



ARMB, INDORE, 20, SNEH NAGAR, SAPNA SANGEETA ROAD, INDORE

0731-2438010, E-MAIL: cs6885@pnb.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

M/s Shri Dadaji Oil Mills and Industries

(Proprietor:- Shri Manish Balwani S/o Shri Ashok Balwani)

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) 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 Borrowers Name & addresses of the Borrower/ Guarantor s Account	Description of the Immovable Properties Mortgaged/Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic / Physical/ Constructive	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Khandwa (026400) M/s Shri Dadaji Oil Mills and Industries (Proprietor:- Shri Manish Balwani S/o Shri Ashok Balwani) M/s Shri Dadaji Oil Mill and Industries (Proprietor:- Shri Manish Balwani S/o Shri Ashok Balwani) (Borrower) Address :- Patwari Halka No. 32, 447/1/2, Village:- Surgaon Joshi , Block and Circle Chhegaon Makhan, Khandwa (M.P.) Rakba 0.40 Hectares. Boundaries (As per Sale Deed) East - Land Of Laxminarayan Murar West - Remaining Land Of Seller North - Surgaon Joshi Gramin Marg South - Land of Mangilal Tukaram Owner: - 1. Shri Manish Balwani S/o Shri Ashok Balwani	Property 1: Factory Land and Proposed Building Situated at: - Patwari Halka No. 32, Khasra no. 447/1/2, Village:- Surgaon Joshi , Block and Circle Chhegaon Makhan, Khandwa (M.P.) Rakba 0.40 Hectares. Boundaries (As per Sale Deed) East - Land Of Laxminarayan Murar West - Remaining Land Of Seller North - Surgaon Joshi Gramin Marg South - Land of Mangilal Tukaram Owner: - 1. Shri Manish Balwani S/o Shri Ashok Balwani	A) 29.12.2025 B) Rs. 4,86,48,227.26/- + further interest C) 24.03.2026 D) Symbolic	Factory Land , Building + Plant & machinery A) Rs.2,28,43,000.00/- + Rs.48,00,000.00/- =2,76,43,000.00/- B) Rs 27,64,300.00/- C) Rs 1,00,000.00 To be Sold Jointly	31.07.2026 From: 11:00 AM to 04:00 PM	Any other encumbrances known to the bank- is not known

Deep



Village:- Sargaon Joshi , Block and Circle Chhegaon Makhan, Khandwa (M.P.) Address 2: H.No. 466, Santoshi Mata Ward No 32, Baghiche Ke Pass, Navkar Nagar, Khandwa (M.P.) 450001 Address 3:- H. No. 7, Ward No. 28, Gali No. 01, Padam Nagar Colony, Khandwa (M.P.) 450001 Shri Rohit Balwani S/o Shri Nanakram Balwani (Guarantor –Shri Dadaji Oil Mill and Industries) Address: H. No. 7, Ward No. 23, Mataji Ke Mandir Ke Pass, Padam Nagar Colony, Tehsil and District Khandwa (M.P.) Shri Rajesh Balwani S/o Shri Ghanshyam Das Balwani (Guarantor – Shri Dadaji Oil Mill and Industries) Address: H. No. 30, Gali No. 1, Mataji Ke Mandir Ke Baju Main, Padam Nagar Colony, Tehsil and District Khandwa (M.P.) Shri Manish Balwani S/o Shri Ashok Balwani (Guarantor –Shri Dadaji Oil Mill and Industries) Address: 1. Patwari Halka No. 32, 447/1/2, Village:- Sargaon Joshi , Block and Circle Chhegaon Makhan, Khandwa (M.P.) 2. H.No. 466, Santoshi Mata Ward No 32, Baghiche Ke Pass, Navkar Nagar, Khandwa (M.P.) 450001 3. H. No. 7, Ward No. 28, Gali No. 01, Padam Nagar Colony, Khandwa (M.P.) 450001	2. Shri Rajesh Balwani S/o Shri Ghanshyam Das Balwani Property 2: Factory Land and Proposed Building Situated at: - Patwari Halka No. 32, Khasra no. 447/2, Village Sargaon Joshi , Block and Circle Chhegaon Makhan, Khandwa (M.P.) Rakba 0.40 Hectares. Boundaries (As per Sale Deed) East – Aam Rasta West – Land of Khasra No. 447/1/2 North – Aam Rasta South – Land of Khasra No. 448 Owner: - 1. Shri Rohit Balwani S/o Shri Nanakram Balwani 2. Shri Manish Balwani S/o Shri Ashok Balwani • Plant & Machinery			
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TERMS AND CONDITIONS OF E-AUCTION SALE

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
The auction sale will be "online through e-auction" portal <https://www.baanknet.com>

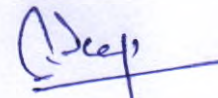
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16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**".
18. 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.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. 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.
22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date- 25.06.2026
Place: Indore



Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) & 9(1) OF THE SARFAESI ACT, 2002