



ARMB RANCHI (Address- S N Ganguly Road, Radheshyam Lane Ranchi, Ranchi -834001 Ph: 7300705205, E mail: cs6794@pnb.bank.in)

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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

| Lot No. | Name of the Branch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Description of the Immovable Properties Mortgaged/Owner's Name (mortgagers of property(ies))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002                                 | A) Reserve Price                                                                 | Date/ Time of E- Auction                    | Details of the encumbrances known to the secured creditors |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------|
|         | Name of the Borrower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | B) Outstanding Amount                                                                  | B) EMD                                                                           |                                             |                                                            |
|         | Name & addresses of the Borrower/ Guarantors Account                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C) Possession Date u/s 13(4) of SARFAESI ACT 2002                                      | C) Bid Increase Amount                                                           |                                             |                                                            |
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | D) Nature of Possession Symbolic / Physical/ Constructive                              | D) Baanknet Property ID                                                          |                                             |                                                            |
| 1.      | PNB-Jamshedpur, Jamshedpur (006320)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All the residential flat admeasuring 1080 Sq.ft (Super Built Up), comprising Flat No E-4 in the 5 <sup>th</sup> Floor within the building now named as "SHABINA APARTMENT" situated at Road No 12, Jawaharnagar, Mango, Jamshedpur, including One Four Wheeler parking space at the parking area of the complex, together with the undivided proportionate share of land measuring an area 150 Sq.ft being in portion of Old Plot No 192, recorded under old khata No 39, corresponding to portion of New Plot No 987, a,b,c, recorded under New Khata No 798, in ward No 8, MNAC of Mouza Pardihi, P.S. Mango, Thana No 1641, District Sub Registry Office and Town Jamshedpur, District East Singhbhum, together with all its advantages, easements, privileges, amenities, ingress and egress, utilities, services and lift etc in the name of M/s Dream Homes Infrastructure vide sale deed no 3317/3663 dated 09.08.2016. <b>The property is bounded by:</b> North: Open Sky Space, South: Flat No E-3, East: Open sky space, West: Common passage | A) 01.10.2021<br>B) Rs. 58,95,317.00+ further interest<br>C) 23.09.2025<br>D) Symbolic | A) Rs. 21,93,000.00<br>B) Rs. 2,19,300.00<br>C) Rs. 50,000.00<br>D) PUNB67942207 | 08.06.2026<br>From: 11:00 AM<br>to 04:00 PM | Any other encumbrances known to the bank-is not known      |
|         | M/s Dream Homes Infrastructure<br>At QR No 16/2/1 Road No 1 Bagbera colony Jamshedpur 831002<br>Mr. Manish Kumar S/o Sri Suresh Prasad Sharma, R/o K2/24, Road No 11, telco Colony, Jamshedpur, Dist East Singhbhum 831004<br>Mr. Santosh Kumar Singh S/o Sri Ram Nihori Singh R/o Bagbera Naya Basti, Near Sidhu Kanhu Maidan, Jamshedpur, Dist- East Singhbhum 831002<br>Mr. Santosh Kumar Pandey At QR No 16/2/1 Road No 1 Bagbera colony Jamshedpur 831002                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                                                                                  |                                             |                                                            |
| 2.      | PNB-Jamshedpur, Jamshedpur (006320)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All the part and parcel of residential flat No 4/4 having super build up area measuring 1050 sq.ft in the 4 <sup>th</sup> floor of the multi-storied building commonly known as "KESHRI COMPLEX" along with one car parking space, measuring 110 sq.ft in the ground floor of the building, situated in A-Block, in Mouza Mango, standing over portion of New Plot No 4842, recorded under New Khata No 803, in the location known as Gurunanak Mohalla, Rajendra Nagar, Dimna Road, P.S. Mango, Thana No 1642, Survey Ward No 09, M.N. A.C. Town Jamshedpur, District East Singhbhum, Jharkhand vide sale deed no 5231/6309 dated 27.11.2015 in the name of Smt. Punam Prabhat. <b>The property is bounded as</b> North: Vacant land of Kripal Singh, South: Flat No 4/3, Surjeet Singh, East: Madhusudan Kalpana, West: Flat No 4/5, S. Lomka                                                                                                                                                                                                         | A) 08.10.2021<br>B) Rs. 28,12,618.93+ further interest<br>C) 23.09.2025<br>D) Symbolic | A) Rs. 16,22,000.00<br>B) Rs. 1,62,200.00<br>C) Rs. 50,000.00<br>D) PUNB67942121 | 08.06.2026<br>From: 11:00 AM<br>to 04:00 PM | Any other encumbrances known to the bank-is not known      |
|         | Smt Punam Prabhat<br>R/o Bagbera Colony Road No 4, Near Shiv Mandir, Jamshedpur Dist East Singhbhum 831002<br>Sri Raj Kumar Prabhat S/o Late Sudama Prabhat Flat No 414, 4 <sup>th</sup> Floor Keshri Complex A Block Mango Gurunanak Mohalla, Rajendra Nagar, Dimna Road, Jamshedpur East Singhbhum 831012<br>Sri Brij Nandan Roy (Guarantor) R/o Q. No G-1 Type Q Road West Bistupur, Jamshedpur Dist East Singhbhum 831001                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                                                                                  |                                             |                                                            |
| 3.      | PNB-Jamshedpur, Jamshedpur (006320)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All the part and parcel of office cum residential premises on ground floor of the building commonly known as "ASHOKA TOWER" in old Purulia Road, measuring Super Built Up Area 1200 Sq.ft comprising of Rooms, Hall, Lat- Bath and having undivided proportionate share of land 250 sq.ft with one open car parking space 100 sq.ft with all the advantage, privileges and basic amenities along with the right to use common space, passages etc. provided therein situated in Mouza Pardihi P.S. Mango, Thana No 1641, in ward No 8 (MNAC), recorded under New khata No 198 being in portion of new plot no 3928, under the district sub registry office and town Jamshedpur, District East Singhbhum and state Jharkhand vide sale deed no 6883/8261 dated 08.09.2010 in the name of Gaurav Anand. <b>The property is bounded as</b> North: Vacant area the boundary wall of Ashoka Tower, South: Vacant Area of Ashoka Tower, East: Shop of Ashoka Tower, West: Parking Area and Rasta                                                              | A) 01.10.2021<br>B) Rs. 21,43,569.21+ further interest<br>C) 23.09.2025<br>D) Symbolic | A) Rs. 23,22,000.00<br>B) Rs. 2,32,200.00<br>C) Rs. 50,000.00<br>D) PUNB67942144 | 08.06.2026<br>From: 11:00 AM<br>to 04:00 PM | Any other encumbrances known to the bank-is not known      |
|         | M/s S.J. Traders Prop. Mukul Singh<br>R/o Ghora Chowk, Near Shanti Hotel, Jugsalai, Jamshedpur, Dist East Singhbhum 831006<br>Gaurav Anand S/o Ashok Kumar R/o Ashok Tower, Phase I, Old Purulia Road, Kunwar Basti, Kali Mandir, Mango Jamshedpur Dist East Singhbhum 831006<br>Raj Kumar S/o Late Sudama Prasad, R/o Road No 4, bagbera Colony, Near Shiv Mandir, Jamshedpur, Dist East Singhbhum 831011<br>Rakesh Kumar Singh S/o Mahendra Prtap Singh, Mango Gurudwara Road, Mango Jamshedpur Dist East Singhbhum 831012 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |                                                                                  |                                             |                                                            |

#### 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".
- Earnest Money Deposit (EMD) amount as mentioned above shall be deposited in E-Wallet of M/s PSB Alliance Private Limited (<http://baanknet.com>) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 07.06.2026 before 16.00 hours.
- 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://www.baanknet.com> For Property SI No. 1 to 3 on 08.06.2026 @ 11.00 AM.
- For detailed term and conditions of the sale, please refer <https://www.baanknet.com>, [www.pnbindia.in](http://www.pnbindia.in)

#### STATUTORY SALE NOTICE UNDER RULE 8(6) & 9 (1) OF THE SARFAESI ACT, 2002

Date: 27.04.2026  
Place: Jamshedpur

Sd./- Authorized Officer  
Punjab National Bank, Secured Creditor



Times of India (Ranchi) 06-11/05/2026