

**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) & 9(1) 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(s) 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" basis on the dates as mentioned in the table herein below, for recovery of its dues 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 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                    |                                                                                                                                                                                                                 |                                                |                                                                                                   |
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| Sl. No                         | Name of the Branch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Description of the Immovable Properties Mortgaged                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT, 2002<br>B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002<br>D) Nature of Possession Symbolic/ Physical/ Constructive | A) Reserve Price<br>B) EMD (Last Date of deposit of EMD)<br>C) Bid Incremental Amount                                                                                                                           | Date/ Time of E auction                        | Details of the encumbrances known to the secured creditors<br>Name & Number of the Contact Person |
|                                | Name of the Account<br>Name & addresses of the Borrower / Mortgagor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Name of Mortgagor / Owner of property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                    |                                                                                                                                                                                                                 |                                                |                                                                                                   |
| 1                              | <b>ARMB Thane</b><br><b>M/s. Agroha Udyog India Ltd.</b><br>F/7, 1st Floor, Cinemas, Wonder Mall, Ghodbandar Road, Thane-400607<br><b>Ms. Manjula A Agarwal</b><br>Flat No 1/701, 7th Floor, Silver Leaf Residency, Kamalnagar, Bhiwandi, Thane -421302<br><b>Mr. Ashwani Agarwal</b><br>Flat No. 204/205, Building No. B/2, Garden Enclave, Vasant Vihar, Thane -400604<br><b>Mr. Kishore Manoharil Patil</b><br>Flat No. 603, Building No. 25A, Near Tehsilidar Office, Ashok Nagar, Bhiwandi-421302.<br><b>Mr. Prashant P More</b><br>A/403, Prayag Building, Chanakya Park, Samelpada, Nallasopara West, Dist Thane -401203.<br><b>M/s. Jawalaji Castings Pvt. Ltd.</b><br>F/7, 1st Floor, Cinemas, Wonder Mall, Ghodbandar Road, Thane -400607                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Varkas NA Land Open Plot bearing Gat No 205 situated near Chavan Farm House, Khanivali Naka, Adjeegaon - Vaitamanagar Road, Village Vaitamanagar, Tal Wada, Dist. Paighar - 421303. Area adm 10100 sq mtrs approx. in the name of Mr Ashwani K P Aggarwal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | A) 04.10.2012<br>B) Rs. 3,99,10,038/- plus Interest & charges less recovery thereon<br>C) 22.03.2013<br>D) Physical                                                                                | A) Rs. 1,46,00,000/-<br>B) Rs. 14,60,000/- (upto 04.05.2026)<br>C) Rs. 25,000/-                                                                                                                                 | DATE: 05.05.2026<br>TIME: 11.00 AM TO 04.00 PM | Not Known to us<br>Rohit 9058763899<br>Rinu E F 8547762745<br>Vasim Kasmani 9167566135            |
| 2                              | <b>ARMB Thane</b><br><b>Mr. Chandrashekar Labhshankar Dixit</b><br><b>Mr. Ruchir Chandrashekar Dixit</b><br><b>Ms. Jyotsna Chandrashekar Dixit</b><br>13, 2nd Floor, Navin Bhuvan, Shushila Bhuvan, Near Rajganga Building, New Arreye Road, Dombivli-421201.<br>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. Chandra Shekhar Labhshankar Dixit & Ms. Jyotsna Chandrashekar Dixit & Ms. Jyotsna Chandrashekar Dixit                                                                                                                                                                                                                                                                                                                                                                                                                                                | A) 17.02.2025<br>B) Rs. 61,29,424.24 plus Interest & charges less recovery thereon<br>C) 29.01.2026<br>D) Physical                                                                                 | A) Rs. 65,25,000/-<br>B) Rs. 6,52,500/- (upto 04.05.2026)<br>C) Rs. 10,000/-                                                                                                                                    | DATE: 05.05.2026<br>TIME: 11.00 AM TO 04.00 PM | Not Known to us<br>Rohit 9058763899<br>Rinu E F 8547762745<br>Vasim Kasmani 9167566135            |
| 3                              | <b>ARMB Thane</b><br><b>M/s. Pace Elevators &amp; Engineering Co. Pvt. Ltd.</b><br><b>Directors Mr. Raja Ram Gaikwad &amp; Mrs. Madhuri Gajendra Jagtap and Legal heir of late Mr. Gajendra Vishwanath Jagtap</b><br>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. in the name of <b>Mrs. Madhuri Gajendra Jagtap</b><br>Built Up Area: 300.00 Sq Ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | A) 01.08.2023<br>B) Rs. 47,65,232.66 plus Interest & charges thereon<br>C) 09.02.2024<br>D) Symbolic                                                                                               | A)Rs.32,50,000/-<br>B)Rs. 3,25,000/- (upto 04.05.2026)<br>C)Rs. 5,000/-                                                                                                                                         | DATE: 05.05.2026<br>TIME: 11.00 AM TO 04.00 PM | Not Known to us<br>Rohit 9058763899<br>Rinu E F 8547762745<br>Vasim Kasmani 9167566135            |
| 4                              | <b>ARMB Thane</b><br><b>Mr. Sandesh Dattaram Hodawadekar</b><br><b>Ms. Smita D Hodawadekar</b><br>Add. C-603 4 <sup>th</sup> Floor 6 <sup>th</sup> Floor, Plot no 1, 431.432 Khapredie CHSL Ekknath Ghadi Marg Bhoiwada, Parel, 400012                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Flat no 602, 6 <sup>th</sup> 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<br>Admsg 620 Sq Ft in the name of Mr Sandesh Dattaram                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | A) 10.01.2023<br>B) Rs. 46,31,728.75 as on 31.10.2022 plus Interest & charges less recovery thereon<br>C) 26.11.2024<br>D) Physical                                                                | A) Rs. 25,25,000/-<br>B) Rs. 2,52,500/- (upto 04.05.2026)<br>C) Rs. 5000/-                                                                                                                                      | DATE: 05.05.2026<br>TIME: 11.00 AM TO 04.00 PM | Not Known to us<br>Rohit 9058763899<br>Rinu E F 8547762745<br>Vasim Kasmani 9167566135            |
| 5                              | <b>ARMB, WESTERN</b><br><b>M/S Argus Infracon Pvt Ltd</b><br>B-107 Kemp Plaza Malad West, Mind Space Chincholi, Off Link Road, Mumbai, MH-400064<br>B-120 Lijima Complex, Nr Goregaon Sports Club, Link Road, Malad West, Mumbai 400064 (113/125 A Swaroop Nagar, Kanpur Up-208002)<br><b>Mr Anurag Mishra (Director/Guarantor)</b><br>C/905 Palm Court Complex Link Road Behind D Mart Malad West Mumbai 400064<br><b>Mr. Daya Nath Mishra (Director/Guarantor)</b><br>113/125 A Swaroop Nagar, Kanpur, Up 208002<br><b>Mr. Amitabh Mishra (Director/Guarantor)</b><br>113/125 A Swaroop Nagar, Kanpur, Up 208002<br><b>Mr Anurag Mishra (Director/Guarantor)</b><br>B-108 Kemp Plaza Malad West, Mind Space Chincholi, Off Link Road, Mumbai, MH-400064<br><b>Mr Anurag Mishra (Director/Guarantor)</b><br>Apartment No 2, Ground Floor, Amiraj plot No. 33, Khandelwal Layout, Evershine Nagar, Malad (w), Mumbai-400064<br><b>Mr. Amitabh Mishra (Director/Guarantor)</b><br>B-107 Kemp Plaza Malad West, Mind Space Chincholi, Off Link Road, Mumbai, MH-400064<br><b>M/s Argus Freight Pvt Ltd (Guarantor)</b><br>B-107 Kemp Plaza Malad West, Mind Space, Chincholi, Off Link Road, Mumbai, MH-400064 | A) Office No 107, 1 <sup>st</sup> Floor, Kemp Plaza Premises Co-op Soc Ltd, Near Bank Of Baroda, Chincholi Bunder Extension Road Off Link Road Mindspace, Malad (west) Mumbai -400064 (mortragor Mr Amitabh Mishra) Buildup 220 Sqft<br>B) Office No. 108, 1 <sup>st</sup> Floor Kemp Plaza Premises Co-op Soc Ltd, Near Bank Of Baroda, Chincholi Bunder Extension Road Off Link Road Mindspace, Malad (west) Mumbai -400064 (mortragor Mr Anurag Mishra) Build Up 220 Sqft<br>C) Office No 920, Lijima Imitation Jewellery Market Co-op Society Near Infinity Mall Link Road Malad West Mumbai -400064 (mortragor Mr Anurag Mishra) Build Up 379 Sqft<br>D) Apartment No. 2, Partly On Ground Floor And Partly On 1 <sup>st</sup> Floor, Amiraj, Plot No. 33, Khandelwal Layout, Evershine Nagar, Malad (west), Mumbai-400064 (mortragor Mr Anurag Mishra) Carpet Area Of Flat 764 Sqft | A) 07.03.2025<br>B) 46645786.25 as on 28-02-2025<br>C) 25-09-2025<br>D) Symbolic Possession                                                                                                        | A)159,40,000/-<br>A2)5,94,000/-<br>A3)6000/-<br><br>B)159,40,000/-<br>B2)5,94,000/-<br>B3)6000/-<br><br>C)187,00,000/-<br>C2)8,70,000/-<br>C3)10000/-<br><br>D)1)2,03,66,000/-<br>D2)20,36,000/-<br>D3)21,000/- | 26-05-2026<br>FROM 11:00AM<br>TILL 04:00PM     | Not Known to us<br>Mr. MANDALI SREENIWAS RAO 9632766274                                           |

**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 terms and conditions of the sale, please refer <https://baanknet.com> & [www.pnbindia.in](http://www.pnbindia.in). 5. The intending Bidders/ Purchasers are requested to register on portal 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 the 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 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 charges, 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