

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 proviso 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

Lot No.	A. Name of Branch B. Name of Account C. Name & Address of Borrower/ Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Name & No of the Contact person & Date of Inspection
			B) Outstanding Amount as on 31.10.2024 C) Possession Date u/s 13(2) of Sarfesi ACT 2002 D) Nature of Possession Symbolic/Physical/	B) EMD C) Bid Increase Amount			
1	BO: Circle SASTRA Centre, Mumbai City M/s. CHINMAY REAL ESTATE (Mr. Paresh B Patil and Mrs. Prachi P Patil)	A-003, EC-65, Mangal Dhara, Building Mangal Charan Chs Ltd , Evershine City Village Manickpur , Vasai -East, Palghar - 401208 BUA - 486 Sqft.	A) 17/05/2019 B) Rs. 37,17,424.36/- C) Dated: 22/12/2020 D) SYMBOLIC	A) Rs. 28,43,100/- B) Rs. 2,84,310/- C) Rs. 1,00,000.00	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	NA	KISHORI DHUMALE 9145425151
2	BO: Circle SASTRA Centre, Mumbai City M/s. CHINMAY ENTERPRISES (Mr. Paresh B Patil and Mrs. Prachi P Patil)	Flat No A-1 & A-2, ground Floor, A wing, Building No EC- 65, Mangal Dhara, Mangal Charan CHSL, S.No. 103/157, Evershine City, Vasai - East, Palghar -401208 BUA - 788.68 Sqft.	A) 28/05/2021 B) Rs. 58,51,028.86/- C) Dated: 16/10/2021 D) SYMBOLIC	A) Rs. 45,36,000/- B) Rs. 4,53,600/- C) Rs. 1,00,000.00	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	NA	KISHORI DHUMALE 9145425151
3	BO: Circle SASTRA Centre, Mumbai City Mr. Rajaram Tukaram Pawar & Mrs. Savita Rajaram Pawar	Flat No A 307, Harmony CHSL, Raheja Vihar, Village Tungwa, Chandivali Farm Road Powai Mumbai- 400072, MAHARASHTRA. BUA -537 Sqft.	A) 01.07.2017 B) 1,48,13,443.78 C) Dated: 01.02.2018 D) SYMBOLIC	A) Rs. 78,29,460/- B) Rs. 7,82,946/- C) Rs. 50,000.00	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
4	BO: Circle SASTRA Centre, Mumbai City Mr Vijayanand Sable & Mrs Vaishali Vijayanand Sable	Flat 102, 1st floor, Sai Siddhi Apartment, Vasudev Patil Nagar, Sai Dham Complex, Gaondevi Mandir Rd, Kogaon, Nhiwandi Thane 421311. BUA-660 Sqft.	A) 27.05.2021 B) Rs. 74,30,329.01 C) Dated: 06.02.2024 D) PHYSICAL	A) Rs. 22,57,200/- B) Rs. 2,25,720/- C) Rs. 50,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
5	BO: Circle SASTRA Centre, Mumbai City Mr Vijayanand Sable & Mrs Vaishali Vijayanand Sable	Flat 706, 7th Floor, G Wing, Bldg No. 1, Shankeshwar Residency Phase II CHS Near KDMC Water Filter Plant , Tawri Pada, Gauripada, Kalyan W Thane -421301. BUA- 456 Sqft.	A) 27.05.2021 B) Rs. 74,30,329.01 C) Dated: 06.02.2024 D) PHYSICAL	A) Rs. 33,70,500/- B) Rs. 3,37,050/- C) Rs.50,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
6	BO: Circle SASTRA Centre, Mumbai City M/s ARASANA FOODS AND FARMS PVT LTD	Land And Building at Plot no 1, Gat no 21/9, Near Phaltan Education Engineering College, Phaltan Kuravali Road, Village Thakurki, Taluka Phaltan, District Satara, BUA - 22,886.76 Sqft.	A) 06.09.2018 B) Rs. 5,39,77,816/- C) Dated: 05.02.2019 D) SYMBOLIC	A) Rs.1,75,00,000/- B) Rs. 17,50,000/- C) Rs.1,00,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
7	BO: Circle SASTRA Centre, Mumbai City M/s ARASANA FOODS AND FARMS PVT LTD	Plant And Machinery at Plot no 1, Gat no 21/9, Near Phaltan Education Engineering College, Phaltan Kuravali Road, Village Thakurki, Taluka Phaltan, District Satara	A) 06.09.2018 B) Rs. 5,39,77,816/- C) Dated: 05.02.2019 D) SYMBOLIC	A) Rs. 4,19,000/- B) Rs. 41,900/- C) Rs. 50,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
8	BO: Circle SASTRA Centre, Mumbai City M/s HARIOM TEXTILES (Mr. Shriniwas Chandramogali Boora & Mrs. Haimavati Shriniwas Boora)	Flat no 201, 2nd floor, Mittal Pelli Building, Survey no 11, Hissa No 1, Paiki CTS No 8849 & 8850 of Village Kakamtghar, Telipada, New Kaneri, Municipal house no 121, Bhiwandi Taluka, Dist Thane 421302 BUA - 395 Sqft.	A) 09.07.2018 B) Rs 1,25,97,168.69/- C) Dated: 17.11.2019 D) PHYSICAL	A) Rs. 13,60,000/- B) Rs. 1,36,000/- C) Rs.20,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
9	BO: Circle SASTRA Centre, Mumbai City M/s HARIOM TEXTILES (Mr. Shriniwas Chandramogali Boora)	Unit no 449 (old no 1322/6), Survey no 133, Hissa No 1, Katai Village, Taluka Bhiwandi, District Thane 421302 BUA - 1455 Sqft.	A) 09.07.2018 B) Rs 1,25,97,168.69/- C) Dated: 17.11.2019 D) PHYSICAL	A) Rs. 24,75,000/- B) Rs. 2,47,500/- C) Rs.20,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
10	BO: Circle SASTRA Centre, Mumbai City M/s BOSTON GARMENTS PVT LTD (Mr. Ajit S Kandar & Mrs Rakhi Kandar)	Commercial Office Nos.1103,1104, 1105 & 1106, 11th floor, Maithili's Signet Premises Co-op Soc Ltd, plot no 39/4, Sector 30A, Vashi, Navi Mumbai, Thane - 400703. BUA - 2195 Sqft.	A) 05.04.2019 B) Rs. 18,72,82,222.23 C) Dated: 26.06.2019 D) PHYSICAL	A) Rs. 5,12,49,800/- B) Rs. 51,24,980/- C) Rs. 1,00,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
11	BO: Circle SASTRA Centre, Mumbai City Mr. MANESH DODE	Flat No. 201, 2nd floor, Mahalaxmi Complex CHSL, Plot no 18, Sector No 26A, Palm Beach Road, Konaripada, Vashi, Taluka Thane - 400703. BUA - 456 Sqft.	A) 05.07.2017 B) Rs. 58,06,000/- C) Dated: 05.07.2017 D) PHYSICAL	A) Rs. 58,06,000/- B) Rs. 5,80,600/- C) Rs. 1,00,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151

	M/s HARIOM TEXTILES (Mr. Shriniwas Chandramogali Boora & Mrs. Haimavati Shrinivas Boora)	Hissa No 1, Paiki CTS No 8849 & 8850 of Village Kakamtghar, Telipada, New Kaneri, Municipal house no 121, Bhiwandi Taluka, Dist Thane 421302. BUA - 395 Sqft.	A) Rs. 1,25,97,168.69/- B) Rs. 1,36,500/- C) Dated: 17.11.2019 D) PHYSICAL	A) Rs. 1,25,97,168.69/- B) Rs. 1,36,500/- C) Rs.20,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
9	BO: Circle SASTRA Centre, Mumbai City M/s HARIOM TEXTILES (Mr. Shriniwas Chandramogali Boora)	Unit no 449 (old no 1322/6), Survey no 133, Hissa No 1, Katai Village, Taluka Bhiwandi, District Thane 421302. BUA - 1455 Sqft.	A) 09.07.2018 B) Rs. 1,25,97,168.69/- C) Dated: 17.11.2019 D) PHYSICAL	A) Rs. 24,75,000/- B) Rs. 2,47,500/- C) Rs.20,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
10	BO: Circle SASTRA Centre, Mumbai City M/s BOSTON GARMENTS PVT LTD (Mr. Ajit S Kandar & Mrs Rakhi Kandar)	Commercial Office Nos.1103,1104, 1105 & 1106, 11th floor, Malthili's Signet Premises Co-op Soc Ltd, plot no 39/4, Sector 30A, Vashi, Navi Mumbai, Thane - 400703. BUA - 2195 Sqft.	A) 05.04.2019 B) Rs. 18,72,82,222.23 C) Dated: 26.06.2019 D) PHYSICAL	A) Rs. 5,12,49,800/- B) Rs. 51,24,980/- C) Rs. 1,00,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
11	BO: Circle SASTRA Centre, Mumbai City Mr. MANESH DODE	Flat No. 201, 2nd floor, Mahalaxmi Complex CHSL, Plot no 18, Sector No 26A, Palm Beach Road, Koparipada, Vashi, Taluka Thane 400703. BUA - 768 Sqft.	A) 05.07.2017 B) Rs. 1,22,67,289.72/- C) Dated: 01.01.2018 D) SYMBOLIC	A) Rs. 58,06,000/- B) Rs. 5,80,600/- C) Rs. 50,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
12	BO: Circle SASTRA Centre, Mumbai City Mrs. RENU RAKESH SINGH	Flat 103, B wing, Sai Pushpak CHSL, Sai Park Complex, Mira Bhayander East, Road Thane - 401107. BUA - 650 Sqft.	A) 03.02.2020 B) Rs. 51,37,206/- C) Dated: 08.02.2021 D) SYMBOLIC	A) Rs. 46,33,200/- B) Rs. 4,63,320/- C) Rs. 50,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SUJIT KUMAR 8090148299
13	BO: Circle SASTRA Centre, Mumbai City JMV ENTERPRISE (Mr. Ramjanam Yadav)	Shop no 2, OM Palace, Near Seawood's Darave railway station, Plot No B44, Sector 23, Village Darave, Thane 400706. BUA - 236 Sqft.	A) 03.02.2020 B) Rs. 1,73,01,041/- C) Dated: 09.08.2019 D) SYMBOLIC	A) Rs. 22,94,000/- B) Rs. 2,29,400/- C) Rs.20,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
14	BO: Circle SASTRA Centre, Mumbai City Mr MOHAMMED YASIN ABDUL AZIZ SHAIKH	Shop No. 06,07 & 08, Ground Floor, Sheetal Tower CHSL, Sy No. 517,518 (old), 76/5 & 59/5 (new), Unique Park, Nayanagar, Mira Road (E), Thane-401107. BU Area 960 Sqft.	A) 01.07.2019 B) Rs. 1,22,08,159.95 C) Dated: 19.09.2019 D) SYMBOLIC	A) Rs.1,04,00,000/- B) Rs. 10,40,000/- C) Rs.1,00,000/-	DATE:12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
15	BO: Circle SASTRA Centre, Mumbai City Mr. Mohd. Salim Iduddin Mansuri	Flat no 105, first floor, B wing, Rodrigues Villa CHSL, Near Nityanand Hotel, Opp. Bharat Weight Bridge, LBS Marg, Kurla Wes, Mumbai-400070. BU Area 1054 Sqft.	A) 05.02.2020 B) Rs. 1,57,38,659.22 C) Dated: 29.12.2020 D) SYMBOLIC	A) Rs. 1,17,62,640/- B) Rs. 11,76,264/- C) Rs.1,00,000/-	DATE:12/02/2025 Time:10:00 AM to 04:00 PM	N/A	SWAPNIL TAYADE 9975708664
16	BO: Circle SASTRA Centre, Mumbai City M/s CRYSTAL INDUSTRIES (Mr. Tulsiani Prakash Jhanmumal)	Shop No. 08, Ground Floor, and Basement Floor, Madhu Complex, Sheet No. 26, U.No. 274 & Chaita No. 274, Ward No. 35, Khata No. 35, House No. 35/1, Off Kalyan Ambernath Road, Near Indira Gandhi Market, Section 23, Ulhasnagar 3, Thane- 421003. Area 2415Sqft.	A) 10.07.2017 B) Rs. 3,29,19,555.48 C) Dated: 28.09.2017 D) SYMBOLIC	A) Rs. 76,92,570/- B) Rs. 7,69,257/- C) Rs.50,000/-	DATE: 12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151
17	BO: Circle SASTRA Centre, Mumbai City Mr Imran U Khan	Flat No 304 3rd floor, A wing Ramsha Apartment, CHSL, Goandevi Road, Village Kohoj, New Colony, Ambernath West, Thane -421505. BU Area 829 Sqft.	A) 01.07.2019 B) Rs. 40,41,033.44 C) Dated: 11.02.2020 D) SYMBOLIC	A) Rs. 28,54,000/- B) Rs. 2,85,400/- C) Rs.25,000/-	DATE:12/02/2025 Time:10:00 AM to 04:00 PM	N/A	KISHORI DHUMALE 9145425151

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 12.02.2025 @ 11.00 A.M. to 4.00 P.M respectively
4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date : 23.01.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank