

**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<br>Name of the Account                                                                                                                                                                                                                                                                                                                                                                                                                        | Description of the Immovable Properties<br>Mortgaged                                                                                                                                                                                                                                                                                                     | A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002<br>B) Outstanding Amount as on<br>C) Possession Date u/s 13(4) of SARFESI ACT 2002<br>D) Nature of Possession Symbolic / Physical / Constructive | A) Reserve Price<br>B) Last Date of EMD<br>C) Deposit of EMD amount, Date and Time<br>D) Bid Incremental Amount | Date/ Time of E-Auction                           | Details of the encumbrances known to the secured creditors<br>Name & Number of the Contact Person       |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|        | Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors                                                                                                                                                                                                                                                                                                                                                                                                  | Name of Mortgagor / Owner of property                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                         |                                                                                                                 |                                                   |                                                                                                         |
| 1      | <b>ARMB Thane</b><br><b>M/s. National India Contractors &amp; Engineers (Borrower)</b><br>Commercial Unit on 1st Floor, South Corner, Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar (W), Mumbai 400025<br>Mr. Farukh Khatri (Partner & Guarantor)<br>Mr. Zubier Khatri (Partner & Guarantor)<br>Mr. Rizwan Khatri (Partner & Guarantor)<br>628, U K Tower, H J Khatri House, 13th Road, Near Khar Telephone Exchange, Khar (W), Mumbai 400052 | Office premises admeasuring 6000 sq. ft. area for the 1st floor of the building known as Mantri Corner CHSL, situated at C S No. 1138 of Lower Parel Division, Plot No. 1027, TPS No. IV, Junction of Gokhale Road & Sayani Road, Dadar (W), Mumbai - 400025 in the name of M/s. National India Contractors and Engineers.                               | A) 11.08.2025<br>B) Rs. 5,87,79,979.86 plus Interest & charges thereon<br>C) 30.10.2025<br>D) Symbolic                                                                                                  | A) Rs 11,50,00,000/-<br>B) Rs. 1,15,00,000/-(upto 26.03.2026)<br>C) Rs. 1,00,000/-                              | 27.03.2026<br>11.00 am to 04.00 pm                | Not Known to Us<br>Satyendra Mishra 9903085950<br>Amitpal Singh 8057134735<br>Vasim Kasmani 9167566135  |
| 2      | <b>(A) Armb Thane</b><br><b>(B) Mr. Rupesh Kumar Sharma &amp; Mrs. Nikita Rupesh Sharma (Borrower/Mortgagor)</b><br>Flat No. 404, 4th Floor, Gulmohar Chs Ltd, Kamatghar, Anjurphata, Bhiwandi-421302<br>&<br>Flat No. 94, 9th Floor, Building No. L, Apurva Building, Amantra Housing Complex, Amantra Eco City Junction, Bhiwandi Bypass, Thane-421302<br>Property Id - Puntb83250962021                                                                       | Residential Flat No. 94, Situated On 9th Floor, "L" Wing, Known As "Apurva", Amantra, Complex, Survey No. 34 To 35, 37, 49 To 53 & Others Of Village Ranjoli, Near Bhiwandi Bypass, Kalyan Bhiwandi Road, Kalyan (West), Taluka Bhiwandi, District Thane-421302<br>(Carpet Area: 851 Square Feet)<br>Mr. Rupesh Kumar Sharma & Mrs. Nikita Rupesh Sharma | A) 11.10.2022<br>B) 53,51,769.66 (As On 30.09.2022)<br>Plus Interest & Charges<br>C) 19.09.2024<br>D) Physical                                                                                          | A) Rs 38,46,000/-<br>B) Rs 3,84,600/- (26.03.2026)<br>C) Rs 5,000/-                                             | Date: 27.03.2026<br>Time: 11.00 A.M. To 04.00 P.M | Not Known to Us<br>Satyendra Mishra 9903085950<br>Amitpal Singh 8057134735<br>Abhinav Kumar 8709549907  |
| 3      | <b>ARMB Thane</b><br><b>M/s. DV Enterprises</b><br>Factory Unit No. 11/2, Ameeta Texpa Addl. Kalyan Bhiwandi, MIDC, Kondgaon, Bhiwandi, Thane - 421203<br>Mr. Dhruvesh Shah<br>Flat No. 15, Building No. 2, Agarwal Nagar, 3rd Floor, Dr. Ambedkar Road, Near Kagalw Nivas, Matunga, C.R., Mumbai - 400019.<br>Ms. Usha Pramod Ranka<br>Flat No. 2405, 24th Floor, C - Wing, Western Heights, Village Ambivali, D.N. Nagar, Andheri                              | Flat No. B4 & B5, B - Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shili Road, Dombivali East, Taluka Kalyan, Thane - 421304. Area adm. 390.20 sq. ft. and Area adm. 554.56 sq. ft. in the name of Ms. Usha Pramod Ranka.                                                                                       | A) 16.02.2023<br>B) Rs. 58,50,972.98 plus Interest & charges less recovery thereon<br>C) 21.06.2025<br>D) Physical                                                                                      | A) Rs. 42,29,000.00/-<br>B) Rs. 4,22,900.00/-(upto 26.03.2026)<br>C) Rs. 5,000/-                                | Date: 27.03.2026<br>Time: 11.00 am to 04.00 pm    | Not Known to Us<br>Satyendra Mishra 9903085950<br>Amitpal Singh 8057134735<br>Tarnikant Ghai 9816922200 |
| 4      | <b>ARMB Thane</b><br><b>M/s. DV Enterprises</b><br>Factory Unit No. 11/2, Ameeta Texpa Addl. Kalyan Bhiwandi, MIDC, Kondgaon, Bhiwandi, Thane - 421203<br>Mr. Dhruvesh Shah<br>Flat No. 15, Building No. 2, Agarwal Nagar, 3rd Floor, Dr. Ambedkar Road, Near Kagalw Nivas, Matunga, C.R., Mumbai - 400019.<br>Ms. Usha Pramod Ranka<br>Flat No. 2405, 24th Floor, C - Wing, Western Heights, Village Ambivali, D.N. Nagar, Andheri                              | Flat No. B4 & B5, B - Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shili Road, Dombivali East, Taluka Kalyan, Thane - 421304. Area adm. 390.20 sq. ft. and Area adm. 554.56 sq. ft. in the name of Ms. Usha Pramod Ranka.                                                                                       | A) 16.02.2023<br>B) Rs. 58,50,972.98 plus Interest & charges less recovery thereon<br>C) 21.06.2025<br>D) Physical                                                                                      | A) Rs. 42,29,000.00/-<br>B) Rs. 4,22,900.00/-(upto 26.03.2026)<br>C) Rs. 5,000/-                                | Date: 27.03.2026<br>Time: 11.00 am to 04.00 pm    | Not Known to Us<br>Satyendra Mishra 9903085950<br>Amitpal Singh 8057134735<br>Tarnikant Ghai 9816922200 |

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| <p>Village Ambivali, D.N. Nagar, Andheri</p> <p>4 <b>ARMB Thane</b><br/><b>Mr. Akhilesh Ramjeet Singh (Borrower)</b><br/>Flat no 104, 1st floor, H wing, Building D, Suncity complex, Village Manor, Palghar-401403.<br/>Mr. Satyanarayan Shambhunath Singh (Guarantor)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Flat no 104, 1st floor, H wing, Building D, Suncity complex, Village Manor, Palghar-401403.<br/>Admrg Carpet area: 580 sq.ft<br/>Owned by Akhilesh Ramjeet Singh</p>                                                                                                                         | <p>A) 22.03.2022<br/>B) Rs. 15,11,946.26 plus Interest and charges<br/>C) 15.02.2023<br/>D) Physical</p>                     | <p>A) Rs. 20,88,000/-<br/>B) Rs. 2,08,800/-<br/>(26.03.2026 upto 03.00 p.m)<br/>C) Rs. 5,000/-</p> | <p>27.03.2026<br/>10.00 am to 04.00 pm</p>           | <p>Not Known to Us<br/>Mr. Murtaza Suratawala<br/>9967860528</p>                                                             |
| <p>5 <b>ARMB Thane</b><br/><b>1) M/s. Shri Siddhi Industries (Borrower)</b><br/>Plot No. 21, Masat Industrial Estate, Tipco Industries, Masat Village, Silvassa - 396230.<br/><b>2) Shri Nikhil Pawan Kumar Agarwal (Partner/Mortgage)</b><br/>At 201, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601.<br/><b>3) Shri Pawan Kumar Agarwal (Guarantor)</b><br/>At 201, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601.<br/><b>4) Smt. Munni Devi Pawan Kumar Agarwal (Partner)</b><br/>At 201, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601.<br/><b>5) Shri Narendra Agarwal (Guarantor)</b><br/>1701, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601.</p> | <p>Office Premises No. 315, 3rd Floor, Bharat Chamber Premises CHS Ltd., 52-C, Elphinstone Estate Princess Dock, Baroda Street, Carnac Bunder, Masjid (E), Mumbai - 400 009.<br/>Built up Area: 264 Sq. Ft. in the name of Nikhil Agarwal</p>                                                   | <p>A) 12.07.2013<br/>B) Rs. 11.30 crores (plus further interest &amp; charges thereon)<br/>C) 15.10.2013<br/>D) Symbolic</p> | <p>A) Rs. 19,25,000/-<br/>B) Rs. 1,81,800/-<br/>(26.03.2026 upto 03.00 pm)<br/>C) Rs. 5,000/-</p>  | <p>27.03.2026<br/>10.00 am to 04.00 pm</p>           | <p>Not Known to Us<br/>Mr. Murtaza Suratawala<br/>9967860528</p>                                                             |
| <p>6 <b>ARMB Thane</b><br/><b>Mr. Khagen D Bhuyan</b><br/>1202-B-2/11 Building No 1-B/2, Gala No.11, Village Val, Prithesh Complex, Bhiwandi-421302</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Flat No. 101, 1st Floor Building No 10 (02-Wing-C), Atlanta Sapphire CHSL, Village Kamatghar, Opp Oswal School And Collage, Kamatghar Anjurphata Road, Bhiwandi, Taluka Bhiwandi, District Thane-421305. BUA 978 sq.ft. in the name of Mr. Khagen D Bhuyan and Ms. Aparna Khagen Bhuyan.</p> | <p>A) 19.05.2021<br/>B) Rs. 49,26,852.77 (Plus Interest and charges thereon)<br/>C) 22.03.2022<br/>D) Symbolic</p>           | <p>A) Rs. 46,00,000.00<br/>B) Rs. 4,60,000.00 (upto 26.03.2026)<br/>C) Rs. 5,000.00</p>            | <p>27.03.2026<br/>Time: 11.00 a.m. to 04.00 p.m.</p> | <p>Not Known to Us<br/>ASHA CHAVAN<br/>9284089408<br/>AMRIT PAL SINGH<br/>8057134735<br/>SATYENDRA MISHRA<br/>9903085950</p> |
| <p>7 <b>ARMB Thane</b><br/><b>Mr. Ritin Raghunath Shetty</b><br/><b>Mrs. Nikita Ritin Shetty</b><br/>Flat No. 14, 1st Floor, Building No 1, "Vijay Garden Lotus CHSL", Village- Kavesar, Near Aakash Ganga Complex, Near Suraj Water Park, G.B.Road, Thane West-400615.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Flat No. 14, 1st Floor, Building No 1, "Vijay Garden Lotus CHSL", Village- Kavesar, Near Aakash Ganga Complex, Near Suraj Water Park, G.B.Road, Thane West-400615.</p>                                                                                                                       | <p>A) 20.04.2021<br/>B) Rs. 25,58,755.50 (Plus Interest and charges thereon)<br/>C) 06.07.2021<br/>D) Symbolic</p>           | <p>A) Rs. 54,00,000.00<br/>B) Rs. 5,40,000.00 (upto 26.03.2026)<br/>C) Rs. 5,000.00</p>            | <p>27.03.2026<br/>Time: 11.00 a.m. to 04.00 p.m.</p> | <p>Not Known to Us<br/>ASHA CHAVAN<br/>9284089408<br/>AMRIT PAL SINGH<br/>8057134735<br/>SATYENDRA MISHRA<br/>9903085950</p> |

#### 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". 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. 2. 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. 3. For detailed term and conditions of the sale, please refer <https://baanknet.com> and [www.pnbindia.in](https://www.pnbindia.in). 4. 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. 5. 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. 6. 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. 7. The Authorized 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. 8. 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: 09.03.2026

Place: Mumbai

Sd/-  
Authorised Officer,  
Punjab National Bank