



ARMB Mumbai Western
PNB Pragati Tower, 3rd Floor, Plot C-9, Block-G,
Bandra Kurla Complex, Bandra (E), Mumbai - 400051.
Email: cs4444@pnb.bank.in

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 property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where 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. Lalit Kumar Prajapati (Borrower) Mr. Praveen Prajapati (Co- Borrower)	Flat no. 604, 6th Floor Goral Shree Sadguru CHSL, Plot no 98 Road no RSC 32 Out of CTS no 19166, Gorai (2) Borivali West Mumbai - 400091 in the name of Lalit Kumar and Praveen Prajapati. BUA - 662.50 sq. ft.	A) 09.09.2025 B) Rs. 1,21,47,485.60 as on 14.05.2026 + further interest & other charges C) 12.11.2025 D) Symbolic	A) Rs. 1,29,60,000/- B) Rs. 12,96,000/- C) Rs. 50,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
2	ARMB Mumbai Western M/s Entech Additives Pvt Ltd (Borrower) M/s Lord's Mark Papers & Polymers Pvt Ltd (Borrower) Mr. Balam Rajendra Singh Mr. Rajesh Chavan	Unit No. 112, 1 Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasai (East), Palghar - 401210 Admeasuring 1126 Sq. Ft. Builtup 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 01.10.2015 + further interest & other charges C) 08.01.2026 D) Symbolic	A) Rs. 23,40,000/- B) Rs. 2,34,000/- C) Rs. 10,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
3		Unit No. 122, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasai (East), Palghar - 401210 Admeasuring 1310 Sq. Ft. Builtup in the name of M/s Entech Additives Pvt. Ltd.		A) Rs. 28,29,600/- B) Rs. 2,82,960/- C) Rs. 10,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
4		Unit No. 123, 2nd Floor, City Business Point, City Industrial Estate, Western Express Highway, S. No. 38(PT), 147(PT), Village Palghar, Vasai (East), Palghar - 401210 Admeasuring 1092 Sq. Ft. Builtup in the name of M/s Entech Additives Pvt. Ltd.		A) Rs. 23,58,700/- B) Rs. 2,35,870/- C) Rs. 10,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Anil Tudu 9113311852	
5	ARMB Mumbai Western M/s M R Metal (Borrower) Mr. Deepak Ramniklal Kothari Mr. Manish Kothari Mr. Ravi Kothari	Flat No. 3, Ground Floor, A Wing, Andheri Bhagya Apartment CHSL, Near Sant Ramdas Ground, Bharadwadi, Andheri (West), Mumbai - 400058. In the name of Mrs. Manisha Kothari, Total Carpet Area is 530.00 Sq. Ft.	A) 06.10.2022 B) Rs. 5,21,18,781.38/- further intt & other charges C) 25.01.2023 D) Symbolic	A) Rs. 1,11,78,000/- B) Rs. 11,17,800/- C) Rs. 1,00,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402	
6	ARMB Mumbai Western M/s Seshurke Powertech, Mr. Pranab Tulsisdas Shende,	Office No. 110, 1st floor, Building known as "Bharat shatruhan Commercial Complex Co Op. Hsg Soc. Ltd", Oppon Exchange India Limited, Vashi, Talukam Navi Mumbai, District Thane - 400703	A) 02.04.2013 B) Rs. 58,45,334.56/- further intt & other charges C) 05.06.2013 D) Symbolic	A) Rs. 33,30,000/- B) Rs. 3,33,000/- C) Rs. 10,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Manoj Khandagale 7738167402	
7	ARMB Mumbai Western Ms. Hema Ketan Pawar Mr. Ketan Suresh Pawar	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. 94,77,164.00 as on 11.01.2024 + further interest & other charges C) 19.07.2025 D) Physical	A) Rs. 1,26,00,000/- B) Rs. 12,60,000/- C) Rs. 50,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381	
8	ARMB Mumbai Western Mrs. Sushma Chetan Bane (Borrower)	3 BHK, Flat No. 303, 3rd Floor, Tower No. 14, Atlanta Eden World of society known as Atlanta Eden World Tower No. 14 CHSL, opp. PWD Guest House, Bhadwad, Bhadwad Gaon in the village Temghar, Taluka - Bhiwandi, District - Thane - 400302 and within limits Bhiwandi-Nizampur City Municipal Corporation and Registration having area 716 Sq. Ft. Carpet area	A) 15.10.2025 B) Rs. 59,54,220.84 as on 15.10.2025 + further interest & other charges C) 09.02.2026 D) Symbolic	A) Rs. 47,79,000/- B) Rs. 4,79,900/- C) Rs. 25,000/-	02.09.2026 11.00 AM - 04.00 PM	Not Known to Us M Sreenivasa Rao 9632786274 Ranjana Kumar 9501632381	

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:

- 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 Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://banknet.com> on the date and time mentioned at the respective columns above.
- For detailed term and conditions of the sale, please refer <https://banknet.com> & www.pnbindia.in.
- The intending Bidders/ Purchasers are requested to register on portal (<https://banknet.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/cheque 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.
- 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.
- 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.
- 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.
- 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: 13.08.2026
Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank