No. 8, 2nd Floor, A Wing, 7th Road, Golibar Naka, Santacruz (East), Mumbai	Mr. Mohseen Hasan Khan Flat No. 404, 4th Floor, Building No-B, Poddar Urban Life Style, S.No. 42/Paiky 1/12 to 42/paiky- 1/22 & N.A. Plot No.12B to 19 B and 20A to 22A Nearby Railway Bhilad Station, On NH 8, At Village -Daheli, Tal-Umergaon, Dist-Valsal, Gujrat- 396105	A) 20.04.2021 B) Rs.30,56,131.00 as on 20/04/2021 plus further interest & charges thereon C) 11.02.2022 D) Symbolic	A) Rs. 10,30,000/- B) Rs. 1,03,000 (up to 05/03/2026 till 11.59 pm) C) Rs. 5,000	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
4	ARMB Thane Pawan Shridhar Sarode, Shridhar Namdev Sarode & Swati Shridhar Sarode Flat No. 605, 6th Floor, S.K. Heights CHS. Ltd., Plot No. 28, Sector 15, Near Marbadevi Mandir, Ghansoli, Navi Mumbai 400704, Thane.	Flat No. 605, 6th Floor, S.K. Heights CHS. Ltd., Plot No. 28, Sector 15, Near Marbadevi Mandir, Ghansoli, Navi Mumbai 400704, Thane (admeasuring 570 sq. ft. carpet, Terrace area of 50 sq. ft.) In the name of Pawan Shridhar Sarode & Swati Shridhar Sarode	A) 13.12.2024 B) Rs. 66,65,941.31 plus Interest & charges thereon C) 30.04.2025 D) Symbolic	A) Rs 82,80,000/- B) Rs. 8,28,000/- (05/03/2026 upto 11.59 pm) C) Rs. 5,000/-	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
5	ARMB Thane Bhanushali Bharat Hariram Flat No. A/506, 5th Floor, Crestle Sector, CASA Bela Gold, Kallian Shil Road, Dombivli (East), Thane 421201	Under construction Flat No. 103, 1st Floor, Building No. 9, Blue Bell, Enkay Garden, Wavanje, Taluka Panvel, Dist Raigad, admeasuring 698 sq.ft. approx. (carpet)	A) 27.05.2022 B) Rs. 23,67,929.44 plus Interest & charges thereon C) 14.10.2022 D) Symbolic	A) Rs 15,00,000/- B) Rs. 1,50,000/- (05.03.2026 upto 11.59 pm) C) Rs. 5,000/-	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452
6	ARMB Thane M/S SONA SYNTHETICS 145-C Dr. VIGAS STREET ,3RD FLOOR ,R NO 17 KALBADEVI ROAD, MUMBAI-400002	INDUSTRIAL GALA NO 1 TO 9 ON SECOND FLOOR, BUILDING NO. 29 IS SITUATED NEAR TCI PETROL PUMP, BHIWANDI -WADA ROAD, VILLAGE KOPAR, TAL BHIWANDI, DIST THANE - 421302	A) 26.12.2019 B) 6,14,10,524/- plus interest & charges thereon C) 11.03.2020 D) Physical	A) Rs. 3,05,00,000/- B) Rs. 30,50,000/- (05.03.2026 upto 11:59 PM) C) Rs. 35,000/-	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amrit Pal Singh 8057134735 Kaushalya Pandey 8750332726
7	ARMB Thane Mrs. Sudha Shashikant Shah Mr. Ketan Shashikant Shah H. no. 129, Vaza Mohalla, Near Geeta Sizing, RN Compound, Kenari Bhiwandi 421302	RESIDENTIAL UNIT- Flat no. 203, Second Floor, D- Wing " Gomti Housing Complex S no. 44/1, C.T.S.No. 3323, Near Shivaji Chowk & Nazrana talkies, Ajay Nagar at Bhiwandi Dist Thane 421302 BUA 705 SQFT	A) 27.02.2024 B) 20,54,308.12 plus interest and charges thereon C) 02.04.2025 D) Physical	A) Rs. 20,34,000/- B) Rs. 2,03,400/- (05.03.2025 upto 11:59 PM) C) Rs. 5,000/-	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amrit Pal Singh 8057134735 Kaushalya Pandey 8750332726
8	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 Achal 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. Rohitashva 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. Achal 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. 14/A on 1st Floor, Building No. 7, A Wing, adm. 16.770 sq. mtrs carpet area in Salsette Building No. 7 CHSL bearing CTS No. 339 B, formerly CTS No. 339, 341 (1 to 7 and 388) in the revenue village Mogra, Taluka Andheri, District Mumbai Suburban in the registration district of Mumbai City and Mumbai Suburban owned by Mr. Meghvi Jay 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. 37,50,000/- B) Rs. 3,75,000/- (upto 05.03.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
9	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 Achal 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. Rohitashva 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. Achal 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. 15/A on 1st Floor, Building No. 7, A Wing, adm. 16.770 sq. mtrs carpet area in Salsette Building No. 7 CHSL bearing CTS No. 339 B, formerly CTS No. 339, 341 (1 to 7 and 388) in the revenue village Mogra, Taluka Andheri, District Mumbai Suburban in the registration district of Mumbai City and Mumbai Suburban owned by Ms. Kalpana Achal Kumar	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. 37,50,000/- B) Rs. 3,75,000/- (upto 05.03.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
10	ARMB Thane	Flat No. S-1, 2nd Floor, Kumar Residency R.S No	A) 30.03.2022	A) Rs 28,35,000/-	Date:	Not Known to Us

	Road, Pump House, Andheri (East), Mumbai - 400053.					
10	ARMB Thane M/s. Four Star & Importers and Traders Pvt. Ltd. Shop No. 13, Plot No. 35, Sec. 42, Nerul, Navi Mumbai - 400706 Plot No. 63, Sinar Talukar Industrial Estate, Musalgaon, Industrial Estate Nashik - 422103	Flat No. S-1, 2nd Floor, Kumar Residency R.S No 924/A/2, Plot No. 23, Nr. Tulunadu Bhawan, Opp. Sanjay Bhokare Group of Institute, Miraj - Sangli Road, Village Kupwad, Tal. Miraj, Sangli 416410. Area admn 932.27 sq. ft. BUA in the name of Mr. Milind Shripad Chandurkar.	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 23.09.2022 D) Symbolic	A) Rs. 28,35,000/- B) Rs. 2,83,500/- (upto 05.03.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
11	Mr. Kaustabh Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Milind Shripad Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706	Flat No. 701, 7th Floor, W Wing, Jade Residences, Type C, Gat No. 1403/12, 1405A & 1405B, Wagholi, Awhalwadi Tal, Haveli, Dist. Pune - 421207. Area admn 997.17 Sq. Ft. Built up in the name of Mrs. Sanjivni Milind Chandurkar	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic (Order for physical possession received)	A) Rs. 61,75,000/- B) Rs. 6,17,500/- (upto 05.03.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 am to 04.00 pm	
12	Ms. Sanjeevani Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706 Mr. Nachiket Milind Chandurkar B-101, Chinar CHSL, Plot No. 35, Sec. 42, Nerul, Navi Mumbai 400706	Flat No. 301, 3rd Building No. B-7, Xrbia Hinjewadi, Vasundhara Society, Marunge Road, Village Dattawadi (Nere), Tal. Mulshi, Pune - 411057, Plot No. R-22 to R-29, S. No. 38/2+3+39+56+57 Area carpet 571.00 Sq. Ft. In the name of Mrs. Sanjivni Milind Chandurkar	A) 30.03.2022 B) Rs. 1,67,85,378.48 plus Interest & charges thereon C) 17.09.2022 D) Symbolic (Order for physical possession received)	A) Rs. 26,00,000/- B) Rs. 2,60,000/- (upto 05.03.2026) C) Rs. 5,000/-	Date: 06.03.2026 Time: 11.00 am to 04.00 pm	
13	ARMB Thane M/s. Kushal Mercantile Pvt. Ltd. C-23, Shubdha CHSL, 1st Floor, Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai - 400030. M/s. Deegesh Construction Pvt. Ltd. (Guarantor) Duplex No. 5 C-Wing, Durgesh Residency Apartment situated at S. No. 63/2, Anandwadi, Gangapur Road, Nashik - 422005.	Residential Building on Plot No. 32-B, Situated at S. No. 36/2, Village Anandwadi, Off. Gangapur - Nashik Road, Near Zudio - Gangapur Showroom, B/s. Deegesh Tower, Balwant Nagar, Navshya Ganpati Parisar, Anandwadi, Tal. & Dist. Nashik - 422013. Adm. 1318 sq. mtr. saleable area and 471 sq. mtr plot area. In the name of M/s. Deegesh Construction Pvt. Ltd.	A) 18.07.2014 B) Rs. 8,96,97,487.00 (plus future interest and charges) C) 07.11.2014 D) Symbolic	A) Rs. 3,12,00,000/- B) Rs. 31,20,000/- (upto 05.03.2026) C) Rs. 50,000/-	Date: 06.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
14	ARMB Thane M/s Neogem India Ltd G-32 Gem & Jewellery Complex III SEEPZ Andheri East Mumbai-400096 Mr Ronak Mahindra Doshi (guarantor) Mr Gaurav Mahindra Doshi (promoter cum guarantor) Ms Reshma Doshi (guarantor) Flat No.15-E, on Fifth Floor, The Malabar Apartments CHS Ltd., Opp Shimla house Malabar&Cumbala Hill Div., Malabar Hill, Mumbai 400006 Mr Ronak Mahindra Doshi (guarantor) Mr Mahindra Doshi (guarantor) M/s Viatashi G Doshi (guarantor) Flat No. 16-G, The Malabar Apartments CHS Ltd., Opp Shimla house Maalbar&Cumbala Hill Div., Malabar Hill, Mumbai 400006 Ms Renu Jawahar Kathuria Flat no 907, Krishna Valley Rd no 12 Banjara Hills Hyderabad-500034	Flat No 16G on the 7th floor, The Malabar Apartments CHS Ltd, Plot No C and 53A, Part of Cadastral Survey No 442, 443 and 444 of Malabar and Cumbala Hill, Mumbai 400006 Area Admeasuring: Carpet Area 787 Sq ft Mr Mahendra Doshi	A) 11.05.2016 B) PNB: Rs.10.80 Cr plus further interest and charges from the date of NPA ie.31.03.2014 minus recoveries if any BOI: Rs.4.89 Cr plus further interest and charges from the date of NPA ie.30.06.2015 minus recoveries if any C) 19.07.2016 D) Symbolic	A) Rs. 3,17,84,000/- B) Rs. 31,78,400/- (up to 05.03.2026 till 11:59 PM) C) Rs.30,000/-	06.03.2026 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Deshmukh 9895788116
15	ARMB, THANE M/s PARAMOUNT CORPORATION Shop No 1, Ground Floor, Mahavir building, Near Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai 400009 MR DINESH CHAMANLAL JOSHI Flat No 703, 7 th Floor, Krishna Vihar CHSL, Near Irla Tata Compound, Vile Parle West, Mumbai 400056 MS HETAL DINESH JOSHI Flat No 703, 7 th Floor, Krishna Vihar CHSL, Near Irla Tata Compound, Vile Parle West, Mumbai 400056 MRS VARSHADINESH JOSHI Flat No 703, 7 th Floor, Krishna Vihar CHSL, Near Irla Tata Compound, Vile Parle West, Mumbai 400056	Shop No 1, Ground Floor, Mahavir building, Near Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai 400009 adm 1000 sqft built up	A) 15.03.2023 B) Rs. 1,46,81,116/- as on NPA plus further interest & charges thereon C) 11.07.2023 D) Symbolic *Additional outstanding (on extension of mortgage to loans) for Rs. 35,00,000/- and Rs. 29,40,609.90/- on NPA plus further interest & charges thereon	A) Rs. 2,72,25,000.00/- B) Rs. 27,22,500/- (up to 05.03.2026 till 11.59 pm) C) Rs. 25,000/-	06.03.2026 11.00 am to 04.00 pm	Not Known to Us. Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Deshmukh 9895788116

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://baanknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com&www.pnbIndia.in>. 5. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.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 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 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: 17.02.2026,
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank