



ARMB Mumbai Western
3rd floor, PNB Pragati Tower, Block-G,
BandraKurla Complex, Bandra East, Mumbai 400051.
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**SALE NOTICE FOR SALE OF
SECURED ASSETS
UNDER SARFAESI ACT**

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(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 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 SARFAESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFAESI 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	Property ID QR code
1	ARMB Mumbai Western Mr. Mukesh Ramkishan Sharma (Borrower) Mr. Divya Ramavtar Nal Alas Divya Mukesh Sharma (Co Borrower)	Flat No. 1001, 10th Floor, E - Wing, Camelia Park A & B H & R Wing CHSL, Fata Parkside Complex, Plot Bearing S. No. 93, H. No. 2 & Others, Village Dongre, Vihar (West), Tal. & Dist. Palghar - 401303. Aqm 658.54 sq. ft. BUA. In the name of Mr. Mukesh Ramkishan Sharma & Mr. Divya Ramavtar Nal Alas Mr. Divya Mukesh Sharma	A) 15.09.2023 B) Rs. 25.65,206.41 as on 15.09.2023 + further interest & other charges C) 09.07.2025 D) Physical	A) Rs. 36,37,566/- B) Rs. 3,61,756/- C) Rs. 50,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M. Sreenivasa Rao 9632786274 Anil Tudu 9113111852	
2	ARMB Mumbai Western Mr. Shridhar Abhimanyu Alst (Borrower) Mrs. Shilpa Shridhar Alst (Co-Borrower)	Residential Unit: Flat No. C-603 Versova Mangela, Machimar Samaj, Sanvodaya Chsl S No 181, Plot No B-10 Versova Link Road Andher West, Mumbai Maharashtra 400061 Admeasuring About Bua 390 Sqft	A) 06.05.2021 B) Rs. 78,19,908/- as on 31.03.2021 + Further int & other charges C) 27.07.2021 D) Symbolic	A) Rs. 59,53,500/- B) Rs. 5,95,350/- C) Rs. 10,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known M. Sreenivasa Rao 9632786274 Anil Tudu 9113111852	
3	ARMB Mumbai Western Mrs. D V Enterprises	Flat No. B4 (1R) & B5 (1B+R), B - Wing, Annapurna Park, On Annapurna CHSL, Near Deshmukh Homes, Opp. Tata Power, Kalyan Shil Road, Dombivali East, Taluka Kalyan, Thane - 421304. Area adm. 390.20 sq. ft. & Area adm. 554.56 sq. ft. in the name of Ms. Usha Pramod Ranika, BAAANKET Property ID: PUNBCSDVENTER	A) 18.02.2023 B) Rs. 58,30,972.96 plus interest and charges since date of NPA C) 21.06.2025 D) Physical	A) Rs. 45,00,000/- B) Rs. 4,50,000/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
4	ARMB Mumbai Western Mrs. D N Polymers, Mr. Dharmesh Babulal Shah, Mrs. Neha Dharmesh Shah	Office No. 05, 2nd Floor, Livia Apartments, Dange Chowk Road, Bhamburda Nagar, Wakad, Tehsil Mulshi, Pune - 411057. Area Admeasuring 325 sq. ft. in the name of Mr. Dharmesh Babulal Shah, BAAANKET Property ID: PUNBNPOLYMER1	A) 04.06.2024 B) Rs. 3,91,20,686.32 plus interest and charges since date of NPA C) 04.06.2025 D) Physical	A) Rs. 37,00,000/- B) Rs. 3,20,000/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
5	ARMB Mumbai Western Mrs. Bhavani Innovation LLP, Mr. Ayush Mehul Mehta (Partner), Mrs. Sudha Jayraman Ayodhi (Partner), Mr. Mahesh Kartikumar Mehta	Flat No. 1301 on 10th Floor Building known as Promesa Cantor situated at Khetwadi, 4th Lane, 256- 279, S V P Road, Mumbai-400004 standing on C. S. S. No. 571 of Gurgaon Division and Sub District Mumbai City owned by Mr. Ayush Mehul Mehta admeasuring 524 Sq. Ft. (Carpet) BAAANKET Property ID: PUNBBHAVANLLP	A) 20.04.2026 B) Rs. 4,54,71,000 plus interest and charges since date of NPA C) 31.07.2026 D) Symbolic	A) Rs. 1,78,00,000/- B) Rs. 17,80,000/- C) Rs. 1,00,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
6	ARMB Mumbai Western Mrs. Neelgog Agro Products Pvt Ltd., (Borrower) Mr. Balasahab Dhamaji Shinde (Director) Mr. Ramayyasa Mishra (Director) (Guarantor) Mr. Junaid Khan (Director) (Guarantor) Mr. Salma Khan (Director)	Unit No 2018 2nd Floor F wing Phase -1 Akshar Business Park Plot No 03 Sector 25 Vashi, Navi Mumbai, Maharashtra-400725 Carpet Area 3002.36 Sq. feet, BAAANKET Property ID: PUNB83250122025	A) 30.07.2025 B) Rs. 10,32,29,186.43/- further int A other charges C) 14.11.2025 D) Physical	A) Rs. 4,06,00,000/- B) Rs. 40,60,000/- C) Rs. 1,00,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
7	ARMB Mumbai Western Mr. Lokesh Kishantal Jaiswal, Mrs. Preeti Lokesh Jaiswal and Mr. Kishantal Jaiswal	Residential premises being Flat No. 1804, adm. 42.84 sq. mtrs. carpet area situate on 18th floor in the building D known as "Golden Isle" constructed on land bearing Survey No. 169(Part), C. S. No. 1627(Part), lying and being at Village Marol Maroshi, Taluka Andher, Off Western Express Highway, Aarey Milk Colony, Near Pooja Check Naka, Goregaon (East), Mumbai-400065 Mumbai Suburban District within the limits of Municipal Corporation of Greater Mumbai in the name of Mr. Lokesh Kishantal Jaiswal, BAAANKET Property ID: PUNBCLOKESH	A) 11.06.2019 B) Rs. 59,19,794.85 plus interest and charges since date of NPA C) 13.08.2019 D) Symbolic	A) Rs. 68,50,000/- B) Rs. 6,85,000/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
8	ARMB Mumbai Western Mr. Dharendra V Singh & Mrs. Khushboo Singh	Bungalow No. 7, Lotus Garden Empire Project, Plot No. 42, Gul No. 284/B, Village Talegaon Budruk, Tal. Igatpur, Dist. Nashik-422403. Land Area 122.86 Sq. Mtrs. and Built up Area 177.91 Sq. Mtrs. In the name of Dharendra V. Singh and Mrs. Khushboo Singh. BAAANKET Property ID: PUNBDHIRENDRA	A) 24.01.2025 B) Rs. 1,12,15,722.03 plus interest and charges since date of NPA C) 19.04.2025 D) Symbolic	A) Rs. 96,00,000/- B) Rs. 9,60,000/- C) Rs. 25,000/-	27.10.2026 11:00 AM - 04:00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa 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". 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. 2. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanet.com> on the date and time mentioned at the respective columns above. 3. For detailed term and conditions of the sale, please refer <https://baanet.com> and www.pnb.co.in. 4. The intending Bidders/Purchasers are requested to register on portal (<https://baanet.com>) using their email id and mobile number. The process of eKYC is to be done through Digilocker. Once the eKYC is done, the intending Bidders/Purchasers may transfer the EMD amount to their e-Wallet using online channel mode before the e-Auction Date and time in the portal. The registration, verification of eKYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 5. 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. 6. 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 Bankers' 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. 7. 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. 8. 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: 05.10.2026
Place: M.

Sd/-
Authorised Officer,
Punjab National Bank