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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(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 properties 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 Borrower, (Firm / Co.) Co- borrower / Proprietor / Partners / Directors / Guarantor(s) / Mortgagor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Balance Outstanding Amount as per 13(2) + Intt. & Charges 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 EMD Deposit) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors / Name of the contatc person with mobile number	Property ID QR code
1	**ARMB Mumbai Western** Mr. Dhirendra V Singh Mrs. Khushboo Singh	Bungalow No. 7, Lotus Garden Empire Project, Plot No. 42, Gut No. 284/B, Village: Talegaon Budruk, Tal: Igatpuri, Dist. Nashik-422403. Land Area 122.86 Sq. Mtrs. and Built up Area 177.91 Sq. Mtrs.	A) 24.01.2025 B) Rs. 1,12,15,722.03 /- as on 24.01.2025 plus Interest C) Dated: 19.04.2025 D) Symbolic	A) Rs. 88,20,000/- B) Rs. 8,82,000/- 25.11.2026 (Upto 11.59 PM) C) Rs. 25,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274	
2	**ARMB Mumbai Western** M/s Bhavani Innovation LLP, Mr. Ayush Mehul Mehta (Partner), Mrs. Sudha Jayraman Ayothi (Partner), Mr. Mehul Kirtikumar Mehta	Flat No. 1301 on 13th Floor Building known as Promesa Castor situated at Khetwadi, 4th Lane, 268-279, S.V. P. Road, Mumbai-400004 standing on C. S. No. 671 of Girgaon Division and Sub District-Mumbai City owned by Mr. Ayush Mehul Mehta admeasuring 524 Sq. Ft. (Carpet). BAANKET Property ID-PUNBBHAVANILLP	A) 20.04.2026 B) Rs. 4,54,71,000 plus Interest and charges since date of NPA C) Dated: 31.07.2026 D) Symbolic	A) Rs.1,78,00,000/- B) Rs. 17,80,000/- 25.11.2026 (Upto 11.59 PM) C) Rs. 1,00,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
3	**ARMB Mumbai Western** Mr. Lokesh Kishanlal Jaiswal, Mrs. Preeti Lokesh Jaiswal and Mr. Kishanlal 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 Andheri, Off Western Express Highway, Aarey Milk Colony, Near Powai Check Naka, Goregaon (East), Mumbai 400065 Mumbai Suburban District within the limits of Municipal Corporation of GreaterMumbai in the name of Mr. Lokesh Kishanlal Jaiswal. BAANKNET Property ID: PUNBCSLOKESH	A) 11.06.2019 B) Rs. 59,19,794.85 plus Interest and charges since date of NPA C) Dated: 13.08.2019 D) Symbolic	A) Rs. 68,50,000/- B) Rs. 6,85,000/- 25.11.2026 (Upto 11.59 PM) C) Rs. 25,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
4	**ARMB Mumbai Western** M/s. D V Enterprises	Flat No. B4 (1RK) & B5 (1BHK), B – Wing, Annapurna Park, Om Annapurna CHSL, Near Deshmukh Homes, Opp Tata Power, Kalyan Shill 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 Ranka. BAANKNET Property ID-PUNBCSDVENTER	A) 16.02.2023 B) Rs. 58,50,972.98 plus Interest and charges since date of NPA C) Dated: 21.06.2025 D) Physical	A) Rs. 45,00,000/- B) Rs. 4,50,000/- 25.11.2026 (Upto 11.59 PM) C) Rs. 25,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
5	**ARMB Mumbai Western** M/s D N Polymers, Mr. Dharmesh Babulal Shah, Mrs. Neha Dharmesh Shah	Office No. 05, 2nd Floor, Livia Apartments, Dange Chowk Road, Bhumkar Nagar, Wakad, Tehsil Mulshi, Pune – 411057. Area Admeasuring 326 sq. ft. in the name of Mr. Dharmesh Babulal Shah, BAANKET Property ID: PUNBDNPOLYMER1	A) 04.06.2024 B) Rs. 3,91,20,686.32 plus Interest and charges since date of NPA C) Dated: 04.06.2026 D) Physical	A) Rs. 32,00,000/- B) Rs. 3,20,000/- 25.11.2026 (Upto 11.59 PM) C) Rs. 25,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274	
6	**ARMB Mumbai Western** Mr. Mohseen Hasan Khan (Borrower)	Flat no. 404, B/405,4th Floor, Building No – B, Poddar Urban Life Style, S.No. 42/Paiky 1/12 to 19 B and 20A to 22A Nearby Railway Bhilad Station, On NH 8, At Village – Daheli, Tal Umergaon, Dist – Valsal, Gujrat – 396105	A) 20.04.2021 B) Rs. 30,56,131/- as on 20.04.2021 + Further intt & other charges C) Dated: 16.02.2022 D) Symbolic	A) Rs. 10,30,000/- B) Rs. 1,03,000/- 25.11.2026 (Upto 11.59 PM) C) Rs.10,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known M. Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
		Flat no. 405, B/405,4th Floor, Building No – B, Poddar Urban Life Style, S No. 42/Paiky 1/12 to 19 B and 20A to 22A Nearby Railway Bhilad Station, On NH 8, At Village – Daheli, Tal Umergaon, Dist – Valsal, Gujrat - 396105		A) Rs. 12,98,000/- B) Rs. 1,29,800/- 25.11.2026 (Upto 11.59 PM) C) Rs.10,000/-			
		Flat no. 406, B/405,4th Floor, Building No – B, Poddar Urban Life Style, S.No. 42/Paiky 1/12 to 19 B and 20A to 22A Nearby Railway Bhilad Station, On NH 8, At Village – Daheli, Tal Umergaon, Dist – Valsal, Gujrat – 396105.		A) Rs.16,70,000/- B) Rs.1,67,000/- 25.11.2026 (Upto 11.59 PM) C) Rs.10,000/-			
7	**ARMB Mumbai Western** Sri Shridhar Abhimany Alat (Borrower) Mrs Shital Shridhar Alat (Co-Borrower)	Residential Unit- Flat No C 603 Versova Mangela , Machimar Samaj , Sarvodaya Chsl S No 161, Plot No 9-10 Varsova Link Road Andheri West, Mumbai , Maharashtra -400061 Admeasuring About Bua 390 Sqft	A) 06.05.2021 B) Rs. 78,19,908/- as on 31.03.2021 + Further intt & other charges C) Dated: 27.07.2021 D) Symbolic	A) Rs. 59,53,500/- B) Rs. 5,95,350/- 25.11.2026 (Upto 11.59 PM) C) Rs. 25,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
8	**ARMB Mumbai Western** Mr. Santhanagopalan Vasudev (Borrower) Mrs. Radhika Rajagopalan (Co-Borrower)	Flat no 1101, 11th floor Ayesha Palace Near Mahasrashtra Guest House Dr Babasaheb Ambdekar RD CS no 23 Dadar Naigaon Divison, Tal & Dist Mumbai-400012 in the name of Mr Santhanagopalan Vasudev (Adm. 425.00 Sq Ft RERA Carpet).	A) 11.06.2025 B) Rs. 2,08,74,967,99 as on 10.06.2025 + further interest & other charges C) Dated: 17.09.2025 D) Symbolic	A) Rs.1,52,10,000/- B) Rs. 15,21,000/- 25.11.2026 (Upto 11.59 PM) C) Rs.1,00,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
9	**ARMB Mumbai Western** Ms. Ankita Lalchand Dubey (Borrower)	Flat No. 704, 7th Floor, B-2 Wing, Building No. 3, building known as 'Sai Empire' in the project known as 'Om Sai Infra', Sector VII, HDIL Layout, near Maitry Heights, Global City, Village Dongare, Virar (West), Taluka Vasai, District, Palghar – 401303. Area adm. 733 sq. ft. in the name of Ms. Ankita Lalchand Dubey.	A) 31.07.2024 B) Rs. 54,33,164.73 as on 31.07.2024 + further interest & other charges C) Dated 23.09.2026 D) Physical	A) Rs. 46,18,000/- B) Rs.4,61,800/- 25.11.2026 (Upto 11.59 PM) C) Rs. 10,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
10	**ARMB Mumbai Western** M/s Paramount Corporation Mr Dinesh Chamanlal Joshi Mrs Varsha Dinesh Joshi Ms Hetal Dinesh Joshi	Shop No 1, Ground Floor, Mahavir building, Near Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai 400009 adm 1000 sqft built up	A) 15.03.2023 B) Rs. 1,46,81,116.00/- plus Interest and charges since date of NPA C) Dated: 11.07.2023 D) Symbolic	A) Rs. 2,20,53,000/- B) Rs. 22,05,300/- 25.11.2026 (Upto 11.59 PM) C) RS. 50,000/-	26.11.2026 11.00 AM - 04.00 PM	Not Known M Sreenivasa Rao 9632786274 Ranjan Kumar 9501632381	
11	**ARMB Mumbai Western** Mrs.Hema Ketan Pawar(Borrower) Mr.Ketan Suresh Pawar (Co borrower)	Flat No. 1705, 17th Floor, A – Wing, Lodha Altia, New Cuffe Parade, Eastern Freeway, Salt Pan, Off. Sewri – Chembur Road, Wadala (East), Mumbai – 400022. Area Adm. 514 sq. ft. Carpet in the name of Mrs Hema Ketan Pawar & Mr Ketan Suresh Pawar	A) 11-01-2024 B) Rs. 94,77,164/- further Intt & other charges C) Dated: 04-06-2024 D) Physical	A) Rs. 97,00,00/- B) Rs.9,70,000/- 25.11.2026 (Upto 11.59 PM) C) RS. 50,000/-	26.11.2026 11.00 AM - 04.00 PM	As per lodha ref no 001268312 dt 17-07-2026 total outstanding dues (Builder and Society) Rs-1,00,18,040/- M Sreenivasa Rao 9632786274 Ranjan Kumar	
12	**ARMB Mumbai Western** M/s Neelyog Agro Products Pvt Ltd., (Borrower) Mr Balasaheb Dharmaji Shinde (Director) Mr Ramyagya Mishra (Director) (Guarantor) Mr Junaid Khan (Director) (Guarantor) Mr Salman Khan (Director)	Unit No:2018 2nd Floor F wing Phase -1 Akshar Business Park Plot No:03 Sector 25 Vashi Navi Mumbai Maharashtra -400705 Carpet Area:3002.36 Sq.feet, BAANKET Property ID: PUNB832520122025	A) 30.07.2025 B) Rs.10,32,29,186.43/- further intt & other charges C) Dated: 18.06.2026 D) Physical	A) Rs. 3,66,00,000/- B) Rs.36,60,000/-/- 25.11.2026 (Upto 11.59 PM) C) RS. 1,00,000/-	26.11.2026 11.00 AM - 04.00 PM	Rs. 43,61,076/- as on 30.09.2026 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"2.The particulars of Secured Assets specified in the Schedul 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 th 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 abov 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.co 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 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 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 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 Incrementa 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 an 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 Autho 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 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 a 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 an 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/
charges/other dues including registration charges