

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 Mr. Abhishek Verma Add: Flat No. G3-G4, Know City Park Apartment, RS No 152/2 PTPS No 1831 City/Survey Ward Surat Gujarat 395002	Merged Flat No. G-03 & G04 at Ground Floor "City Park Apartment" Behind Ashirwad Palace, Near Jlvkor Nagar, Ghod Dod Road, At Majura R.S. Road, AT Paiky TP No. 183/B, Taluka Surat City, Dist Surat 395002. Area Admn 3500 sq.ft super build up in the name of Mr. Abhishek Verma	A) 18.05.2021 B) Rs. 2,17,22,706.00 as on 30.12.2020 plus Interest & charges less recovery thereon C) 03.09.2021 D) Symbolic	A) Rs. 1,32,30,000/- B) Rs. 13,23,000/- (05.12.2025 upto 03.00 pm) C) Rs. 10,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	ARMB Thane M/s. Jain Brothers 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 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. Meghvi Jay Jain (Partner) Flat No. 701, 3rd Floor, Shree Vastu Shilp CHSL, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093. Mr. Rohitashava Kumar Jain (Partner) Flat No. 702, 3rd 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. combined with 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. Flat No. 301, 3rd Floor, adm. 730 sq. ft. BUA, Vastu Shilp CHSL, Shree Vastu Enclave, Rajmata Jijabai Road, Old Pump House, Nagardas Road, Andheri East, Mumbai - 400093 situated at land bearing S. No. 26/2(P), 26/1, 26/3, 25/1, 27/4, CTS No. 375, 378, 371, 376, 377, 379 of Village Mogra, Tal. Andheri, Dist. Mumbai Suburbs in the name of Mr. Achal Kumar Jain and Ms. Kalpana Achal Kumar Jain Flat No. 302, 3rd Floor, adm. 730 sq. ft. BUA, Vastu Shilp CHSL, Shree Vastu Enclave, Rajmata Jijabai Road, Old Pump House, Nagardas Road, Andheri East, Mumbai - 400093 situated at land bearing S. No. 26/2(P), 26/1, 26/3, 25/1, 27/4, CTS No. 375, 378, 371, 376, 377, 379 of Village Mogra, Tal. Andheri, Dist. Mumbai Suburbs in the name of Mr. Sumat Prasad Jain and Mr. Ajay Kumar Jain Flat No. 701, 7th Floor, adm. 730 sq. ft. BUA, Vastu Shilp CHSL, Shree Vastu Enclave, Rajmata Jijabai Road, Old Pump House, Nagardas Road, Andheri East, Mumbai - 400093 situated at land bearing S. No. 26/2(P), 26/1, 26/3, 25/1, 27/4, CTS No. 375, 378, 371, 376, 377, 379 of Village Mogra, Tal. Andheri, Dist. Mumbai Suburbs in the name of Mr. Meghvi Jay Jain Flat No. 702, 7th Floor, adm. 730 sq. ft. BUA, Vastu Shilp CHSL, Shree Vastu Enclave, Rajmata Jijabai Road, Old Pump House, Nagardas Road, Andheri East, Mumbai - 400093 situated at land bearing S. No. 26/2(P), 26/1, 26/3, 25/1, 27/4, CTS No. 375, 378, 371, 376, 377, 379 of Village Mogra, Tal. Andheri, Dist. Mumbai Suburbs in the name of Mr. Rohitashava K 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. 78,10,000/- B) Rs. 7,81,000/- (17.12.2025 upto 03.00 pm) C) Rs. 10,000/- A) Rs. 1,79,00,000/- B) Rs. 17,90,000/- (17.12.2025 upto 03.00 pm) C) Rs. 25,000/- A) Rs. 1,78,00,000/- B) Rs. 17,80,000/- (17.12.2025 upto 03.00 pm) C) Rs. 25,000/- A) Rs. 1,79,00,000/- B) Rs. 17,90,000/- (17.12.2025 upto 03.00 pm) C) Rs. 25,000/- A) Rs. 1,52,00,000/- B) Rs. 15,20,000/- (17.12.2025 upto 03.00 pm) C) Rs. 25,000/-	Date: 17.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
