

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	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name of the Account			B) Last Date of EMD C) Deposit of EMD amount, Date and Time D) Bid Incremental Amount		
1	ARMB, THANE. Mr. Mukesh Ramashish Sharma & Mrs. Divya Ramavtar Nai Alias Mrs. Divya Mukesh Sharma Flat No 1001, 10th Floor, E- Wing, Central Park, Ekta Park Ville, Opp. Global City, Narangi Bypass road, Village-Chikal Dongri, Virar West. Palghar - 401303. Property ID: PUNBMUKESHRAMA	Flat No 1001, 10th Floor, E- Wing, Central Park, Ekta Park Ville, Opp. Global City, Narangi Bypass road, Village-Chikal Dongri, Virar West. Palghar - 401303. Mr. Mukesh Ramashish Sharma & Mrs. Divya Ramavtar Nai Alias Mrs. Divya Mukesh Sharma Built up Area: 658.54 Sq.ft.	A) 15.09.2023 B) Rs. 25,66,206.41 plus interest and charges thereon C) 13.12.2023 D) Physical	A) Rs. 39,00,000.00 B) 26.02.2026 C) Rs. 3,90,000.00 D) Rs 5,000/-	27.02.2026 (11.00 a.m to 04.00 p.m)	Not Known to Us Tamikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB, THANE. To, All Legal Heirs of Late Dashrath Bhoia Prasad Gupta. Flat No.302, 3rd Floor, A- Wing, Sai Paradise CHSL, Sector-8A, Near Vibgyor International School, Airoli, Navi Mumbai - 400708 Property ID: PUNBDASHRATHGUPTA	Flat No.302, 3rd Floor, A- Wing, Sai Paradise CHSL, Sector-8A, Near Vibgyor International School, Airoli, Navi Mumbai - 400708 To, All Legal Heirs of Late Dashrath Bhoia Prasad Gupta, Built Up Area : 570.sq.ft	A) 29.04.2024 B) Rs. 71,50,268.57 plus interest and charges thereon C) 26.08.2024 D) Symbolic	A) Rs. 73,88,000.00 B) 26.02.2026 C) Rs. 7,38,800.00 D) Rs 10,000/-	27.02.2026 (11.00 a.m to 04.00 p.m)	Not Known to Us Tamikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB, THANE. Ms. Ankita Lalchand Dubey. Flat No. 704, 7th Floor, B-2 Wing, Building No. 3, building known as 'Sai Empire' in the project known as 'Om Sai Infra', Sector VII, HDIL Layout, near Maitry Heights, Global City, Village Dongare, Virar (West), Taluka Vasai, District, Palghar - 401303. Property ID: PUNB8325ANKITA	Flat No. 704, 7th Floor, B-2 Wing, Building No. 3, building known as 'Sai Empire' in the project known as 'Om Sai Infra', Sector VII, HDIL Layout, near Maitry Heights, Global City, Village Dongare, Virar (West), Taluka Vasai, District, Palghar - 401303. Ms. Ankita Lalchand Dubey. Carpet Area : 733 sq. ft.	A) 31.07.2024 B) Rs. 54.33,164.73 plus interest and charges thereon C) 15.10.2024 D) Symbolic	A) Rs. 50,00,000.00 B) 05.03.2026 C) Rs 5,00,000.00 D) Rs 5,000/-	06.03.2026 (11.00 A.M. to 04.00 P.M.)	Not Known to Us Tamikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB, THANE. M/s D.V. Enterprises, Prop., Mr. Dhruvesh Shah, Mrs. Usha Pramod Ranka (Guarantor) - Mortgager Flat No B-4, B- Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shill Road, Dombivali East, Taluka Kalyan, Thane - 421304. Property ID: PUNBCSDVENTER	Flat No B-4, B- Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shill Road, Dombivali East, Taluka Kalyan, Thane - 421304. M/s D.V. Enterprises, Prop., Mr. Dhruvesh Shah, Mrs. Usha Pramod Ranka (Guarantor) - Mortgager Built Up Area : 390.20 Sq. Ft.	A) 16.02.2023 B) Rs. 58,50,972.98 plus interest and charges thereon C) 16.06.2023 D) Physical	A) Rs. 17,46,000.00 B) 26.02.2026 C) Rs. 1,74,600.00 D) Rs 5,000/-	27.02.2026 (11.00 A.M. to 04.00 P.M.)	Not Known to Us Tamikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB, THANE. M/s D.V. Enterprises, Mr. Dhruvesh Shah, Mrs. Usha Pramod Ranka (Guarantor) - Mortgager Flat No B-5, B- Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shill Road, Dombivali East, Taluka Kalyan, Thane - 421304. Property ID: PUNBCSDVENTER	Flat No B-5, B- Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shill Road, Dombivali East, Taluka Kalyan, Thane - 421304. M/s D.V. Enterprises, Mr. Dhruvesh Shah, Mrs. Usha Pramod Ranka (Guarantor) - Mortgager Built Up Area : 554.56 Sq. Ft.	A) 16.02.2023 B) Rs. 58,50,972.98 plus interest and charges thereon C) 16.06.2023 D) Physical	A) Rs. 24,83,000.00 B) 26.02.2026 C) Rs. 2,48,300.00 D) Rs 5,000/-	27.02.2026 (11.00 A.M. to 04.00 P.M.)	Not Known to Us Tamikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
6	ARMB, THANE. Flat No. 501, "Sbd Tejwanti Heights", Survey No.	Flat No. 501, "Sbd Tejwanti Heights", Survey No.	A) 20.02.2025	A) Rs. 52,00,000.00	06.03.2026	Not Known to Us

6	ARMB, THANE. Ms. Manisha Santosh Kadam Flat No. 501 'Shri Tirupati Heights', Survey Nos. 69/1P and 26/1, situated at Village Bhadwad, Taluka Bhiwandi, Dist. Thane. Property ID : PUNB8325MANISHA	Flat No. 501 'Shri Tirupati Heights', Survey Nos. 69/1P and 26/1, situated at Village Bhadwad, Taluka Bhiwandi, Dist. Thane. Ms. Manisha Santosh Kadam Built Up Area : 1048 sq. ft. (97.39 sq. mtr.)	A) 20.09.2025 B) Rs. 63,25,320.00 plus interest and charges thereon C) 29.11.2025 D) Symbolic	A) Rs. 52,00,000.00 B) 05.03.2026 C) Rs. 5,20,000.00 D) Rs. 10,000/-	06.03.2026 (11.00 A.M. to 04.00 P.M.)	Not Known to Us Tarnikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
7	ARMB, THANE. Mrs. Latika Sanjay Dhusiay & Mr. Sanjay Vashishthmuni Dhusiay Flat No. 2C-1006, 10th Floor, JP North Estella, JP North Garden City Complex, Vinay Nagar, Sector TO RNA Kashmiria Road, Survey No. 24 & Others of Village Ghodbunder, Mira Road East, Thane-401107. Property ID: PUNB8325SANJAYLATIKA2C1006	Flat No. 2C-1006, 10th Floor, JP North Estella, JP North Garden City Complex, Vinay Nagar, Sector TO RNA Kashmiria Road, Survey No. 24 & Others of Village Ghodbunder, Mira Road East, Thane-401107. Mrs. Latika Sanjay Dhusiay & Mr. Sanjay Vashishthmuni Dhusiay Capet Area : 520 Aq. Ft Along with 1 Car Parking	A) 18.08.2025 B) Rs. 1,43,23,865.65 plus interest and charges thereon C) 15.12.2025 D) Symbolic	A) Rs. 80,82,000.00 B) 05.03.2026 C) Rs. 8,02,800.00 D) Rs. 10,000/-	06.03.2026 (11.00 A.M. to 04.00 P.M.)	Not Known to Us Tarnikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
8	ARMB, THANE. MR. SANJAY VASHISHTHMUNI DHUSIYA & MRS. LATIKA SANJAY DHUSIYA. Flat No. 201, 2nd Floor, Vagholkar House Co-Operative Housing Society Limited, Chendani, R.S. Road, CTS NO. 83, Tikka No. 2 OF Village Chendani, Thane-400601 Property ID: PUNB8325LATIKASANJAY201	Flat No. 201, 2nd Floor, Vagholkar House Co-Operative Housing Society Limited, Chendani, R.S. Road, CTS NO. 83, Tikka No. 2 OF Village Chendani, Thane-400601 MR. SANJAY VASHISHTHMUNI DHUSIYA & MRS. LATIKA SANJAY DHUSIYA. Built Up Area : 665 Sq. Ft	A) 01/10/2025 B) Rs. 26,05,134.68 (Plus interest & charges thereon) C) 08/12/2025 D) Symbolic	A) Rs. 83,79,000.00 B) 05.03.2026 C) Rs. 8,37,900.00 D) Rs. 10,000/-	06.03.2026 (11.00 A.M. to 04.00 P.M.)	Not Known to Us Tarnikant Ghai 700042920 Amrit pal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB Thane Mr. Rajesh Dattatray Nangare Flat No. 601, 6th Floor, Building B, Sai Enclave, Near Ajanta P Mill, Vadavali, Ambivali, Kalyan (West), Pin-421101.	Flat No. 601, 6th Floor, Building B, sai Enclave, Near Ajanta paper Mill, Vadivali, Ambivali, Kalyan (West), Pin-421101. (Carpet area 418 sq.ft.) Mr. Rajesh Dattatray Nangare	A) 01/10/2025 B) Rs. 26,05,134.68 (Plus interest & charges thereon) C) 08/12/2025 D) Symbolic	A) Rs. 34,00,000/- B) Rs. 3,40,000/- (05/03/2026 upto 11.59 p.m.) 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
10	ARMB Thane M/s. K.K. Maheshwari & Co. Shop No. 105, 1st Floor, Hilton Arcade Shopping Centre, Evershine City, Gokhivare, Manikpur, Ambadi Road, Vadsai (East), Dist. Palghar-401202.	Shop No. 105, 1st Floor, Hilton Arcade Shopping Centre, Evershine City, Gokhivare, Manikpur, Ambadi Road, Vadsai (East), Dist. Palghar-401202 (307 sq. carpet) Mrt. Gopikishan B. Maheshwari.	A) 02/04/2013 B) Rs. 33,50,598/- plus Interest & charges thereon C) 06/06/2013 D) Symbolic	A) Rs. 34,00,000/- B) Rs. 3,40,000/- (05/03/2026 upto 11.59 p.m.) 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
11	ARMB THANE M/s. Vara Trading Parasnath Complex, Building No. B-19, Gala No. 209, Second Floor, Owali Village, Dapode Road, Bhiwandi-421302.	Amalgamated Flat No. 2001 & 2101, E Wing, Building No. 9, E Wing, Whispering Palm, XX Clusivess CHS., LTD., Lokhandwala Township, Akurli Road, Kandivali (East), Mumbai - 400101. (Both flats internally amalgamated) Shri. Chamanlal V. Awtaney & Smt. Deepa C. Awtaney.	A) 11/04/2022 & 07/06/2022 B) Total Rs. 7,34,86,775/10 plus Interest & charges thereon C) 16/07/2022 D) Symbolic	A) Rs. 5,98,50,000/- B) Rs. 59,85,000/- (05/03/2026 upto 11.59 p.m.) C) Rs. 50,000/-	06/03/2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Chetan Patil 9969178452

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>
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.
- The Sale will be done by the undersigned through e-auction platform at the Website baanknet.com/on (as per date mentioned in above) @ 10:00 AM TO 04:00 PM.

Date: 04.02.2026

Place: Mumbai

Sd/
Authorised Officer,
Punjab National Bank
Secured Creditor