

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 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	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT, 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/ Constructive	A) Reserve Price (Rs)	Date/ Time of E auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person
	Name of the Account			B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount		
1	ARMB Thane M/s Yug Oil Trading Private Limited Director Mrs Roshna Yogesh Shelar and Mr. Yogesh Shelar H C 28 Shiv Shakti CHS Plot 54 RSC 18 Gorai I, Borivali, Mumbai Borivali West, MH India 400091 Also at, 501, Suruchi Vasant Complex, Kandivali West, Mumbai 400092 M/s Yug Oil Trading Private Limited 206, Asha Coat Gide Vibrant Business Park Valsad Vapi Gujarat-396191	Office No. 1, 2nd Floor, Manthan Plaza, Nehru Road, Vakola, Santacruz (East), Mumbai - 400055 in the name of M/S Yug Oil Trading Pvt Ltd Carpet Area: 108.98 Sq Mtr i.e 1173.00 Sq Ft	A) 06.09.2025 B) Rs. 8,85,81,143.97 as on 06.09.2025 (plus interest and charges thereon) C) 13.11.2025 D) Symbolic	A) Rs. 4,23,00,000/- B) Rs. 42,30,000/- (upto 27.04.2026) C) Rs. 30,000/-	28.04.2026 From 11.00 AM TO 04.00 PM	Not known to us
		Office No. 12 2nd Floor, Manthan Plaza, Nehru Road, Vakola, Santacruz (East), Mumbai-400055 in the name of M/S Yug Oil Trading Pvt Ltd Carpet Area: 110.99 Sq Mtr i.e 1195.00 Sq Ft		A) Rs. 4,31,00,000/- B) Rs. 43,10,000/- (upto 27.04.2026) C) Rs. 30,000		Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
2	ARMB Thane M/s Frontline Corporation (Prop. Mr. Sree Lal Srivastava) Gala No. E 18,19,22, RYTHM DEV L S 67/4, 67/6 and 67/7, Tondre, Behind Hindalco, MIDC, Talaja Industrial Area, Navi Mumbai, Maharashtra-410208. Also at: Flat No.07, Second Floor, Plot No 366, SAI KUTIR CHSL, Behind Vijaya Bank, Sector-19, Koparkhairane, Navi Mumbai, Maharashtra-400709.	Flat No.07, Second Floor, Plot No 366, Sai Kutir Chsl, Behind Vijaya Bank, Sector -19, Koparkhairane, Navi Mumbai, Maharashtra-400709 owned by Mr Sree Lal Srivastava Built Up: 850 Sq Ft	A) 20.04.2018 B) Rs. 45,86,079.56 (As on 31.03.2018 plus interest & charges) C) 21.09.2019 D) Symbolic	A) Rs. 75,00,000/- B) Rs. 7,50,000/- (upto 27.04.2026) C) Rs. 10,000/-	28.04.2026 From 11.00 AM TO 04.00 PM	Not known to us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
3	ARMB Thane M/s Suprim D Food and Beverages Pvt Ltd. Gut No.131/2, Hissa No. 2, Village Nandgaon Sado Taluka : Igatpuri Dist Nasik : 422403 Directors: Mrs. Devyani Mukund Kamble, Ms. Priyanka Mukund Kamble Mr. Mukund Kamble, Mr. Sudarshan Kamble A/2, Aditya Darshan, Arunodaya Nagar, Mulund (E) Mumbai-400081	Commercial Premises Unit Gut No. 131/2, Hissa No. 2, Village Nandgaon Sado Taluka : Igatpuri Dist Nasik : 422403 Along with Plant & Machinery related to Mineral Water Bottling Plant. Blow Moulding Machine, Air Compressor, Water Chiller 5TR, Cooling Tower 20 TR, 6000 LPH RO unit along with standard attachment & Accessories, Filing & Sealing Machine consisting of 2.5 mtr. Air Blow, feed conveyor, Automatic filling & capping machine, 5 mtr S.S Slat out feed conveyor with Inspection light, 600mm long Shrink tunnel in MS Powder Coating Cap feeder Elevator and Etc	A) 01.08.2019 B) Rs. 1,67,99,688.42 as on 31.07.2019 plus further interest & charges thereon C) 15.11.2019 D) Symbolic	A) Rs. 1,52,00,000/- B) Rs. 15,20,000/- (upto 16.04.2026) C) Rs. 20,000/-	17.04.2026 From 11.00 AM TO 04.00 PM	Not known to us Manisha Kumari 7710044341 Amritpal Singh 8057134735 Satyendra Mishra 9903085950
4	ARMB Thane	Residential Building on Plot No. 22 B	A) 16.07.2014	A) Rs. 3,12,00,000/-	28.04.2026	Not known to us

4	ARMB Thane M/s. Kushal Mercantile Pvt. Ltd. C-23, Shubdha CHSL, 1 st Floor, Near ITO Office, Sir Pochkarwala Road, Worli, Mumbai - 400030. M/s. Deegesh Construction Pvt. Ltd. (Guarantor) Duplex No. 5 C-Wing, Durgesh Residency Apartment situated at S. No. 63/2, Anandvali, Gangapur Road, Nashik - 422005.	Residential Building on Plot No. 32-B, Situated at S. No. 36/2, Village Anandvali, Off. Gangapur - Nashik Road, Near Zudio - Ganagpur Showroom, B/s. Deegesh Tower, Balwant Nagar, Navshya Ganpati Parisar, Anandvali, Tal. & Dist. Nashik - 422013. Adm. 1318 sq. mtr. saleable area and 471 sq. mtr plot area. In the name of M/s. Deegesh Construction Pvt. Ltd.	A) 18.07.2014 B) Rs. 8,96,97,487.00 (plus future interest and charges) C) 07.11.2014 D) Symbolic	A) Rs. 3,12,00,000/- B) Rs. 31,20,000/- (upto 27.04.2026) C) Rs. 50,000/-	28.04.2026 From 11.00 AM TO 04.00 PM	Not known to us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Vasim Kasmani 9167566135
5	ARMB Thane Mr. Sanjay Vashishthmuni Dhusiya Ms. Latika Sanjay Dhusiya Flat No. 2C-1006, 10th Floor, JP North Estella, JP North Garden City Complex, Vinay Nagar, Mira Road, Thane - 401107. Flat No. 201, 2nd Floor, Wagholkar House CHSL, Chendani, R S Road, Thane - 400601.	Flat No. 2C-1006, 10th Floor, JP North Estella, JP North Garden City Complex, Vinay Nagar, Mira Road, Thane - 401107. Area adm. 520 sq. ft. along with 1 car parking in the name of Ms. Latika Sanjay Dhusiya and Mr. Sanjay Vashishthmuni Dhusiya. Flat No. 201, 2nd Floor, Wagholkar House CHSL, Chendani, R S Road, Thane - 400601. Built Up Area adm. 665 sq. ft. in the name of Mr. Sanjay Vashishthmuni Dhusiya and Ms. Latika Sanjay Dhusiya.	A) 18.08.2025 B) Rs. 1,43,23,865.68 (plus future interest and charges) C) 15.12.2025 D) Symbolic	A) Rs. 80,82,000/- B) Rs. 8,08,200/- (upto 27.04.2026) C) Rs. 10,000/- A) Rs. 83,79,000/- B) Rs. 8,37,900/- (upto 27.04.2026) C) Rs. 10,000/-	28.04.2026 From 11.00 AM TO 04.00 PM	Not known to us Satyendra Mishra 9903085950 Amritpal Singh 8057134735 Tarnikant Ghai 700042920

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:

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 Authorized 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 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 and the property. 8. The Authorized 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 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

Date: 31.03.2026
Place: Mumbai

Sd/-
Authorized Office
Punjab National Bank