3	ARMB Thane Mr. Sandesh Dattaram Hodavadekar Mrs. Smita D Hodavadekar Add: C-603 4th Floor 6th Floor, Plot no. 1,431,432 Khaprideo CHSL Eknath Ghadi Marg Bhoiwada, Parel, 400012	Flat no 602, 6th Floor, A Wing Building Known as Vinayak Srushti, S. No: 40/27C, Near Gaon Devi Mandir Road, Village Sonarpada, Dombivli East Tal Kalyan Dist Thane-421203 Admsg: 620 Sq Ft in the name of Mr. Sandesh Dattaram Hodavadekar & Mrs. Smita D Hodavadekar	A) 10.01.2023 B) Rs. 46,31,728.75 as on 31.10.2022 plus Interest & charges less recovery thereon C) 26.11.2024 D) Physical	A) Rs. 28,00,000/- B) Rs. 2,80,000/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
4	ARMB Thane Mr. Ritesh Maheshchandra Agarwal & Ms. Ms. Parul Ritesh Agarwal B-804, Silver Presidency, Plot No. 10, Sector 2, Near Charkop Police Station, Kandivali (West), Mumbai - 400067. M/s. Shri Mahalaxmi Traders (Prop. Ms. Parul R Agarwal) Gala No. 5, Ground Floor, Dhobi Ghat, Sunder Nagar, Opp. Blue Empire Complex, Kandivali (W), Mumbai - 400067.	Flat No. 06, 3rd Floor, Charkop Jeevan Sangram CHSL, Plot No. 24, Sector 2, RDP Road No. 1, Mahatma Gandhi Nagar, Charkop, Kandivali (West), Mumbai - 400067. Built Up Area: 1080.00 Sq.Ft. in the name of Mr. Ritesh Maheshchandra Agarwal & Ms. Parul Ritesh Agarwal	A) 04.09.2023 B) Rs. 62,01,030.04 plus Interest & charges thereon C) 24.11.2023 D) Symbolic	A) Rs. 1,38,70,000/- B) Rs. 13,87,000/- (05.12.2025 upto 03.00 pm) C) Rs. 10,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
5	ARMB Thane	Room No. B-7, Plot No. 142, Shree Siddhanath	A) 01.08.2023	A) Rs. 32,50,000/-	Date:	Not Known to Us

5	ARMB Thane M/s. Pace Elevators & Engineering Co. Pvt. Ltd. Directors Mr. Raja Ram Gaikwad & Mrs. Madhuri Gajendra Jagtap and Legal heir of late Mr. Gajendra Vishwanath Jagtap 1-A/4, Adarsh Industrial Estate, Upvan, Pokhran Road No. 1, Taluka & Dist Thane.	Room No. B-7, Plot No. 142, Shree Siddhanath CHSL, New Mahada Colony, Pawar Nagar, Village Majiwade, Thane (West) – 400601. Built Up Area: 300.00 Sq Ft in the name of Mrs. Madhuri Gajendra Jagtap	A) 01.08.2023 B) Rs. 47,65,232.66 plus Interest & charges thereon C) 09.02.2024 D) Symbollic	A) Rs. 32,50,000/- B) Rs. 3,25,000/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
6	ARMB Thane M/s. Karan Textiles (Prop. Hasso Gurdasmal Kukreja) 1, Palika Bazar, Behind Gajanand Market, Ulhasnagar – 2, Thane – 421002. Mr. Hasso Gurdasmal Kukreja BRK No. 300, Room No. 9, Near S.E.S. Girls High School, Jhulelal Mandir Road, Ulhasnagar – 421002.	Shop No. 204 & 205 (both merged units) admeasuring 265 Sq. Ft. BUA and Shop No. 207 admeasuring 170 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja Shop No. 310, 311 & 312 (all three merged units) admeasuring 470 Sq. Ft. BUA and Shop No. 313 admeasuring 200 Sq. Ft. BUA on 3rd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja Shop No. 208 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja Shop No. 209 admeasuring 105 Sq. Ft. BUA on 2nd Floor of "Shanti Market", situated and Constructed on Plot of Wing No. 1 to 14 of BRK No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District Thane – 421001 in the name of Mr. Hasso Gurdasmal Kukreja	A) 11.12.2017 B) Rs. 1,25,15,000.00, plus Interest & charges less recovery thereon C) 18.12.2019 D) Physical	A) Rs.15,75,000/- B) Rs.1,57,500/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/- A) Rs.24,20,000/- B) Rs.2,42,000/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/- A) Rs.3,85,000/- B) Rs. 38,500/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/- A) Rs.3,85,000/- B) Rs. 38,500/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
7	ARMB Thane Ms. Hema Ketan Pawar & Mr. Ketan Suresh Pawar Room No. 1, Ground Floor, Hanuman Niwas CHSL, Shivdas Chapsi Marg, Noorbaug Sandhurst Road, Chinchibunder, Mumbai – 400009.	Flat No. 1705, 17th Floor, A – Wing, Lodha Altia, New Cuffe Parade, Eastern Freeway, Salt Pan, Wadala, Mumbai – 400022. Adm. 514.00 sq. ft. Carpet Area in the name of Ms. Hema Ketan Pawar & Mr. Ketan Suresh Pawar.	A) 11.01.2024 B) Rs. 94,77,164.00 plus Interest and charges since date of NPA C) 19.07.2025 D) Physical	A) Rs.1,51,00,000/- B) Rs.15,10,000/- (05.12.2025 upto 03.00 pm) C) Rs. 10,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Asha Chavan 9284089408
8	ARMB Thane Mr. Bijay Kumar Tiwari & Mr. Basant Kumar Tiwari Building No. 3H, 4, Phase – 2, 302, Mohan Tuls Vihar, Hendrepada, Near Bharat College, Badlapur West, Thane – 421503.	Residential Flat No. 102 located on 1st Floor, Building No. 3/H, Phase – 2, Type A in Building known as "Mohan Tuls Vihar Phase 2/3 CHSL" situated at Hendra Pada, St. Anthony School Road, Village Kulgaon, Badlapur West, Tal. Ambernath, Dist. Thane - 421503. Area Adm. 971 sq. ft. including open terrace and one stilt car parking in the name of Mr. Bijay Kumar Tiwari & Mr. Basant Kumar Tiwar	A) 26.10.2021 B) Rs. 37,46,876.00 plus Interest and charges since date of NPA C) 28.10.2022 D) Symbolic	A) Rs.52,00,000/- B) Rs.5,20,000/- (05.12.2025 upto 03.00 pm) C) Rs. 5,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 9816922200
9	ARMB Thane M/s Eneritech Additives Pvt. Ltd. B 101, Riddhi Siddhi Complex, M G Road, Borivali East, Mumbai – 400 066 M/s Lord's Mark Papers & Polymers Pvt. Ltd. (Guarantor) (Name changed to M/s Lord's Mark Industries Pvt. Ltd.) B/101, Riddhi Siddhi Complex, M G Road, Borivali (East), Mumbai – 400 066 Mr. Balram Rajendra Singh (Guarantor) B-7, 704, Phase -33, Brahmanand CHSL, G B Road, Azad Nagar, Thane (West) – 400066 Mr. Rajesh Chavan Bungalow 1, Shyamal Niwas, Penkar Pada, Mira Road, District Thane - 401107	All that part and parcel of the property consisting of Unit No. 112, 1st Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Pelghar, Vasai (East), Palghar – 401210. Admeasuring 1126 Sq. Ft. Builtup in the name of M/s Lord's Mark Papers and Polymers Pvt. Ltd. All that part and parcel of the property consisting of Unit No. 113, 1st Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Pelghar, Vasai (East), Palghar – 401210. Admeasuring 1092 Sq. Ft. Builtup in the name of M/s Lord's Mark Papers and Polymers Pvt. Ltd. All that part and parcel of the property consisting of Unit No. 122, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Pelghar, Vasai (East), Palghar – 401210. Admeasuring 1310 Sq. Ft. Builtup in the name of M/s Eneritech Additives Pvt. Ltd. All that part and parcel of the property consisting of Unit No. 123, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Pelghar, Vasai (East), Palghar – 401210. Admeasuring 1092 Sq. Ft. Builtup in the name of M/s Eneritech Additives Pvt. Ltd.	A) 01-10-2015 B) Rs. 2,79,93,765.91 plus interest and charges since date of NPA. C) 08-01-2016 D) Symbolic	A) Rs. 24,30,000/- B) Rs. 2,43,000/- (05.12.2025 upto 03:00 pm) C) Rs. 5,000/- A) Rs. 23,40,000/- B) Rs. 2,34,000/- (05.12.2025 upto 03:00 pm) C) Rs. 5,000/- A) Rs. 28,80,000/- B) Rs. 2,88,000/- (05.12.2025 upto 03:00 pm) C) Rs. 5,000/- A) Rs. 23,40,000/- B) Rs. 2,34,000/- (05.12.2025 upto 03:00 pm) C) Rs. 5,000/-	Date: 05.12.2025 Time: 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 810899060

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: 13.11.2025
Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank