

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 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	Description of the Immovable Properties Mortgaged	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
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	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, Kamatnagar, Bhiwandi, Thane - 421302. Mr. Ashwani Agarwal Flat No. 204/205, Building No. B/2, Garden Enclave, Vasant Vihar, Thane - 400604. Mr. Kishore Manoharlal Patil Flat No. 603, Building No. 25A, Near Tehsilidar Office, Ashok Nagar, Bhiwandi - 421302. Mr. Prashant P More A/403, Prayag Building, Chanakya Park, Samelpada, Nallasopara West, Dist. Thane - 401203. M/s. Jawalaji Castings Pvt. Ltd. F/7, 1st Floor, Cinemax, Wonder Mall, Ghodbandar Road, Thane - 400607.	Varkas NA Land Open Plot bearing Gat No. 205 situated near Chavan Farm House, Khaniwali Naka, Adjeagaon - Vaitarnanagar Road, Village Vaitarnanagar, Tal. Wada, Dist. Palghar - 421303. Area adm. 101100 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. 14,60,000/- (upto 16.03.2026) C) Rs. 25,000/-	Date: 17.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
2	ARMB Thane M/s. Malenadu Telecom Pvt. Ltd. Unit No. 4, Gujarat Industries Estate, Vishweshwar Nagar, Opp. Acme Way, Goregaon West, Mumbai - 400063. Ms. Hemlata Vasantlal Sangoi Flat No. 52, 5th Floor, A Wing, Manju Niketan CHSL, Village Pahadi Goregaon West, Jawahar Nagar Road, Topiwala Compound, Off. Swami Vivekananda Road, Goregaon West, Mumbai - 400104. Ms. Smita Dedhia Flat No. 102 & 103, 1st Floor, Vasant Apartment, Plot No. 2-A, Jayprakash Nagar, Road No. 1, Opp. Axis Bank, Goregaon (E), Village Pahadi Goregaon East, Taluka Borivali, District Mumbai Suburban - 400063. Ms. Nikita Dedhia Flat No. 102 & 103, 1st Floor, Vasant Apartment, Plot No. 2-A, Jayprakash Nagar, Road No. 1, Opp. Axis Bank, Goregaon (E), Village Pahadi Goregaon East, Taluka Borivali, District Mumbai Suburban - 400063.	Flat No. 52, 5th Floor, A Wing, Manju Niketan CHSL, Village Pahadi Goregaon West, Jawahar Nagar Road, Topiwala Compound, Off. Swami Vivekananda Road, Goregaon West, Mumbai - 400104. Area adm. 481.00 sq. ft. in the name of Ms. Hemlata V Sangoi	A) 11.01.2019 B) Rs. 4,25,37,306/- plus Interest & charges less recovery thereon C) 24.04.2019 D) Symbolic	A) Rs. 84,00,000/- B) Rs. 8,40,000/- (upto 16.03.2026) C) Rs. 25,000/-	Date: 17.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
3	ARMB Thane M/s. M R Metal Prop. Ms. Manisha R Kothari Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai - 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A-2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058	Flat No. 03, Ground Floor, Andheri Bhagya Apartment CHSL, Village Ambivali, Bhardwadi (Plot No. 744/1 to 23, Survey No. 81, Hissa NO. 3/2), Opp. Sant Ramdas Kridaman, Andheri (West), Mumbai - 400058 in the name of Ms. Manisha Kothari. Area adm. 530 sq. ft. BUA.	A) 06.10.2022 B) Rs. 5,21,18,781.38 plus Interest & charges less recovery thereon C) 25.01.2023 D) Symbolic	A) Rs. 1,38,00,000/- B) Rs. 13,80,000/- (upto 26.03.2026) C) Rs. 10,000/-	Date: 27.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
4	ARMB Thane M/s. M R Metal Prop. Ms. Manisha R Kothari Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai - 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A-2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058	Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A-2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai 400058	A) 06.05.2022 B) Rs. 5,21,18,781.38 plus Interest & charges less recovery thereon C) 25.01.2023 D) Symbolic	A) Rs. 1,38,00,000/- B) Rs. 13,80,000/- (upto 26.03.2026) C) Rs. 10,000/-	Date: 27.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135

ARMB Thane M/s. Mukesh Enterprises Shop No. 1, Sai Mahal CHSL, Nandiwala Colony No. 2, Malad (West), Mumbai - 400064 Mr. Ravi Kothari Mr. Deepak Kothari Ms. Manisha Kothari Flat No. 202, 2nd Floor, E Wing, Mayfair Meridian CHSL, Mayfair Meridian Apartment, Plot No. A-2, Nr. St. Blaise Church, Ceaser Road, Amboli, Andheri West, Mumbai-400058 Mr. Ramniklal Jain Shop No. 2, Kanishka Society, Dadisheth Road, Malaw West, Mumbai - 400064	Flat No. 202, 2nd Floor, D-Wing, Mayfair Meridian Building, Plot No. A2, CTS No. 724B, Ceaser Road, Village Amboli, Andheri West, Mumbai 400058. Area adm. 857 sq. ft. BUA in the name of Mr. Deepak Kothari and Ms. Manisha Kothari.	A) 09.05.2022 B) Rs. 6,79,82,079.36 plus interest & charges less recovery thereon C) 13.10.2022 D) Symbolic	A) Rs.1,77,00,000/- B) Rs.17,70,000/- (upto 26.03.2026) C) Rs. 10,000/-	Date: 27.03.2026 Time: 11.00 am to 04.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
5 ARMB Thane M/s. M/s. Mynk 1906 Industries India Ltd. C-23, 1st Floor, Shubdh CHS Ltd., Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai - 400 030.	Flat No. C-5 (Duplex), on 2nd Floor, Durgesh Residency situated at Sr. No. 63/2, Village - Anandwali, Shivar Gangapur Road, Nashik - 422 013 admeasuring 1069.23 Sq. Ft. (Carpet Area) in the name of Kavya Amit Singh	A) 18.07.2014 B) Rs. 4,56,30,507/- as on 30.06.2014 (plus future interest and charges) C) 07.11.2014 D) Symbolic	A) Rs. 45,10,000/- B) Rs. 4,51,000/- (upto 26.03.2026) C) Rs.5,000/-	Date: 27.03.2026 Time: 11.00 am to 4.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
6 ARMB Thane M/s. Meuse Duds Pvt. Ltd. C-23, 1st Floor, Shubdh CHS Ltd., Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai - 400 030. Also at 524, 5th Floor, C-1, Sohama Plaza, Chitalsar, Manpada, Thane - 400 610.	Flat No. C-6 (Duplex), on 2nd Floor, Durgesh Residency situated at Sr. No. 63/2, Village - Anandwali, Shivar Gangapur Road, Nashik - 422 013 admeasuring 1069.23 Sq. Ft. (Carpet Area) in the name of Kavya Amit Singh	A) 18.07.2014 B) Rs. 4,56,30,507/- as on 30.06.2014 (plus future interest and charges) C) 07.11.2014 D) Symbolic	A) Rs. 45,10,000/- B) Rs. 4,51,000/- (upto 26.03.2026) C) Rs.5,000/-	Date: 27.03.2026 Time: 11.00 am to 4.00 pm	Not Known to Us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
7 ARMB Thane M/s. Mitigate Trading Pvt. Ltd. C-23 Shubdh CHSL, 1st Floor, Near ITO Office, Sir Pochkanwala Road, Worli, Mumbai - 400030 M/s. Deegesh Construction Pvt. Ltd. (G), Duplex No. 5	Duplex Flat No. B-01, Ground Floor, Deegesh Towers, Plot No. 25, Behind Balwant Nagar Udyan at Anandwali Shivar, Off. Gangapur Road, Nashik - 422013 (adm. 1702 sq. ft. built up area in the name of M/s. Deegesh Construction Pvt. Ltd.)	A) 18.07.2014 B) Rs. 10,30,82,199.49 as on 30.06.2014 (plus future interest and charges) C) 07.11.2014 D) Symbolic	A) Rs.63,00,000/- B) Rs. 6,30,000/- (upto 26.03.2026) C) Rs. 5,000/-	Date: 27.03.2026 Time: 11.00 am to 04.00 pm	Not known to us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
8 C-Wing, Durgesh Residency Apartment situated at S. No. 63/2, Anandwali, Gangapur Road, Nashik - 422005.	Duplex Flat No. B-02, 1st Floor, Deegesh Towers, Plot No. 25, Behind Balwant Nagar Udyan at Anandwali Shivar, Off. Gangapur Road, Nashik - 422013 (adm. 1881 sq. ft. built up area in the name of M/s. Deegesh Construction Pvt. Ltd.)		A) Rs.52,50,000/- B) Rs. 5,25,000/- (upto 26.03.2026) C) Rs. 5,000/-		
9	Duplex Flat No. B-03, 1st Floor, Deegesh Towers, Plot No. 25, Behind Balwant Nagar Udyan at Anandwali Shivar, Off. Gangapur Road, Nashik - 422013 (adm. 1881 sq. ft. built up area in the name of M/s. Deegesh Construction Pvt. Ltd.)		A) Rs.52,50,000/- B) Rs. 5,25,000/- (upto 26.03.2026) C) Rs. 5,000/-		
10	Duplex Flat No. B-04, 1st Floor, Deegesh Towers, Plot No. 25, Behind Balwant Nagar Udyan at Anandwali Shivar, Off. Gangapur Road, Nashik - 422013 (adm. 1564 sq. ft. built up area in the name of M/s. Deegesh Construction Pvt. Ltd.)		A) Rs.43,50,000/- B) Rs. 4,35,000/- (upto 26.03.2026) C) Rs. 5,000/-		

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 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 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 e-KYC, transfer 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 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 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 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: 25-02-2026

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank