

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) & (1) of the Security Interest (Enforcement) Rules, 2002.
Notice is hereby given to the public as per the provisions of the said Act and the said Rules that the below described immovable property, is mortgaged/charged to the Secured Creditor, the creditor, the physical assets, the personal assets, has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is what is" and "Whatever there is" basis on the dates and conditions in the table annexed below, for recovery of the 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	Description of the Immovable Properties Mortgaged	A) Dt. 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	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name of the Account Name & addresses of the Borrower / Mortgagor	Name of Mortgagor / Owner of property			
1	ARMB Thane M/s. Agroha Udyog India Ltd F/7, 1st Floor, Cinemax, Wonder Mall Ghodbandar Road Thane - 400607 Ms. Manjula A Agarwal Flat No. 1/701, 7th Floor, Silver Leaf Residency, Kamalnagar, Bhiwandi, Thane - 421302 Mr. Ashwani Agarwal Flat No. 204/205, Building No. D/2, Garden Enclave, Vasant Vihar, Thane - 400004 Mr. Kishore Manohar Patil Flat No. 603, Building No. 25A, Near Tehaladar Office, Ashok Nagar, Bhiwandi - 421302 Mr. Prashant P More A/403, Prayag Building, Chanakya Park, Samelpada, Nallasopara West, Dist. Thane - 401203 M/s. Jewell Castings Pvt. Ltd. F/7, 1st Floor, Cinemax, Wonder Mall Ghodbandar Road, Thane - 400607	Varkas NA Land Open Plot bearing Gat No. 265 situated near Chavni Farm House, Khanoliwale Naka Ajgaon - Vastanagar Road Village Vastanagar, Tal. Wada, Dist. Palghar - 421303. Area adm. 10100 sq. mtrs. approx. in the name of Mr. Ashwani K P Agarwal	A) 04.10.2012 B) Rs. 3,99,10,038/- plus interest & charges less recovery thereon C) 22.03.2013 D) Physical	A) Rs. 1,46,00,000/- B) Rs. 14,00,000/- (upto 04.05.2026) C) Rs. 25,000/-	DATE: 05.05.2026 TIME: 11.00 AM TO 04.00 PM Not Known to us Rohit 9058763899 Rinu E F 8547762745 Vasim Kasmani 9167566135
2	ARMB Thane Mr. Chandrashekar Labhshankar Dixit Mr. Ruchir Chandrashekar Dixit Ms. Jyotsna Chandrashekar Dixit 13, 2nd Floor, Navin Bhuvan, Shushila Bhuvan, Near Rajganga Building, New Areye Road, Dombivli - 421201 Flat No. 303, 3rd Floor, Building No. 12 Elymus, Regency Anantam, Vicco Naka Dawdi, Kalyan - Shilphata Road Dombivli East - 421203	Flat No. 303, 3rd Floor, Building No. 12, Elymus, Regency Anantam, Vicco Naka, Land Bearing S No. 44/2, 47/1, 48, 49/1, 49/2, 50/1, 50/2, 50/4, 50/5, 51/2A, 51/4, 52/2, 54/1, 97, 101/3A, 3B, 3C, 3D, Village Dawadi, Dombivli East, Tal. Kalyan, Dist. Thane - 421201 adm. 502 sq. ft. carpet + 142 sq. ft. balcony in the name of Mr. Chandrashekar Labhshankar Dixit & Mr. Ruchir Chandrashekar Dixit & Ms. Jyotsna Chandrashekar Dixit	A) 17.02.2025 B) Rs. 61,28,424.24 plus interest & charges less recovery thereon C) 29.01.2026 D) Physical	A) Rs. 65,25,000/- B) Rs. 6,52,500/- (upto 04.05.2026) C) Rs. 10,000/-	DATE: 05.05.2026 TIME: 11.00 AM TO 04.00 PM Not Known to us Rohit 9058763899 Rinu E F 8547762745 Vasim Kasmani 9167566135
3	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, Pachran Road No. 1, Taluka & Dist. Thane.	Room No. B-7, Plot No. 142, Shree Siddhanth CHSL, New Mahada Colony, Powar Nagar, Village Majiwade, Thane (West) - 400601 in the name of Mrs. Madhuri Gajendra Jagtap Built Up Area: 300.00 Sq Ft.	A) 01.08.2023 B) Rs. 47,65,232.66 plus interest & charges thereon C) 09.02.2024 D) Symbolic	A) Rs. 32,50,000/- B) Rs. 3,25,000/- (upto 04.05.2026) C) Rs. 5,000/-	DATE: 05.05.2026 TIME: 11.00 AM TO 04.00 PM Not Known to us Rohit 9058763899 Rinu E F 8547762745 Vasim Kasmani 9167566135
4	ARMB Thane Mr. Sandesh Dattaram Hodavadekar Ms. Smita D Hodavadekar Add: C-603 4 th Floor 6 th Floor, Plot no 1,431,432 Khapdeo CHSL Eknath Ghadi Marg Bhoiwade, Parel, 400012	Flat no 602, 6 th 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	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. 25,25,000/- B) Rs. 2,52,500/- (upto 04.05.2026) C) Rs. 5000/-	DATE: 05.05.2026 TIME: 11.00 AM TO 04.00 PM Not Known to us Rohit 9058763899 Rinu E F 8547762745 Vasim Kasmani 9167566135
5	ARMB, WESTERN M/S Argus Infraction Pvt Ltd B-107 Kemp Plaza Malad West, Mind Space, Chincoli, Off Link Road, Mumbai, MH-400064 8201 Jimma Complex, Nr Goregaon Sports Club, Link Road, Malad West, Mumbai 400064 113/125 A Svaroop Nagar, Kanpur, Up-208002 Mr. Anurag Mishra (Director/Guarantor) C/905 Palm Court Complex Link Road Behind D Mart Malad West Mumbai 400064 Mr. Daya Nath Mishra (Director/Guarantor) 113/125 A Svaroop Nagar, Kanpur, Up- 208002 Mr. Amitabh Mishra (Director/Guarantor) 113/125 A Svaroop Nagar, Kanpur, Up- 208002 Mr. Anurag Mishra (Director/Guarantor) B-108 Kemp Plaza Malad West, Mind Space, Chincoli, Off Link Road, Mumbai, MH-400064 Mr. Anurag Mishra (Director/Guarantor) Apartment No 2, Ground Floor, Amraj plot No 33, Khandelwal Layout, Evershine Nagar, Malad (w) Mumbai-400064 Mr. Amitabh Mishra (Director/Guarantor) B-107 Kemp Plaza Malad West, Mind Space, Chincoli, Off Link Road, Mumbai, MH-400064 M/s Argus Freight Pvt Ltd (Guarantor) B-107 Kemp Plaza Malad West, Mind Space, Chincoli, Off Link Road, Mumbai, MH- 400064	A) Office No 107, 1 st Floor, Kemp Plaza Premises Co-op Soc Ltd, Near Bank Of Baroda, Chincholi Bunder Extension Road Off Link Road Mind Space, Malad (west) Mumbai - 400064 (mortgagor Mr Amitabh Mishra) Buildup 220 Sqft B) Office No. 108, 1 st Floor Kemp Plaza Premises Co-op Soc Ltd, Near Bank Of Baroda, Chincholi Bunder Extension Road Off Link Road Mind Space, Malad (west) Mumbai - 400064 (mortgagor Mr Anurag Mishra) Build Up 220 Sqft C) Office No 920, Jimima Imitation Jewellery Market Co-op Society Near Infiniti Mall Link Road Malad West Mumbai -400064 (mortgagor Mr Anurag Mishra) Build Up 379 Sqft D) Apartment No. 2, Partly On Ground Floor And Partly On 1 st Floor, Amraj, Plot No. 33, Khandelwal Layout, Evershine Nagar, Malad (west), Mumbai-400064 (mortgagor Mr Anurag Mishra) Carpet Area Of Flat 764 Sqft	A) 07-03-2025 B) 46645786.25 as on 28-02-2025 C) 25-09-2025 D) Symbolic Possession	A1)59,40,000/- A2)5,94,000/- A3)60000/- B1)59,40,000/- B2)5,94,000/- B3)60000/- C1)87,00,000/- C2)8,70,000/- C3)100000/- D1)2,03,66,000/- D2)20,36,000/- D3)21,000/-	26-05-2026 FROM 11:00AM TILL 04:00PM Not Known to us Mr. MANDALI SREENIWAS 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 the 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 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 or 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 Authorised 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 Authorised 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 Authorised 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: 19.04.2026
Place: Mumbai

Sd/-
Authorised Officer
Punjab National Bank