

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(b) 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	Circle SASTRA Thane Mr. Akhilesh Ramjeet Singh (Borrower) Flat no 104, 1st floor, H wing, Building D, Suncity Complex, Village Manor, Palghar-401403. Mr. Satyanarayan Shambhunath Singh (Guarantor)	Flat no 104, 1st floor, H wing, Building D, Suncity complex, Village Manor, Palghar-401403. Admng Carpet area: 580 sq. ft. Owned by Akhilesh Ramjeet Singh	A) 22.03.2022 B) Rs. 15,11,946.26 plus Interest and charges C) 15.02.2023 D) Physical	A) Rs. 20,30,400/- B) Rs. 2,03,040/- 16.09.2025 upto 03.00 p.m) C) Rs. 5,000/-	16.09.2025 10.00 am to 04.00 pm	Not Known to Us Mr. Murtaza Suratwala 9967860528
2	Circle SASTRA Thane 1) M/s. Shri Siddhi Industries (Borrower) Plot No. 21, Masat Industrial Estate, Tipco Industries, Masat Village, Silvassa-396230. 2) Shri Nikhil Pawan Kumar Agarwal (Partner/Mortgage) At 201, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601. 3) Shri Pawan Kumar Agarwal (Guarantor) At 201, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601. 4) Smt. Munni Devi Pawan Kumar Agarwal (Partner) At 201, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601. 5) Shri Narendra Agarwal (Guarantor) 1701, Flower Valley Complex, Eastern Express Highway, Near Khopat, Thane (W), 400 601.	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. Built up Area: 264 Sq. Ft. in the name of Nikhil Agarwal	A) 12.07.2013 B) Rs 11.30 crores (plus further interest & charges thereon) C) 15.10.2013 D) Symbolic	A) Rs 18,18,000/- B) Rs. 1,81,800/- (16.09.2025 upto 03.00 pm) C) Rs. 5,000/-	16.09.2025 10.00 am to 04.00 pm	Not Known to Us Murtaza Suratwala 9967860528
3	ARMB Thane M/s Enertech 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, Shyamlat 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, Palghar, Vasai (East), Palghar - 401210. Admeasuring 1126 Sq. Ft. Builtup in the name of M/s Lord's Mark Papers and Polymers Pvt. Ltd. Unit No. 113, 1st Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasai (East), Palghar - 401210. Admeasuring 1092 Sq. Ft. Builtup in the name of M/s Lord's Mark Papers & Polymers Pvt. Ltd. Unit No. 122, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasai (East), Palghar - 401210. Admeasuring 1310 Sq. Ft. Builtup in the name of M/s Enertech Additives Pvt. Ltd. Unit No. 123, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasai (East), Palghar - 401210. Admeasuring 1092 Sq. Ft. Builtup in the name of M/s Enertech 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) 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) 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/- (16.09.2025 upto 03:00 PM) C) Rs. 5,000/- A) Rs. 23,40,000/- B) Rs. 2,34,000/- (16.09.2025 upto 03:00 PM) C) Rs. 5,000/- A) Rs. 28,80,000/- B) Rs. 2,88,000/- (16.09.2025 upto 03:00 PM) C) Rs. 5,000/- A) Rs. 23,40,000/- B) Rs. 2,34,000/- (16.09.2025 upto 03:00 PM) C) Rs. 5,000/-	16.09.2025 10.00 am to 04.00 pm 16.09.2025 10.00 am to 04.00 pm 16.09.2025 10.00 am to 04.00 pm 16.09.2025 10.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060 Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060 Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060 Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
4	ARMB, Thane	Flet No. 201, 2nd Floor, Building Name "Sai	AA) 31.10.2018	A) Rs 20,50,000/-	Date:	NIL

4	ARMB, Thane M/s Harison Marketing (Borrower) Ground Floor, Sai dharm Block, A/192/284, Opp. Rajaveer Bakery, Uhasnagar-4, Dist. Thane-421004 Mr. Shyam Hariram Motwani (Borrower) & Mrs. Ramdevi H. Motwani (Mortgagor) Flat No. 201, 2nd Floor, Sai Dharm, Room No. 384, Block No. A-192, Uhasnagar-4, Taluka Uhasnagar, District Thane-421004 Property ID- PUNB8325022201	Flat No. 201, 2nd Floor, Building Name "Sai Dham", Plot of Room No. 384, Block No. A-192, CTS No. 23403, village zone: 1/7, Uhasnagar-4, Taluka Uhasnagar, Dist. Thane-421004. Built up Area: 506 Sq. Ft. Mrs. Ramdevi Hariram Motwani	AA) 31.10.2018 B) Rs 35,40,357.00 (As on 31.10.2018) plus interest & Charges C) 10.04.2019 D) Symbolic	A) Rs 20,50,000/- B) 2,05,000/- (16.09.2025 up to 03.00 pm) C) Rs 2,000/-	Date: 16.09.2025 Time: 10.00 A.M. to 04.00 P.M	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB, Thane Mr. Praveen Premchandran (Borrower/Mortgagor) Room No. 6/1 first floor in the building known as "Surya Darshan", 163/AB, Anand Colony, Sunder Nagar, Kalina, Santacruz (East), Mumbai-400098 Room No. 1 ground floor in the building known as "Surya Darshan", 163/AB, Anand Colony, Sunder Nagar, Kalina, Santacruz (East), Mumbai-400098 Property ID- PUNB83250330	Room No. 01, on Ground Floor of Building known as "Surya Darshan", situated at C.T.S No. 4890, S.No. 313, H.No. 1 (Part) of village Koleyalyan, 163/AB, Anand Colony, Sunder Nagar, Behind K.E.S School, Manipada Road, Kalina, Santacruz. (Carpet Area: 400 Square Feet) Mr. Praveen Premchandran	A) 10.01.2024 B) Rs. 52,40,052.75 (As on 10.01.2024) plus interest & charges C) 20.03.2024 D) Symbolic	A) Rs 43,74,000/- B) Rs 4,37,400/- (16.09.2025 up to 03.00 pm) C) Rs 5,000/-	Date: 16.09.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
6	Circle SASTRA Thane Sai Vibhuti Hospitality & Restaurants Pvt Ltd (Borrower) & Mr. Premchandran P K (Guarantor/Mortgagor) & Mrs. Praveen Premchandran (Guarantor) & Mrs. Lata Premchandran (Guarantor) Add- 163/AB, Anand colony, behind KES School, Sunder Nagar, Kalina, Santacruz, Mumbai-400098 Room No. 06/01, First Floor, Suryadarshan Apartment, Anand Colony, Sunder Nagar, Kalina Behind KES School, Santacruz East, Mumbai-400098 Property ID- PUNB83250276	Room No. 06, First Floor, Suryadarshan Apartment, Anand Colony, Sunder Nagar, Village Koleyalyan, Kalina Behind KES School, Santacruz East, Taluka Andheri, District Mumbai-400098 (Built up Area: 430 Sq Ft.) (Mr. Premchandran P K)	A) 26.05.2023 B) Rs 56,85,160.40 (As on 30.04.2023) Plus Interest & Charges C) 21.08.2023 D) Symbolic	A) Rs 45,28,000/- B) Rs 4,53,000/- (16.09.2025 up to 03.00 pm) C) Rs 5,000/-	Date: 16.09.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
7	Circle SASTRA Thane Mr. Shivram Daji Budhe, Alanabai Shivram Budhe Residential Flat No. 102, 1st floor, Shreepati Residency-Phase 1, building no B-2, Near Gurukul School, & Shalu Dhaba, Vill- Khidkai & Desai, Shilphata road, Dombivli (East), Thane-421204 Carpet Area: 547.13 Sq Ft Mr. Shivram Daji Budhe	Residential Flat No. 102, 1st floor, Shreepati Residency-Phase 1, building no B-2, Near Gurukul School, & Shalu Dhaba, Vill- Khidkai & Desai, Shilphata road, Dombivli (East), Thane-421204 Carpet Area: 547.13 Sq Ft Mr. Shivram Daji Budhe	A) 08.01.2024 B) Rs 56,52,000.00 (As on 08.01.2024) Plus Interest & Charges C) 20.03.2024 D) Symbolic	A) Rs 37,68,000/- B) Rs 3,76,800/- (16.09.2025 up to 3:00pm) C) Rs 5,000	Date: 16.09.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
8	Circle SASTRA Thane MANOJ BABULAHUJA (Borrower) & Mrs BHAVIKA MANGOJAHUJA (Borrower) & Mr AJIT NANIKRAM CHUGH (Guarantor) (Residential Flat No.603, 6th floor, Regency Galaxy Building, U no 68 of sheet no 66, CTS NO 26874, Village Uhanagar camp no 05, Gandhi road, Uhasnagar-5, Dist- Thane 421005 Plot Area: 552 Sq Ft MANOJ BABULAHUJA BHAVIKA MANGOJAHUJA	Residential Flat No.603, 6th floor, Regency Galaxy Building, U no 68 of sheet no 66, CTS NO 26874, Village Uhanagar camp no 05, Gandhi road, Uhasnagar-5, Dist- Thane 421005 & Flat no 401, Shamali park, OT Section, Uhasnagar-4, Dist -Thane-421004 Property ID- PUNB8325112021	A) 03.08.2019 B) Rs 29,03,000/- (As On 03.08.2019) Plus Interest & Charges C) 19.10.2019 D) Physical	A) Rs 28,54,000/- B) Rs 2,85,400/- (16.09.2025 up to 03:00pm) C) Rs 5,000/-	Date: 16.09.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
9	ARMB Thane Mr Hitesh Lakhi Valecha (Borrower) & Mrs Mamta Lakhi Valecha (co-Borrower) Add- Flat no 102, 1st floor, Sai Krupa Apartment, room no 11 & 12, Barak no 1590, section no 27, Satramdas Hospital road, Uhanagar, Thane-421004 Property ID- PUNB83250228	Residential Flat no 102, 1st floor, Sai Krupa Apartment, room no 11 & 12, Barak no 1590, section no 27, Satramdas Hospital road, Uhanagar, Thane-421004 Carpet area 634 sq feet Mr Hitesh Lakhi Valecha Mrs Mamta Lakhi Valecha	A) 08.04.2024 B) 25,46,0840.80/- (As on 30.03.2024) Plus Interest & Charges C) 02.07.2024 D) Symbolic	A) Rs 32,98,000/- B) Rs 3,29,800/- (16.09.2025 up to 03.00 pm) C) Rs 5,000/-	Date: 16.09.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Abhinav Kumar 8709549907 Amritpal Singh 8057134735 Satyendra Mishra 9903085950

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> in & 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 Bidders/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: 30.08.2025

Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank