



punjab national bank

Together for the better

Mumbai Western Circle SASTRA,
PNB, Pragati Towers, 3rd Floor, Plot no C-9, G-Block, Bandra
Kurla Complex, Bandra East, Mumbai- 400 051.
Email : cs4444@pnb.co.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 the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank, erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is 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 SARFAESI ACT 2002	A) Reserve Price (Rs. in Lacs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account	Name of Mortgagor / Owner of property	B) Outstanding Amount as on date	B) EMD		
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account		C) Possession Date u/s 13(2) of SARFAESI ACT 2002	C) Bid Increase Amount		Name & No. of the contact person
			D) Nature of Possession Symbolic/ Physical/ Constructive			
1	CIRCLE SASTRA MUMBAI WESTERN Mrs. Sumandevi M. Tripathi 83, 8th Floor 2A Kalpataru Estate CHSL, JVLR Link Road, Near Majas Bus Depot, Andheri East, Mumbai - 400093.	1) Flat No 002, Ground Floor "F" Wing, of building known as "Rashmi's Dhruvita Park" Village- Achole, Taluka- Vasai, District-Thane- 401104 area admn. 377.60 sq.ft. Carpet in the name of Suman Devi M. Tripathi.	A) 01-02-2020 B) Rs . 2,39,94,142.96 /- plus further interest and charges since date of NPA. C) 28-08-2020 D) Symbolic	A) Rs 23,00,000/- B) Rs 2,30,000/- C) Rs 5,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143, 7303850049 9903085950
	SAME AS ABOVE	2) Flat No. 101, 1st Floor, H - Wing, Rashmi Residency G- N CHSL, Village-Achole, Vasai East, Nallasopara link Road, Taluka- Vasai, District-Thane, PIN-401104 area admn. 382 sq.ft. Carpet in the name of Suman Devi M. Tripathi.	A) 01-02-2020 B) Rs . 2,39,94,142.96 /- plus further interest and charges since date of NPA. C) 10-01-2025 D) Physical	A) Rs 25,00,000/- B) Rs 2,50,000 /- C) Rs 5,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
	SAME AS ABOVE	3) Flat No. 302, 3rd Floor, 4 -Wing of building known as "Rashmi Regency-II" CHSL, Village-Achole, Taluka-Vasai, District- Thane, PIN- 401209 Area admn. 757.00 sq.ft. Carpet in the name of Suman Devi M. Tripathi, Near D Mart Vasai East, Nallasopara- Vasai Link Road, Nallasopara East, Dist.- Palghar-401209.	A) 01-02-2020 B) Rs . 2,39,94,142.96 /- plus further interest and charges since date of NPA. C) 28-08-2020 D) Symbolic	A) Rs 45,00,000/- B) Rs 4,50,000 /- C) Rs 5,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
	SAME AS ABOVE	4) Flat No. 201, 2nd Floor, E- Wing, Yashwant Park CHSL, Village-Achole, Vasai- Nallasopara Link Road, Vasai East, Dist.- Palghar -401209. Area admn. 854.32 sq.ft. Carpet in the name of Suman Devi M. Tripathi.	A) 01-02-2020 B) Rs . 2,39,94,142.96/- plus further interest and charges since date of NPA. C) 28-08-2020 D) Symbolic	A) Rs 61,00,000/- B) Rs 6,10,000 /- C) Rs 5,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
2	CIRCLE SASTRA MUMBAI WESTERN Mrs Jasmine Inran Ulde, 505, G N Tower B Wing Behinde Sunteck Grandeur, S V Road, Andheri West, Mumbai-400 058 No G-24 Ground floor, B- Wing ICON Honey Pool, Kanchanayanhalli Village, Jigani, Hubli, Anekal Taluk Bangalore-560 099	Fiat No G-24 Ground Floor B- Wing ICON Honey Pool, Kanchanayanhalli Village, Jigani, Hubli Anekal Taluk, Bangalore, Karnataka 530099. Area Admn 805 Sq. ft Super Built with car Parking	A) 03-10-2017 B) Rs 12,46,052.00 plus interest and charges since date of NPA. C) 12-11-2024 D) Physical	A) Rs 23,40,000/- B) Rs 2,34,000/- C) Rs 5,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
3	CIRCLE SASTRA MUMBAI WESTERN Mrs. Sindhu Dhananjay Pandey Fiat N. 2701, Tower No.3, Challenger Tower, Thakur Village, Kandivali East-Mumbai-400101	Fiat No. 401, 4th Floor, B wing, Kalash Building, Type-AA, Opp. Yashwant Gaurav Complex, Vill- Achole, Nallasopara East, Tal-Vasai-Palghar-401209. Survey no.2, BUA 532 Sq. Ft. (59.33 Sq. Mt.) as per agreement in the Name Mr. Mrs. Sindhu Dhananjay Pandey.	A) 22-08-2023 B) Rs 26,98,141.86 plus interest and charges since date of NPA. C) 24-11-2023 D) Symbolic	A) Rs 38,00,000/- B) Rs 3,80,000/- C) Rs 5,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
4	CIRCLE SASTRA MUMBAI WESTERN M/s Gayatri Buildcon, Proprietor Mrs Sindhu Dhananjay Pandey, & Legal heirs of Late Dhananjay Pandey, Chagan Nawala Chawl, Western Express Highway Road, Old Narasi Pada, Kandivali East, Mumbai 400 066. Fiat No 2701, 27th Floor, Challenger Tower -3, Thakur Village, Kandivali East, Mumbai 400 101.	Fiat No 2701, 27th Floor, Challenger Tower -3, Thakur Village, Kandivali East, Mumbai 400 101. Admn 1325 sq.ft built up in the name of Sindhu D Pandey.	A) 09-11-2022 B) Rs 57,24,304.19 plus interest and charges since date of NPA. C) 24-03-2023 D) Symbolic	A) Rs 2,75,00,000/- B) Rs 27,50,000/- C) Rs 25,000/-	27-02-2025 11:00am to 04:00pm	Extension on Mortgage in M/s SD Spaces Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
5	CIRCLE SASTRA MUMBAI WESTERN Mr. Anant Vinayak Shetye, Mrs. Rekha Shetye Fiat -302, Building No -A, "Abelia" in "Horizon Flora" Complex, Nr Imperial Square Bus Stop, Bhayandarpada, Owale, G.B Road, Thane West-400 615. 5/503, Anand Villa, Opp. Dagadi Shala Charai, Thane, Mumbai -400601.	Fiat A-302, 3rd Floor, Building No. A known as "Abelia" in the Complex known as "Horizon Flora" Near Imperial Square Bus Stop, Bhayandarpada, Owale, Ghodbunder Road, Thane (W) - 400615, Admeasuring 61.96 sq. mt. Carpet area plus Open Terrace Area 164.43 sq. mt. with 1 Car Parking in the name of Mr. Anant Vinayk Shetye and Mrs. Rekha Anant Shetye.	A) 25-05-2021 B) Rs 97,28,879 plus interest and charges since date of NPA. C) 11-10-2023 D) Physical	A) Rs 1,06,00,000/- B) Rs 10,60,000/- C) Rs 10,000/-	27-02-2025 11:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9903085950
6	CIRCLE SASTRA MUMBAI WESTERN	1) Merged Unit nos 4122 to 4126 and unit 4127, 4th Floor D-	A) 20-07-2015	A) Rs 2,09,00,000/-	27-02-2025	Unpaid society maintenance

	Chagan Nawala Chawl, Western Express Highway Road, Old Narasi Pada, Kandivali East, Mumbai 400 066. Flat No 2701, 27th Floor, Challenger Tower -3, Thakur Village, Kandivali East, Mumbai 400 101.		C) 24-03-2023 D) Symbolic			utility bills etc. Any other Encumbrances not known to Authorised Officer																																																									
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6	CIRCLE SASTRA MUMBAI WESTERN Official Liquidator High Court, Bombay, M/s Hydrocarbon Development Co Pvt Ltd, Bank of India Building, 5th Floor, M.G Road, Fort, Mumbai-400001. Mr S. Ravindran (Guarantor/Ex-Director), Flat H-404, Raheja Vistas, Raheja Vihar, Off Chandivali Farms Road, Andheri East, Mumbai-400072 Mr S.R Das (Guarantor/Ex-Director), F-2/202, Poonam Kunj, Poonam Nagar, Andheri East, Mumbai-400072. Mr Kasshee Mayun (Guarantor/Ex-Director), Flat No 1801-H, 404 Raheja Vistas, Raheja Vihar, Off Chandivali Farms Road, Andheri East, Mumbai-400072	1) Merged Unit nos 4122 to 4126 and unit 4127, 4th Floor D-Wing, Oberoi Gardens Estate, Off Saki Vihar Chandivali, Andheri East, Mumbai-400072, in the name of Hydrocarbon Development Company Pvt Ltd. (Admn total area 3010.14 Sq. ft built up) Alongwith movable items as listed below <table><tr><th>No</th><th>Inventory</th><th>Qty</th></tr><tr><td>1</td><td>Office Chair</td><td>63</td></tr><tr><td>2</td><td>Computer Set</td><td>10</td></tr><tr><td>3</td><td>Laptop</td><td>7</td></tr><tr><td>4</td><td>Wooden Table</td><td>1</td></tr><tr><td>5</td><td>Wooden Racks</td><td>1</td></tr><tr><td>6</td><td>Reception Table</td><td>1</td></tr><tr><td>7</td><td>Small Table</td><td>1</td></tr><tr><td>8</td><td>Big HP Printer</td><td>1</td></tr><tr><td>9</td><td>Printer</td><td>3</td></tr><tr><td>10</td><td>LG Owen</td><td>1</td></tr><tr><td>11</td><td>Locker</td><td>1</td></tr><tr><td>12</td><td>MS Storage Locker</td><td>1</td></tr><tr><td>13</td><td>Notice Board</td><td>1</td></tr><tr><td>14</td><td>Projector</td><td>1</td></tr><tr><td>15</td><td>Refrigerator</td><td>1</td></tr><tr><td>16</td><td>Small Sofa</td><td>1</td></tr><tr><td>17</td><td>Telephone</td><td>21</td></tr><tr><td>18</td><td>Split AC</td><td>1</td></tr></table> The composite value of above movable items is incorporated in total reserve price of the immovable property. https://baanknet.com (Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, all unpaid liabilities etc. The above list is indicative and not exhaustive) 2) Merged Gala No 35,36,37 (renumbered as 135,136,137 on 1st Floor plus mezzanine floor at Virar Industrial Estate CHSL, Panchpayari Village Narangi, Jivdani Temple Road, Taluka Vasai East, Palghar 401303 in the name of M/s Hydrocarbon Development Company Pvt Ltd (Admn total area 1531 Sq. ft built up) (Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, all unpaid liabilities etc. The above list is indicative and not exhaustive)	No	Inventory	Qty	1	Office Chair	63	2	Computer Set	10	3	Laptop	7	4	Wooden Table	1	5	Wooden Racks	1	6	Reception Table	1	7	Small Table	1	8	Big HP Printer	1	9	Printer	3	10	LG Owen	1	11	Locker	1	12	MS Storage Locker	1	13	Notice Board	1	14	Projector	1	15	Refrigerator	1	16	Small Sofa	1	17	Telephone	21	18	Split AC	1	A) 20-07-2015 B) Rs 2,58,73,623.26 plus interest and charges since date of NPA. C) 25-03-2019 (Powai office Premises) C) 22-03-2019 (Virar Office Premises) D) Physical Please Contact Authorised officer for Physical inspection.	A)Rs 2,09,00,000/- B) Rs 20,90,000/- C)Rs 25,000/-	27-02-2025 11:00am to 04:00pm	Unpaid society maintenance dues of approximately Rs 100.00 lacs. The Original property title documents for Merged Unit nos 4122 to 4126 is with Stamp Office, Old Customer House Mumbai with outstanding dues of approximately Rs 3.00 lacs plus further interests and charges. Original Agreement for unit no 4127 with Bank. Any other Encumbrances not known to Authorised Officer
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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 at the Website <https://baanknet.com/> on (as per date mentioned in above) @ 11:00AM TO 04:00 PM.
- 4) For detailed terms and conditions of the sale, please refer - <https://baanknet.com/> & www.pnbindia.in
- 5) Any Unpaid Society Due, Maintenance or other charges not known to authorized officer.
- 6) Name of Contact Persons: Satyendra Mishra: 9903085950, Sunil Kumar : 9935189143, Kiran Shingade: 9920267874

Date: 30.01.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank
Secured Creditor