

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 M/s Ravi Developments Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai - 400067 Mr. Ketan Tokarshi Shah	Fiat No 101, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 880 sq.ft. BUA In the name of Mrs. Usha Ketan Shah & Mr. Ketan Tokershi Shah	A) 27-04-2021 B) Rs.2,72,15,392.52 (As on 31-03-2021) plus Interest & Charges C) 26-07-2021 D) Symbolic	A) Rs. 1,67,80,000/- B) Rs. 16,76,000/- (05-02-2026) C) Rs. 10,000/-	06.02.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
2	Fiat No. 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai - 400067 Mr. Jayesh Tokershi Shah	Fiat No 102, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 864 sq.ft. BUA In the name of Mrs. Sonal Jayesh Shah & Mr. Jayesh Tokershi Shah		A) Rs. 1,64,55,000/- B) Rs. 16,45,500/- (05-02-2026) C) Rs. 10,000/-		
3	Fiat No. 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai - 400067 Mrs Geeta R Shah	Fiat No 201, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 890 sq.ft. BUA In the name of Mrs. Sonal Jayesh Shah & Mr. Jayesh Tokershi Shah		A) Rs. 1,69,50,000/- B) Rs. 16,95,000/- (05-02-2026) C) Rs. 10,000/-		
4	Fiat No. 901/902, Raheja Grande, Turner Road, Bandra (West), Mumbai - 400050 Mrs Sonal Jayesh Shah	Fiat No 202, Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067 Admeasuring 875 sq.ft. BUA In the name of Mrs. Usha Ketan Shah & Mr. Ketan Tokershi Shah		A) Rs. 1,66,65,000/- B) Rs. 16,66,500/- (05-02-2026) C) Rs. 10,000/-		
5	Fiat No. 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai - 400067 Mrs Usha Ketan Shah Fiat No. 1502, C Wing, Gaurav Palace, 100, S V Road, Kandivali West, Mumbai - 400067	Fiat No 701, Hemlok CHSL, Kilachand Road, Near Namaha Speciality Hospital, Kandivali West, Mumbai 400067 Admeasuring 828 sq.ft. BUA In the name of Mr. Ketan Tokershi Shah		A) Rs. 1,48,15,000/- B) Rs. 14,81,500/- (05-02-2026) C) Rs. 10,000/-		
6	ARMB Thane M/s. Jain Brothers Fiat 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) Fiat No. 301, 3rd Floor, Shree Vastu Shilp CHSL,	Fiat 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. 41,50,000/- B) Rs. 4,15,000/- (upto 05.02.2026) C) Rs. 5,000/-	Date: 06.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
7	Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Meghvi Jay Jain (Partner) Fiat No. 701, 7th Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Rohitashava Kumar Jain (Partner) Fiat No. 702, 7th Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Sumat Prasad Jain Mr. Ajay Kumar Jain Fiat No. 302, 3rd Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Achal Kumar Jain Fiat 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.	Fiat 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) Rs. 41,50,000/- B) Rs. 4,15,000/- (upto 05.02.2026) C) Rs. 5,000/-		

6	ARMB Thane M/s. Jain Brothers Flat No. 14/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, 7th Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai – 400093. Mr. Rohitashava Kumar Jain (Partner) Flat No. 702, 7th 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. 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. 6,13,32,858.91 plus Interest & charges less recovery thereon C) 09.09.2025 D) Symbolic	A) Rs. 41,50,000/- B) Rs. 4,15,000/- (upto 05.02.2026) C) Rs. 5,000/- A) Rs. 41,50,000/- B) Rs. 4,15,000/- (upto 05.02.2026) C) Rs. 5,000/-	Date: 06.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
8	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 Vratashi G Doshi (guarantor) Flat No. 16-G, The Malabar Apartments CHS Ltd., Opp Shimla house Malabar & 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 in the name of 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 BOf: 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. 3,53,15,100.00/- B) Rs. 35,31,510/- Till 05.02.2026 till 5:00pm C) Rs.25,000/-	06.02.2026 11.00 am to 04.00 pm	*Flat 16G is having Rs.20.24 lacs (Repair dues) which has to be borne by the buyers of the property. Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Deshmukh 9895788116
9	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/- (upto 05.02.2026 till 5:00pm) C) Rs.25,000/-	06.02.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Manish Kumar 9771477950 Sudha Deshmukh 9895788116
10	ARMB Thane Mr. Jai Shailesh Rahchh Ms. Kavita Rahchh Flat No. 802 and 803, 8th Floor, Tennessee Apartment, Next to CRPF Camp, Near Mumbai Pune Expressway, Village Wadgaon, Taluka Maval, District Pune – 412106 MR DINESH CHAMANLAL 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	Flat No. 802, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune – 412106. Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh	A) 01.06.2019 B) Rs. 80,23,148.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic	A) Rs. 55,50,000/- B) Rs. 5,55,000/- (upto 05.02.2026) C) Rs. 5,000/-	Date: 06.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
11	ARMB Thane Mr. Jai Shailesh Rahchh Ms. Kavita Rahchh Flat No. 802 and 803, 8th Floor, Tennessee Apartment, Next to CRPF Camp, Near Mumbai Pune Expressway, Village Wadgaon, Taluka Maval, District Pune – 412106 MR DINESH CHAMANLAL 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	Flat No. 803, 8th Floor, Tennessee Apartment, on Plot Bearing Survey No. 118/2C, Village Wadgaon, Taluka Maval, District Pune – 412106. Adm. 2065 sq. ft. BUA in the name of Mr. Jai Rahchh	A) 01.06.2019 B) Rs. 80,47,204.16 plus Interest & charges less recovery thereon C) 19.09.2019 D) Symbolic	A) Rs. 55,50,000/- B) Rs. 5,55,000/- (upto 05.02.2026) C) Rs. 5,000/-	Date: 06.02.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408

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". 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 <https://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: 18-01-2026
 Place: Mumbai

Sd/-
 Authorised Officer,
 Punjab National Bank