punjab national bank
Together for the better

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

SALE NOTICE FOR SALE OF SECURED ASSETS UNDER SARFAESI ACT

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	Property ID QR code
1	**ARMB Mumbai Western** **Mr. Sanjay Vashishtmuni Dhusiya (Borrower)** **Ms. Latika Sanjay Dhusiya(Co Borrower)**	Flat No. 2C-1006, 10th Floor, 2 C Wing, JP North Estella, JP North Garden City Complex, Vinay Nagar, Next to RNA Kashimira Road, Mira Road East, Thane – 401107. 2-BHK, Area adm. 520 sq. ft. along with 1 car parking in the name of Ms. Latika Sanjay Dhysiya and Mr. Sanjay Vashishthmuni Dhusiya.	A) 18.08.2025 B) Rs. 1,43,23,865.68 as on 18.08.2025 + Further intt & other charges C) 15.12.2025 D) Symbolic	A) Rs. 65,02,680/- B) Rs. 6,50,268/- 23.08.2026 (Upto 11.59PM) C) Rs. 10,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
2		Flat No. 201, 2nd Floor, Wagholkar House CHSL, Chendani, R S Road, Thane – 400601. Built Up Area adm. 665 sq. ft. in the name of Mr. Sanjay Vashishthmuni Dhusiya and Ms. Latika Sanjay Dhusiya.		A) Rs. 67,86,990/- B) Rs. 6,78,699/- 23.08.2026 (Upto 11.59PM) C) Rs. 10,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
3	**ARMB Mumbai Western** **Mr. santhanagopalan Vasudev (Borrower)** **Mrs. Radhika Rajagopalan (Co- Borrower)**	Flat No 1101,11 th Floor Ayesha Palace Near Mahasrashtra Guest House Dr Babasaheb Ambedkar Road CTS no 23 Dadar Naigaon Division, Tal & Dist Mumbai-400012 in the name of Mr Santhanagopalan Vasudev Adm. 425.00 sq Ft. RERA Carpet	A) 11.06.2026 B) Rs. 2,08,74,967.99 as on 10.06.2025 + Further intt & other charges C) 17.09.2025 D) Symbolic	A) Rs. 1,55,00,000/- B) Rs. 15,50,000/- 23.08.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
4	**ARMB Mumbai Western** **M/S Four Star Importers and Traders Private Limited** **Mr. Kaustabh Milind Chandurkar** **Mr. Nachiket Milind Chandurkar** **Mrs. Sanjivani Milind Chandurkar** **Mrs. Sanjivani Milind Chandurkar** **Milind Shripad Chandurkar** **Mrs. Sanjivani Milind Chandurkar** **Milind Shripad Chandurkar**	Flat No. 701, 7th Floor, W Wing, Jade Residences, Building Type C, Gat No. 1403/12, 1405A and 1405B, Awhalwadi, Pune Nagar Road, Wagholi, Tal: Haveli Dist. Pune- 421207. (Area adm. 997.17 Sq. ft Built Up)	A) 30.03.2022 B) Rs. 1,67,85,378.48 as on 30.03.2022 + Further intt & other charges C) 17.09.2022 D) Symbolic	A) Rs. 50,01,750/- B) Rs.5,00,175/- 23.08.2026 (Upto 11.59PM) C) Rs. 50,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagle 773816740	
5	**ARMB Mumbai Western** **Mr. Shridhar Abhimanyu Alat (Borrower)** **Mrs. Shital Shridhar Alat (Co-Borrower)**	RESIDENTIAL UNIT- FLAT NO C 603 VERSOVA MANGELA , MACHHIMAR SAMAJ , SARVODAYA CHSL S NO 161, PLOT NO 9-10 VARSOVA LINK ROAD ANDHERI WEST , MUMBAI , MAHARASHTRA-400061 ADMEASURING ABOUT BUA 390 sqft	A) 06.05.2021 B) Rs. 78,19,908/- as on 31.03.2021 + Further intt & other charges C) 27.07.2021 D) Symbolic	A) Rs. 66,15,000/- B) Rs. 6,61,500/- 23.08.2026 (Upto 11.59PM) C) Rs. 10,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
6	**ARMB Mumbai Western** **Mr. Abhishek Verma (Borrower)**	Merged Flat No G-03 & G-04 at Ground Floor, "City Park Apartment" Behind Ashirwad Palace, Near jivkor Nagar, Ghod Dod Road, At Murja R S Road, At Paiky TP No. 9 (Majura), FP No 183/B, Taluka Surat City, Dist Surat - 395002, Area Admn 3500 sq ft Super Build Up.	A) 18.05.2025 B) Rs. 2,17,22,706/- as on 18.05.2025 + Further intt & other charges C) 03.09.2021 D) Symbolic	A) Rs. 1,19,07,000/- B) Rs. 11,90,700/- 23.08.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagle 773816740	
7	**ARMB Mumbai Western** **Mr .Bhushan Bhikaji Sawant (Borrwer) Ms Anubha Bhushan Sawant (co-Borrower)**	Flat No. 702, 7th Floor, in the building known as Gurukrupa, society known as Shree Gurukrupa CHSL, situated at Gangawadi, Agra Road, Ghatkopar (West), Mumbai - 400086, CTS No. 2211, 2212, 2213, Village Ghatkopar, Taluka Kurla, Mumbai Suburban District Adm. 756 sq Ft. RERA Carpet	A) 08.12.2025 B) Rs. 1,75,07,490.01 as on 08.12.2025 + Further intt & other charges C) 24.02.2026 D) Symbolic	A) Rs. 1,27,98,000/- B) Rs. 12,97,800/- 23.08.2026 (Upto 11.59PM) C) Rs. 50,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan umar 9501632381	
8	**ARMB Mumbai Western** **All legal Heirs of Late Dashrath Bhola Prasad Gupta**	Flat No -302 3rd Floor A Wing Sai Paradise CHSL Sector 8 Near Vibgyor International School Airoli Navi Mumbai 400708 BUA 570 Sq ft	A) 29.04.2024 B) Rs. 71,50,268.57 as on 29.04.2024 + Further intt & other charges C) 26.08.2024 D) Symbolic	A) Rs. 72,72,180/- B) Rs. 7,27,218/- 23.08.2026 (Upto 11.59PM) C) Rs. 25,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan umar 9501632381	
9	**ARMB Mumbai Western** **M/s Balaji Traders**	All piece and Parcel of Land with construction in Industrial Gala No. 107, 1st Floor, Kohinoor Industrial Estate "A" constructed on piece and parcel of land /plot bearing U No. 26(part), Sheet No 14, situated near BK No 957, Station road, Ulhasnagar, -3 Thane -421003. Adm. Area about 1275 Sq. Ft. Super Built up in the name of Mr. Ravi Rameshlal Kashwani.	A) 30.06.2015 B) Rs. 71,02,09,476/- as on 30.06.2015 + Further intt & other charges C) 03.10.2015 D) Symbolic	A) Rs. 23,49,000/- B) Rs. 2,34,900/- 23.08.2026 (Upto 11.59PM) C) Rs. 25,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan umar 9501632381	
10	**ARMB Mumbai Western** **Mr.Pradeep Vitthal Kamble(Borrower)**	Flat No 601, 6th floor, B Wing ,Shri Tirupatti Heights CHSL Sonale Bapgaon Road ,Village –Bhadwad Bhiwandi Dist Thane 421302 BUA 1084 Sq Ft.	A) 06.12.2024 B) Rs. 61,06,216/- as on 06.12.2024 + Further intt & other charges C) 20.02.2025 D) Symbolic	A) Rs. 39,90,060/- B) Rs. 3,99,006/- 23.08.2026 (Upto 11.59PM) C) Rs. 25,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan umar 9501632381	
11	**ARMB Mumbai Western** **Mr.Bharatraj Thali(Borrower) Mr. Sugandha Bharatraj Thali (Co Borrower)**	Flat No 405, 4th Floor, Building No L-4, Swapnapoorti Housing Scheme ,Sector-36 CIDCO, Colony Kharghar Navi Mumbai Pin:410210. In the name of Bharatraj Baskar Thalli & Mrs.Sugandh Bharatraj Thalli Carpet area 359.85 Sq ft	A) 19.11.2024 B) Rs. 36,02,922.00/- as on 19.11.2024 + Further intt & other charges C) 30.01.2025 D) Symbolic	A) Rs. 35,20,000/- B) Rs. 3,52,000/- 23.08.2026 (Upto 11.59PM) C) Rs. 25,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjan umar 9501632381	
12	**ARMB Mumbai Western** **M/s Shubham Caterers & Caring Pvt ltd (Borower)** **Mr. Nirakar Gobardhan Sahoo** **Mr. Nirakar Gobardhan Sahoo** **Mrs. Santoshee Nirakar Sahoo** **Mrs. Santosh Ratan Saw Ms. Manisha Pandurang Lolam**	Flat No. 802, 8th Floor, Vinayak No. 5, CTS No. 71, Village Mahagiri Tukaram Mahadik Road, Kharkar Ali, Jambhali Naka, Thane (W) - 400601	A) 13.04.2018 B) Rs. 2,51,45,842.94/- as on 31.03.2018 + Further intt & other charges C) 05.01.2019 D) Symbolic	A) Rs. 52,20,000/- B) Rs. 5,22,000/- 23.08.2026 (Upto 11.59PM) C) Rs.50,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagle 773816740	
13	**ARMB Mumbai Western** **Mr. Bhojraj Narhari Bhoir (Borrower)** **Mrs. Kalpana Bhojraj Bhoir (Co-Borrower)**	Shop No. 1, Ground Floor, D Wing, Gouri Apartment Near Vithal Mandir, S. No. 87/12 of Thane Bhiwandi Road, (Old Agra Road) Village Kalher, Taluka-Bhiwandi, Dist. Thane-421302 of Area 280 Sq. Ft. in the name of Mr. Bhojraj Narhari Bhoir.	A) 04.09.2021 B) Rs. 12,88,036.49 /- as on 04.09.2021 + Further intt & other charges C) 14.01.2022 D) Symbolic	A) Rs. 21,00,000/- B) Rs. 2,10,000/- 23.08.2026 (Upto 11.59PM) C) Rs. 25,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
14	**ARMB Mumbai Western** **M/S SHYAM SUNDAR ESTATES PVT LTD (OFFICE ADDRESS)** **501, Darvesh Chambers, S V Road, Khar West, Mumbai 400052** **MR NADEEM USMAN DARVESH (Director)** **MR. MAHBOOB USMAN DARVESH (Director)** **MR USMAN ABUBAKER DARVESH** **701, Pinky Paradise CHSL, 11th Road, Khar West, Mumbai 400052**	All that part and parcel of the property consisting of land at Plot No. A3, Plot No. A4 & Plot No. A5 adm. 862 sq. yards equivalent to 720.74 sq.mtrs. and a strip of land adm. 176.66 sq. yards equivalent to 147.74 sq. mtrs, western side of Plot No. A3 & A4 and abutting along S.V Road, CTS No.220/8, Survey No.7, Hissa No. 3, 5 and 1(part) and Survey No. 33(part), City Survey Bandivali, Taluka Andheri, Village: Bandivali, Taluka: Andheri, Mumbai Suburban District "excluding Plot on which Ayesha Tower is constructed" in the name of M/s Shyam Sunder Estates Pvt. Ltd..	A) 13.02.2020 B) Rs. 23,16,03,921.00 plus Interest and charges since date of NPA C) 20.12.2025 D) Symbolic	A) Rs. 7,30,00,000/- B) Rs. 73,00,000 23.08.2026 (Upto 11.59PM) C) Rs. 1,00,000/-	24.08.2026 11.00 AM - 04.00 PM	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	

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: 02.08.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank