

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. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala Gat No. 15/1/33, Plot No. C - 33, Gram Panchayat Milkat No. 160, Nandanvan Colony, Near Panchgani Mahableshwar Road, Pangari, Tal: Mahableshwar, Dist: Satara, Pin - 412805. Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala. Total Plot Area 3298.69 Sq Ft	Gat No. 15/1/33, Plot No. C - 33, Gram Panchayat Milkat No. 160, Nandanvan Colony, Near Panchgani Mahableshwar Road, Pangari, Tal: Mahableshwar, Dist: Satara, Pin - 412805. Mr. Siraj Yakub Patrawala Mrs. Uzma Siraj Patrawala. Total Plot Area 3298.69 Sq Ft	A) 19.12.2018 B) Rs.90,01,835.95 (Plus interest & charges thereon) C) 13.03.2019 D) Symbolic	A) Rs.1,10,00,000/- B) Rs.11,00,000/- (29.12.2025 upto 11.59 pm) C) Rs. 10,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB Thane M/s Superstar Online Flat no.1103, 11th Floor, I wing, Raheja Vista, Chandivali, Farm Road, Mumbai-400072. 2. Mr. Madhusudan Ghanshyam Parida Flat 301,3rd Floor,B wing,Kohiloor Plaza,Plot No 11-2, Sector 15, Mahim Merchant Co op Housing Society Ltd,Opp. Apeej school, Nerul, Navi Mumbai	Shop No. 03, Ground Floor and Room no. 01.02 & 03, 1st floor, Gaon devi Complex, Plot no. 148, Near Gaon devi Mandir, Opp. MGM Complex, Sector 11, Juhu Village, Vashi, Navi Mumbai 400703 in the name of Built Up Area: Shop no 03: 335 sq Ft Room no 01: 183.00 Sq Ft, Room no 02: 311.00 Sq FT, Room no 03: 270.00 Sq Ft	A) 06.05.2022 B) Rs. 1,03,59,911.88 (As on 31.03.2022) plus interest & charges C) 30.08.2022 D) Symbolic	A) Rs. 1,27,37,000/- B) Rs. 12,73,700/- (29.12.2025 upto 11.59 pm) C) Rs. 10,000/-	Date: 30.12.2025 Time: 10.00 a.m. to 04.00 p.m.	Not Known to Us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB Thane Mr. Khagen D Bhuyan 1202/B-2/11, Building No. 1-B/2, Gala No. 11, Village Val, Prithesh Complex, Bhiwandi - 421302.	Flat No. 101, 1st Floor, Building No. 10, (02-Wing-C), Atlanta Sapphire CHSL, Village Kamathgar, Opp. Oswal School & College, Kamathgar Anjurphata Road, Bhiwandi, Taluka Bhiwandi, District Thane - 421305. BUA 978 sq. ft. in the name of Mr. Khagen D Bhuyan & Ms. Arpana K Bhuyan.	A) 19.05.2021 B) Rs. 49,26,852.77 (Plus interest & charges thereon) C) 22.03.2022 D) Symbolic	A) 46,00,000.00 B) Rs. 4,60,000.00 (upto 29.12.2025) C) Rs. 5,000.00	Date: 30.12.2025 Time: 11.00 a.m. to 04.00 p.m.	Not Known to Us Asha Chavan 9284089408 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane Mr. Vinod Krishna Tupe Flat No. 101/102, B Wing, Laxmi Niwas Building, Near Nagarik Bank, Thange Alley, Behind Fire Station, Bhiwandi Talkies Road, Bhiwandi, Thane - 421302.	Flat No. 101 & 102, B - Wing, Laxmi Niwas Building, Near Nagark Bank, Thange Alley, Behing Fire Station, Bhiwandi Talkies Road, Sant Namdeo Road, Near Gurudev Shopping Centre, Village Bhiwandi, Tal. Bhiwandi, Dist. Thane - 421308. BUA of Amalgamated Flats B101 & B102 - Flat B101 - 600 sq. ft. & Flat B102 - 450 sq. ft. in the name of Mr. Vinod Krishna Tupe & Ms. Prabha Vinod Tupe.	A) 20.07.2022 B) Rs. 23,26,151.36 (Plus interest & charges thereon) C) 03.11.2022 D) Symbolic	A) 36,00,000.00 B) Rs. 3,60,000.00 (upto 29.12.2025) C) Rs. 5,000.00	Date: 30.12.2025 Time: 11.00 a.m. to 04.00 p.m.	Not Known to Us Asha Chavan 9284089408 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
5	ARMB Thane M/s D K Industries Plot No.55, OT Section, Khemani Industrial Area, Ulhasnagar 421002 Mr. Kamlesh Dulani (Guarantor) Kundan Palace, BK No. 76, R No. 1, Ulhasnagar 421001 Mr. Dilip Dulani (Guarantor) Kundan Palace, BK No. 76, R No. 1, Ulhasnagar 421001	Plot No. 55, OT Section, Khemani Industrial Area, Ulhasnagar 421002 Plot Area admeasuring 557.62 sq mtr, Constructed area 3770 sq ft In the name of M/s D K Industries	A) 14-09-2022 B) Rs. 2,76,96,046.74 plus Interest & charges thereon C) 15-12-2022 D) Physical	A) Rs. 1,76,42,000/- B) Rs. 17,64,200/- (29-12-2025) C) Rs. 10,000/-	30.12.2025 11.00 am to 04.00 pm	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
6	ARMB Thane Mr. Mukesh Ramashish Sharma & Ms. Divya Ramavtar Nai Alias Divya Mukesh Sharma F-601, EKTA PARKS VILLE, AGRAWAL LIFESTYLE, CENTRAL PARK, VIRAR WEST, PALGHAR 401303 C/o. Ram Ashish Sharma, Near Telephone Exchange, Munshi Gorakhnath Tola, Ahmed Nagar C. C. Road, H No. 448/8, Ward No. 08, Khand 3. Police Station - Kotawali, Deoria, Uttar Pradesh - 274001	Flat No. 1001, 10th Floor, E - Wing, Central Park A to H & K Wing CHSL, Ekta Parkville Complex, Plot Bearing S. No. 93, H. No. 2 & Others, Village Dongare, Virar (West), Tal. & Dist. Palghar - 401303. Adm. 658.54 sq. ft. BUA. In the name of Mr. Mukesh Ramashish Sharma & Ms. Divya Ramavtar Nai Alias Ms. Divya Mukesh Sharma	A) 15.09.2023 B) Rs. 25,66,206.41 plus Interest & charges less recovery thereon C) 13.12.2023 D) Physical	A) Rs. 39,00,000/- B) Rs. 3,90,000/- (upto 29.12.2025) C) Rs. 5,000/-	Date: 30.12.2025 Time: 11.00 am to 04.00 pm	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 7900042920
7	ARMB, Thane Mrs. Suman Chaurasiya (Borrower) & Mr. Brahmanand Chaurasiya & (Co-Borrower) Flat No. C-705, 7th Floor, C-Wing, Casa Greenville, Upper Thane, Near Lodha Dham, Mumbai-Nasik Highway, Bhiwandi, Thane-421302.	Flat No. C-705, 7th Floor, C-Wing, Casa Greenville, Upper Thane, Near Lodha Dham, Mumbai-Nasik Highway, Bhiwandi, Thane-421302. Built Up Area: 728.20 Sq. Ft. Mrs. Suman Chaurasiya & Mr. Brahmanand Chaurasiya & (Borrower) & (Co-Borrower)	A) 05.11.2019 B) Rs. 47,52,700.80 as on 01.11.2019 (plus interest and charges thereon) C) 03.11.2022 D) Physical Possession	A) 58,69,000.00 B) Rs. 5,86,900.00 (329.12.2025 TILL (3 3.00 P.M.) C) Rs. 10,000.00	30.12.2025 (10.00 A.M. to 04.00 P.M.)	Any unpaid Builder/Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 7900042920

8	ARMB-THANE To, All Legal Heirs of Late Dashrath Bhola Prasad Gupta. Flat No.302, 3rd Floor, A- Wing, Sai Paradise CHSL, Sector-8A, Near Vibgyor International School, Airoli, Navi Mumbai -400708	To, All Legal Heirs of Late Dashrath Bhola Prasad Gupta. Flat No.302, 3rd Floor, A- Wing, Sai Paradise CHSL, Sector-8A, Near Vibgyor International School, Airoli, Navi Mumbai -400708 Built Up Area: 570 sq.ft. To, All Legal Heirs of Late Dashrath Bhola Prasad Gupta	A) 29.04.2024 B) Rs. 71,50,268.57 as on 29.04.2024 (plus interest and charges thereon) C) 26.08.2024 D) Symbolic Possession	A).82,08,000.00 B) Rs. 8,20,800.00 (329.12.2025 TILL (3 3.00 P.M.) C) Rs.50,000.00	30.12.2025 (10.00 A.M. to 04.00 P.M.)	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
9	ARMB, THANE M/s BOLLIFYOOD HOSPITALITY PVT LTD UNIT 2 & 3 GROUND FLOOR, NALANDA SHOPPING CENTER, NEAR AMRAPALI SHOPPING CENTER, JUHU VILE PARLE, VAIKUNTHALAL, MEHTA ROAD, JVPD SCHEME, VILE PARLE WEST, MUMBAI - 400049 MR. BANWAIT MUBARAK SINGH	UNIT 2 & 3 GROUND FLOOR, NALANDA SHOPPING CENTER, NEAR AMRAPALI SHOPPING CENTER, JUHU VILE PARE, VAIKUNTHALAL, MEHTA ROAD, JVPD SCHEME, VILE PARLE WEST, TALUKA ANDHERI, DISTRICT MUMBAI SUBURBAN-400049 CARPET AREA 354 SQFT In the name of Mr. Sachin Eknath Pawar	A) 02-03-2020 B) Rs.2,18,21,491.42 as on 29-02-2020 plus further interest & charges thereon C) 07-01-2021 D) SYMBOLIC POSSESSION	A) Rs 1,10,00,000/- B) Rs. 11,00,000.00 (29-12-2025) C) Rs.5,000/-	30.12.2025 11.00 am to 04.00 pm	Not Known to Us Neeraj Kapahi 8108990060 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
10	WAHEGURU PARIWAR, PLOT NO. 4, SECTOR NO. 5, OPPOSITE, SHREENAGAR GURUDWARA, SHREENAGAR, WAGLE, THANE, MAHARASHTRA-400604 MR. SACHIN EKNATH PAWAR Residing At Flat No 304, 'A' Wing, 'Ganesh Krupa Chs Ltd', Sarasole Gaon, Sector 6, Nerul, Navi Mumbai, Thane-400706	UNIT 7 GROUND FLOOR, NALANDA SHOPPING CENTER, NEAR AMRAPALI SHOPPING CENTER, JUHU VILE PARE, VAIKUNTHALAL, MEHTA ROAD, JVPD SCHEME, VILE PARLE, WEST, TALUKA ANDHERI, DISTRICT MUMBAI SUBURBAN - 400049 CARPET AREA 354 SQFT In the name of Mr. Sachin Eknath Pawar		A) Rs 1,10,00,000/- B) Rs. 11,00,000.00 (29-12-2025) C) Rs.5,000/-	30.12.2025 11.00 am to 04.00 pm	
11	ARMB Thane M/s Fair Deal Enterprises (Proprietor Mr. Parth Sanghvi) A-603, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai -400067 Mr. Milan Sanghvi (Guarantor) A-602, Radhika Darshan CHSL, Hemu Kalani Cross Road No. 2, Kandivali (West), Mumbai -400067	Merged Commercial Shop Nos. L - 12, L-15, L-17 situated at Lower Ground Floor, "Prime Mall", in Irla CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, Area of shop no. L-12 admeasuring 141.48 sq.ft. built up Area of shop no. L-15 admeasuring 165.58 sq.ft. built up Area of shop no. L-17 admeasuring 172.95 sq.ft. built up In the name of Mr. Parth Sanghvi	A) 16-03-2022 B) Rs. 1,83,51,355.82 plus interest & charges thereon C) 13-03-2024 D) Physical	A) Rs. 88,85,000/- B) Rs. 8,86,500/- (29.12.2025) C) Rs. 10,000/-	30.12.2025 11.00 am to 04.00 pm	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
12		Commercial Shop No. L - 95 situated at Lower Ground Floor, "Prime Mall", in Irla CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9, 11, 12 and Part B, New CTS No. 433, 433/1, to 57, Landmark Behind HP Petro Pump, area of shop admeasuring 200.60 sq.ft. built up In the name of Mr. Parth Sanghvi		A) Rs. 28,50,000/- B) Rs. 2,85,000/- (29.12.2025) C) Rs. 10,000/-	30.12.2025 11.00 am to 04.00 pm	
13	ARMB Thane M/s Energetch 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	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	A) 01-10-2015 B) Rs. 2,79,93,765.91 plus interest & charges since date of NPA. C) 08-01-2016 D) Symbolic	A) Rs. 24,30,000/- B) Rs. 2,43,000/- (11-01-2026) C) Rs. 5,000/-	12.01.2026 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060
14	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	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 Energetch Additives Pvt. Ltd.		A) Rs. 28,80,000/- B) Rs. 2,88,000/- (11-01-2026) C) Rs. 5,000/-	12.01.2026 11.00 am to 04.00 pm	
15		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 Energetch Additives Pvt. Ltd.		A) Rs. 23,40,000/- B) Rs. 2,34,000/- (11-01-2026) C) Rs. 5,000/-	12.01.2026 11.00 am to 04.00 pm	
16	ARMB Thane Mr. Raj Harishchandra Thakur Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital, Virar (West), Dist. Palghar -401303 Mrs. Pratiksha Raj Thakur Tara Bhuvan, Datta Mandir Road, Near Sanjivani Hospital, Virar (West), Dist. Palghar -401303	Shop No. 1, 2, 3 & 4 on Ground Floor and Shop No. 101, 102, 103 & 104 on First Floor in Building known as Shraavan Phase I, (The Banjara Grand Restaurant), Survey No. 442, Hissa No. A (pt) & B (pt), Village Bolinj, Taluka Vasai, Viva College Road, Virar West, Dist. Palghar -401303 Admeasuring 1600 sq. ft. In the name of Mr. Raj Harishchandra Thakur	A) 11-12-2024 B) Rs. 4,61,03,677.75 plus interest & charges thereon C) 17-02-2025 D) Symbolic	A) Rs. 6,43,03,000/- B) Rs. 64,30,300/- (27.01.2026) C) Rs. 10,000/-	28.01.2026 11.00 am to 04.00 pm	Any unpaid Society Maintenance Dues, unpaid utility bills, etc. Any other encumbrances not known to the authorized officer Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Neeraj Kapahi 8108990060

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". 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: 13.12.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank