

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 Name of Mortgage / Owner of property	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	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors Name & Number of the Contact Person	Property ID QR code
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors			B) EMD (Last Date of deposit of EMD) C) Bid Incremental Amount					
1	ARMB Mumbai Western Mr. Naresh Ramesh Dhakad Ms. Pooja Naresh Dhakad		Flat No. 1902, 19th Floor, D-Wing, Versatile Valley, Next to Nile Gram Panchayat Office, Katala Toll Naka, Village Nile, Dombivli East, Kalyan - 421204. Carpet Area - 600.20 Sq.ft. in the name of Mr. Naresh Ramesh Dhakad, BAANKNET PROPERTY ID- PUNB8325DHAKAD1902	A) 20.09.2025 B) Rs. 99,69,927.16/- as on 20.09.2025 + Further int & other charges C) 29.11.2025 D) Symbolic	A) Rs. 53,00,000 B) Rs. 5,30,000 02.11.2026 till 11.59PM C) Rs. 25,000	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274		
2			Flat No. 1905, 19th Floor, D-Wing, Versatile Valley, Next to Nile Gram Panchayat Office, Katala Toll Naka, Village Nile, Dombivli East, Kalyan - 421204. Carpet Area - 600.20 Sq.ft. in the name of Mr. Naresh Ramesh Dhakad, BAANKNET PROPERTY ID- PUNB8325DHAKAD1905	A) 20.09.2025 B) Rs. 99,69,927.16/- as on 20.09.2025 + Further int & other charges C) 29.11.2025 D) Symbolic	A) Rs. 53,00,000 B) Rs. 5,30,000 02.11.2026 till 11.59PM C) Rs. 25,000	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274		
3	ARMB Mumbai Western Mr. Jain Brothers, Mr. Sumat Prasad Jain, Ms. Kalpana Achai Kumar Jain (Partner), Mr. Megh Vijay Jain (Partner), Mr. Rohitashava Kumar Jain (Partner), Mr. Ajay Kumar Jain, Mr. Achal Kumar Jain.		Flat No. 14/A, 1st Floor, A - Wing, Salsette Building No. 07, Opp. Jain Temple, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093 in the name of Mr. Meghviy Jain, BAANKNET Property ID- PUNBJAIN14A	A) 02.07.2025 B) Rs. 6,73,49,848.99 plus interest and charges since date of NPA C) 09.09.2025 D) Symbolic	A) Rs. 33,75,000 B) Rs. 3,37,500 02.11.2026 up to 11.59PM C) Rs. 25,000	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274		
4			Flat No. 15/A, 1st Floor, A - Wing, Salsette Building No. 07, Opp. Jain Temple, Rajmata Jijamata Road, Pump House, Andheri (East), Mumbai - 400093 in the name of Mrs. Kalpana Achai Jain, BAANKNET Property ID- PUNBJAIN15A	A) 02.07.2025 B) Rs. 6,73,49,848.99 plus interest and charges since date of NPA C) 09.09.2025 D) Symbolic	A) Rs. 33,75,000 B) Rs. 3,37,500 02.11.2026 up to 11.59PM C) Rs. 25,000	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274		
5	ARMB Mumbai Western M/s Neelgog Agro Products Pvt Ltd., (Borrower) Mr. Balasaheb Dharmaji Shinde (Director) Mr. Ramyayya Mishra (Director) (Guarantor) Mr. Junaid Khan (Director) (Guarantor) Mr. Salman Khan (Director)		Unit No. 2018 2nd Floor F wing Phase - I Akshar Business Park Plot No 03 Sector 25 Vashi Navi Mumbai Maharashtra -400705 Carpet Area: 3002.36 Sq feet, BAANKNET Property ID: PUNB83250122025	A) 30.07.2025 B) Rs. 10,32,29,186.43/- further int & other charges C) 18.06.2026 D) Physical	A) Rs. 3,66,00,000 B) Rs. 36,60,000 02.11.2026 up to 11.59PM C) Rs. 1,00,000/-	03.11.2026 (11.00am to 04.00 Pm)	Rs. 43,61,076/- as on 30.09.2026 Sharad Kumar 7303850049 M. Sreenivasa Rao 9632786274		
6	ARMB Mumbai Western M/s Bollyfood Hospitality Pvt Ltd Mr. Banwait Mubarak Singh Mr. Sachin Kmath Pawar		Unit 2 & 3 Ground Floor, Nalanda Shopping Center, Near Amrapali Shopping Center, Juhu Vile Pare, Vaikhunthal, Mehta Road, JVPD Scheme, Vile Parle, West, Taluka Andheri, District Mumbai Suburban -400049, Adm. 434.81 sq. ft. built up.	A) 02.03.2020 B) Rs. 2,18,21,491.425 as on 30.12.2019 + Further int & other charges C) 07.01.2021 D) Symbolic	A) Rs. 1,01,06,775/- B) Rs. 10,10,678/- 02.11.2026 up to 11.59PM C) Rs. 1,00,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402		
7			Unit 7 Ground Floor, Nalanda Shopping Center, Near Amrapali Shopping Center, Juhu Vile Pare, Vaikhunthal, Mehta Road, JVPD Scheme, Vile Parle, West, Taluka Andheri, District Mumbai Suburban -400049, Adm. 425.00 sq ft built up	A) 02.03.2020 B) Rs. 2,18,21,491.425 as on 30.12.2019 + Further int & other charges C) 07.01.2021 D) Symbolic	A) Rs. 1,01,07,585/- B) Rs. 10,10,759/- 02.11.2026 up to 11.59PM C) Rs. 1,00,000/-	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us M. Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402		
8	ARMB Mumbai Western Mrs. Surekha Ramchandra Gharat Mr. Ramchandra Mangalya Gharat		Flat No. 303, 3rd Floor, Arjun Residency, Plot No.65, Sector No. 26, Village - Taloja Panchananda, Tal. Panvel, Dist. Raigad - 410208. Carpet Area Adm. 505 Sq. Ft.	A) 15.09.2025 B) Rs. 1,47,25,429.74 + Further int & other charges C) 22.01.2026 D) Symbolic	A) Rs. 41,17,770/- B) Rs. 4,11,777/- 02.11.2026 up to 11.59PM C) Rs. 50,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402		
9			Flat No. 203, 2nd Floor, Arjun Residency, Plot No.65, Sector No. 26, Village - Taloja Panchananda, Tal. Panvel, Dist. Raigad - 410208. Carpet Area Adm. 505 Sq. Ft.	A) 15.09.2025 B) Rs. 1,47,25,429.74 + Further int & other charges C) 22.01.2026 D) Symbolic	A) Rs. 41,17,770/- B) Rs. 4,11,777/- 02.11.2026 up to 11.59PM C) Rs. 50,000/-	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us M. Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402		
10			Flat No. 304/3rd Floor, Arjun Residency, Plot No.65, Sector No. 26, Village - Taloja Panchananda, Tal. Panvel, Dist. Raigad - 410208. Carpet Area Adm. 505 Sq. Ft.	A) 15.09.2025 B) Rs. 1,47,25,429.74 + Further int & other charges C) 22.01.2026 D) Symbolic	A) Rs. 41,17,770/- B) Rs. 4,11,777/- 02.11.2026 up to 11.59PM C) Rs. 50,000/-	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us M. Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402		
11	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. Umargao, Dist - Valsai, Gujarat - 396105	A) 20.04.2021 B) Rs. 30,56,131/- as on 20.04.2021 + Further int & other charges C) 16.02.2022 D) Symbolic	A) Rs. 10,30,000/- B) Rs. 1,03,000/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
12			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. Umargao, Dist - Valsai, Gujarat - 396105	A) 20.04.2021 B) Rs. 30,56,131/- as on 20.04.2021 + Further int & other charges C) 16.02.2022 D) Symbolic	A) Rs. 12,98,000/- B) Rs. 1,29,800/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
13			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. Umargao, Dist - Valsai, Gujarat - 396105	A) 20.04.2021 B) Rs. 30,56,131/- as on 20.04.2021 + Further int & other charges C) 16.02.2022 D) Symbolic	A) Rs. 16,70,000/- B) Rs. 1,67,000/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
14	ARMB Mumbai Western M/s Enertech Additives Pvt. Ltd. Mr. Parth Sanghvi (Borrower), Mr. Milan Sanghvi (Guarantor)		Merged Commercial Shop Nos. L-12, L-15, L-17 situated at Lower Ground Floor, "Prime Mall", in Iria CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9.11.12 and Part B, New CTS No. 433.433/1, to 57, Landmark behind HP Petro Pump. Area of shop no. L-17 admeasuring 172.95 sq. ft. built up in the name of Mr. Parth Sanghvi	A) 16.03.2022 B) Rs. 1,83,51,355.82 as on 28.02.2022 + Further int & other charges C) 13.03.2024 D) Physical	A) Rs. 88,65,500/- B) Rs. 8,86,500/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
15			Merged Commercial Shop Nos. L-95 situated at Lower Ground Floor, "Prime Mall", in Iria CHSL, Vile Parle West, Mumbai - 400056, bearing Survey No. 191-A, Hissa No. 6/1, (Part) 9.11.12 and Part B, New CTS No. 433.433/1, to 57, Landmark behind HP Petro Pump. Area of shop no. L-17 admeasuring 172.95 sq. ft. built up in the name of Mr. Parth Sanghvi	A) 16.03.2022 B) Rs. 1,83,51,355.82 as on 28.02.2022 + Further int & other charges C) 13.03.2024 D) Physical	A) Rs. 28,50,000/- B) Rs. 2,85,000/- 02.11.2026 up to 11.59PM C) Rs. 5,000/-	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
16	ARMB Mumbai Western M/s Enertech Additives Pvt. Ltd. Mr. Balram Rajendra Singh, M/s Lord's Mark Papers & Polymers Pvt. Ltd.		Unit No. 112, 1 Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasal (East), Palghar - 401210 Admeasuring 1126 Sq. Ft. Built up in the name of M/s Lord's Mark Papers and Polymers Pvt. Ltd.	A) 01.10.2015 B) Rs. 2,79,93,765.91/- as on 01.10.2016 + Further int & other charges C) 08.01.2026 D) Physical	A) Rs. 23,40,000/- B) Rs. 2,34,000/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00am to 04.00 Pm)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
17			Unit No. 122, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasal (East), Palghar - 401210 Admeasuring 1310 Sq. Ft. Built up in the name of M/s Enertech Additives Pvt. Ltd.	A) 01.10.2015 B) Rs. 2,79,93,765.91/- as on 01.10.2016 + Further int & other charges C) 08.01.2026 D) Physical	A) Rs. 28,29,600/- B) Rs. 2,82,950/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		
18			Unit No. 123, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasal (East), Palghar - 401210 Admeasuring 1092 Sq. Ft. Built up in the name of M/s Enertech Additives Pvt. Ltd.	A) 01.10.2015 B) Rs. 2,79,93,765.91/- as on 01.10.2016 + Further int & other charges C) 08.01.2026 D) Physical	A) Rs. 23,58,700/- B) Rs. 2,35,870/- 02.11.2026 up to 11.59PM C) Rs. 10,000/-	03.11.2026 (11.00AM to 04.00PM)	Not Known to Us M. Sreenivasa Rao 9632786274 Anil Todu 9113311852		

TERMS AND CONDITIONS

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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://baanknet.com> on the date and time mentioned at the respective columns above. 4. For detailed terms and conditions of the sale, please refer <https://baanknet.com> and <https://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 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 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 before auction. 8. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions 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 before auction. 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: 15.10.2026
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank