

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 Name of the Account Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account	Description of the Immovable Properties Mortgaged Name of Mortgagor /Owner of property	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on NPA date C) Possession Date u/s 13(2) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/ Constructive	A) Reserve Price (Rs. In Lacs) B) EMD (to be deposited MSTC wallet before Auction Date) C) Bid Increase Amount	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors Name & No. of the contact person
1	Mrs. Hema Ketan Pawar, Mr. Ketan Suresh Pawar Room No 1 Ground Floor Hanuman Niwas CHS, Shirdas Chapsi Marg, Noorbaug Sandhurst Road, Chinchibunder, Mumbai-400009. & Flat No. 1705, 17th Floor, A Wing "Lodha Altia", New Cuffe Parade, Eastern Free Way, Salt Pan, Wadala, Mumbai-400022.	Fiat No. 1705, 17th Floor, A- Wing, "Lodha Altia" New Cuff Parade, Eastern Freeway, Salt Pan, Wadala, Mumbai-400022 admeasuring 514.00 Sq. Ft. Carpet Area.	A) 11-01-2024 B) Rs 94,77,164 plus interest and charges since date of NPA. C) 04-06-2024 D) Symbolic	A) Rs 1,46,00,000 /- B) Rs 14,60,000/- C) Rs 10,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
2	M/s Balaji Traders, Prop. Mr. Ravi Kashwani, 101, Sai Vinayak Tower, B - Wing, Opp. Hotel Gurudev NX, Khadakpada, Kalyan (W), Thane- 421301. Mr. Ravi Kashwani, Flat No. 702, Venus CHSL, OT Section, Ulhasnagar, District- Thane-421003	All Piece and Parcel of land with construction in Industrial Galla No. 107, 1st Floor, Kohinor Industrial Estate "A", constructed on piece and parcel of land/plot bearing U. No. 26(part), Sheet No. 14, situated near Bk. No. 957, Station Road, Ulhasnagar -3, Thane- 421003. Admeasuring area about 1275 sq.ft super built up in the name of Mr. Ravi Ramesh Kashwani.	A) 30-06-2015 B) Rs 1,02,09,476 plus interest and charges since date of NPA. C) 03-10-2015 D) Physical	A) Rs 27,00,000/- B) Rs 2,70,000/- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
3	Mrs Santoshee Nirakar Sahu, Flat A/203, 2nd Floor, Jai Vinayak CHSL, New Pleasant Park, Mira Bhayander Road, Mira Road East, Thane 401107	Fiat A/203, 2nd Floor, Jai Vinayak CHSL, New Pleasant Park, Mira Bhayander Road, Mira Road East, Thane 401107. Area admn. 775 sq.ft. BUA. In the name of Mrs. Santoshee Nirakar Sahu	A) 25-01-2022 B) Rs 49,25,955.10 plus interest and charges since date of NPA. C) 13-05-2022 D) Symbolic	A) Rs 55,00,000/- B) Rs 5,50,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
4	Mr. Nitin Kisan Dalvi Mrs. Rupali Dalvi Flat No. 102, 1st Floor in the Building No. A 1 of Unnathi Woods Phase I, Village- Kavesar, Opposite Saraswati Vidyalaya, Ghodbunder Road, Thane West-400601	Fiat No. 102, 1st Floor in the Building No. A 1 of Unnathi Woods Phase I, Village- Kavesar, Opposite Saraswati Vidyalaya, Ghodbunder Road, Thane West-400601 admeasuring 607 Sq. Ft. Carpet area in the name of Mr. Nitin Dalvi and Mrs. Rupali Dalvi	A) 09-02-2023 B) Rs 72,68,920.64 plus interest and charges since date of NPA. C) 24-05-2023 D) Symbolic	A) Rs 78,00,000/- B) Rs 7,80,000/- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
5	CIRCLE SASTRA MUMBAI WESTERN Mr. Santosh Manasi Mandal, Mrs. Surekha Santosh Mandal, Flat No. 201, 2nd Floor, United Regency, A- Wing Building No 2, Krishna Nagar, Pamtembi, Boisar West, Palghar-401504.	Fiat No 201, 2nd Floor, United Regency, A- Wing Building No. 2, Krishna Nagar, Pamtembi, Boisar West, Palghar - 401504 In the name of Mr. Santosh Manasi Mandal & Mrs. Surekha Santosh Mandal Area admn 350.80 sq.ft. Carpet.	A) 13-12-2023 B) Rs 10,90,525.00 plus further interest and charges since date of NPA. C) 04-04-2024 D) Symbolic	A)Rs 14,00,000/- B) Rs 1,40,000/- C)Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
6	CIRCLE SASTRA MUMBAI WESTERN Mr Nitin Shrinath Habivant, Mrs Pallavi Vilas Mahadaye, Room No 7, Simon Chawl, Kranti Nagar, Behram Baug, Behind Trimurti Shiv Mandir, Jogeshwari West, Mumbai 400102 & 103, R 12 S.V Road, S Pereira Chawl, Behram Baug, Behind Meghani Oshiwari, Jogeshwari West, Mumbai-400102	Fiat No 14, 3rd Floor, Nisarg Palace Building House, Nr Shanti Temple, Behind New Marathi School, No 2213, Village Gaskopari, Virar East, Palghar Thane 401305. Area adm 443 sq. ft super built up area i.e 41.17 sq mtrs super built up area	A) 17-02-2020 B) Rs 10,46,719.00 plus further interest and charges since date of NPA. C) 04-05-2023 D) Physical	A)Rs 14,00,000.00 B) Rs 1,40,000.00 C)Rs 5,000.00	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
7	Mr Sarvan Devi Sharma, Mrs Poonam Devi Sharma Flat No 302, 3rd Floor, B-Wing, Narendra Accord CHSL, Near Old Petrol Pump, Parshwa Nagar CHSL, Near Old Petrol Pump, Parshwa Nagar Mira Road East, Thane-401107.	Fiat No 302, 3rd Floor, B-Wing, Narendra Accord CHSL, Near Old Petrol Pump, Parshwa Nagar Mira Road East, Thane-401107. Admn 477 sq. ft. built up area in the name of Mr Sarvan Devi Sharma and Mrs. Poonam Devi Sharma	A) 24-05-2021 B) Rs 23,25,614.86 plus further interest and charges since date of NPA. C) 07-12-2021 D) Symbolic	A)Rs 33,75,000.00 B) Rs 3,37,500.00 C)Rs 5,000.00	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
8	CIRCLE SASTRA MUMBAI WESTERN Mr Pramod Mahendra Chourasia, Akshay Punjab Caterers, Shop No 59, S.S Nagar Near Sindi Gurudwara, GTB Nagar, Mumbai 400037.	Fiat No 202, 2nd Floor, Sana Apartment, Near Vangani Station, Vangani East, Taluka Ambarnath, Dist Thane 421501. Admn area 475 sq. ft. carpet Area	A) 27-11-2017 B) Rs 10,58,229.00 /- plus interest and charges since date of NPA. C) 24-05-2018 D) Symbolic	A) Rs 16,30,000/- B) Rs 1,63,000/- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
9	CIRCLE SASTRA MUMBAI WESTERN M/s Amit Engineers (Proprietor Mr. Natwarlal Panchal), Unit No 25, Azim Compound, Durga Mandir Road, Kherani Road, Sakinaka, Andheri East Mumbai 400072. & Shop No F-035, 1st Floor Krishna Signature Plot No 177 Old SI No 1258/ Palki GIDC Colony, Umbergaon Valsad Gujarat 396165.	Shop No. F-035, 1ST Floor, Krishna Signature Mall, Station Road, Comm. Plot No 177, Old Survey No. 258/ Palki, GIDC Umbergaon, Tal- Umbergaon, Dist- Valsad, Gujarat-396170. Landmark Bharat Petrol Pump. Area admn. 247. Sq. Ft Built Up In the name of Mr. Natwarlal M. Panchal and Mr. Amit N. Panchal.	A) 10.02.2023 B) Rs 17,86,291.78 /- plus interest and charges since date of NPA. C) 21-06-2023 D) Physical	A) Rs 12,00,000 /- B) Rs 1,20,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
10	CIRCLE SASTRA MUMBAI WESTERN M/s D N Polymers (Proprietor-Mr Dhamesh Babulal Shah) Flat no. 101, 1st Floor, Building No A-1, Kumar Prerna CHS, D P Road, Aundh, Tai Haveli Pune-411007.	All that part and parcel of the property consisting Equitable Mortgage of Residential Flat /Unit no 203, 2nd Floor, Identify Apartment, Plot No. D-41, Shiv Officer Colony Scheme , 80 feet Road, Jagatpura, Jaipur-302025.. Admn area 1050 sq. ft. Built up	A) 04-06-2024 B) Rs 3,91,20,686.32 plus interest and charges since date of NPA. C) 18.09.2024 D) Symbolic	A) Rs 33,00,000 /- B) Rs 3,30,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
11	CIRCLE SASTRA MUMBAI WESTERN M/s Paramount Corporation, Shop No 1, Ground Floor, Mahavir Building, Nr Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai-400009 Mr Dinesh Chamanlal Joshi (Prop) Mrs Varsha Dinesh Joshi (Guarantor) Flat No 703, 7th Floor, Krishna Vihar CHSL, Near Irla Tata Compound, Vile Parle West, Mumbai, Mumbai - 400 056	Shop No 1, Ground Floor, "Mahavir Darshan CHSL" Building No. 17, CTS No 1711, Keshavji Naik Road, Bhat Bazar, Chinch Bunder, Mumbai - 400 009. Area admeasuring 1000 sq. ft Built-up in the name of Mr Dinesh Chamanlal Joshi and Mrs Varsha Dinesh Joshi	A) 15.03.2023 B) Rs 1,46,81,116.00 plus interest and charges since date of NPA. C) 11/07/2023 D) Symbolic	A) Rs 3,04,00,000 /- B) Rs 30,40,000/- C) Rs 25,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874

Shop No F-035, 1st Floor Krishna Signature Plot No 177 Old SI No 1258/ Palki GIDC Colony, Umbergaon Valsad Gujarat 396165.	Sq. Ft Built Up in the name of Mr. Panchal and Mr. Amit N. Panchal.				
10 CIRCLE SASTRA MUMBAI WESTERN M/s D N Polymers (Proprietor-Mr Dharmesh Babulal Shah) Flat no.101,1st Floor, Building No A-1, Kumar Prerna CHS, D P Road, Aundh, Tal Haveli Pune-411007.	All that part and parcel of the property consisting Equitable Mortgaged of Residential Flat /Unit no 203, 2nd Floor. Identify Apartment, Plot No. D-41, Shiv Officer Colony Scheme ,80 feet Road, Jagatpura, Jaipur-302025.. Admn area 1050 sq. ft. Built up	A) 04-06-2024 B) Rs 3,91,20,686.32 plus interest and charges since date of NPA. C) 18.09.2024 D) Symbolic	A) Rs 33,00,000 /- B) Rs 3,30,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
11 CIRCLE SASTRA MUMBAI WESTERN M/s Paramount Corporation, Shop No 1, Ground Floor, Mahavir Building, Nr Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai-400009 Mr Dinesh Chamanlal Joshi(Prop) Mrs Varsha Dinesh Joshi (Guarantor) Flat No 703, 7th Floor, Krishna Vihar CHSL; Near Iria Tata Compound, Vile Parle West, Mumbai, Mumbai – 400 056	Shop No 1, Ground Floor, 'Mahavir Darshan CHSL' Building No. 17, CTS No 1711, Keshavji Nayak Road, Bhat Bazar, Chinch Bunder, Mumbai – 400 009. Area admeasuring 1000 sq. ft. Built-up in the name of Mr Dinesh Chamanlal Joshi, and Mrs Varsha Dinesh Joshi	A) 15.03.2023 B) Rs 1,46,81,116.00 plus interest and charges since date of NPA. C) 11/07/2023 D) Symbolic	A) Rs 3,04,00,000 /- B) Rs 30,40,000/- C) Rs 25,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
12 Mr. Lalit Surendra Tejwani, C- 210, Lok Aangan Near Shashtri Nagar, Mulund Colony, Mulund West, Mumbai -400082	1) Flat No. B-301, 3rd Floor, B- Wing, Sai Swarg 3 Building, Rajput Mall Kashiwadi Boisar, Near Tarapur Road, Village- Pasthan, Boisar East, Palghar - 401-504 Area admn. 640 sq.ft carpet.	A) 14-11-2022 B) Rs 57,58,214.44 plus interest and charges since date of NPA. C) 23-08-2023 D) Physical	A) Rs 23,00,000/- B) Rs 2,30,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
13 SAME AS ABOVE	2) Flat No. B- 302, 3rd Floor, B- Wing Sai Swarg 3 Building, Rajput Mall Kashiwadi Boisar Near, Tarapur Road, Village- Pasthan, Boisar East, Palghar - 401-504 Area admn. 640 sq.ft carpet.	A) 14-11-2022 B) Rs 57,58,214.44 plus interest and charges since date of NPA. C) 23-08-2023 D) Physical	A) Rs 23,00,000 /- B) Rs 2,30,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
14 CIRCLE SASTRA MUMBAI WESTERN Mr Gautam Gotwal Mrs Neelu Gautam Gotwal. Mr Dhanraj B Gotwal Mrs Vimla D Gotwal Mrs Chayya Amrut Shah (Guarantor) Row House No 5, Sumitra Bhavan, Jari Mari Mandir, CG Gidwani Road, Vadavalli, Chembur, Survey No 118, Hissa No 3 (part), CTS 57, Mumbai -400074 11/A, 1st Floor, Postal Colony , Chembur, Mumbai-400 071	Row House No 5, consisting of Ground Plus Two Upper Floors, Sumitra Bhavan, Jari Mari mandir, Opp. Vasant Vihar Complex , Dr C.G Gidwani road, Near RCF Colony , Situated at Plot bearing S No. 118, Hissa No. 3 (Part), CTS No 57, Wadhavili Village, Chembur, Mumbai-400074. in the name of Gautam Gotwal and Neelu Gotwal area admeasuring 765.5 Sq. ft. Built up	A) 20-04-2021 B) Rs 1,51,58,178/- plus further interest and charges since date of NPA. C) 24-06-2021 D) Symbolic	A) Rs 1,60,00,000 /- B) Rs 16,00,000 /- C) Rs 10,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874
15 CIRCLE SASTRA MUMBAI WESTERN Mr. Vinod D Pawar, Flat No. 405, 4th Floor, Sadiya Blossom CHSL, Plot No. 177, Sector-2, Talaja Panchanand, Taluka Panvel Navi Mumbai- Raigad-401208	Fiat No. 405, 4th Floor, Sadiya Blossom CHSL, Plot No. 177, Sector-2, Talaja Panchanand, Taluka Panvel Navi Mumbai- Raigad-401208. Area admn 28.50 sq.mts in the Name Mr. Vinod D Pawar and Mr. Dilip Sarjevrao Pawar	A) 04-08-2023 B) Rs 14,19,885.45/- plus interest and charges since date of NPA. C) 01-11-2023 D) Symbolic	A) Rs 22,50,000/- B) Rs 2,25,000 /- C) Rs 5,000/-	14-05-2025 11:00am to 04:00pm	Not Known to Authorised Officer Mobile 9903085950 9935189143 9920267874

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 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: 30.04.2025

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank
Secured Creditor