

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 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 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 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
1	Circle Sastra Thane M/s Hi-Tech Computer System Shop No.9, Sai Amrut Anand Complex, Near Hotel Shalimar Inn, Shalimar Nashik 422001 Mr. Nivrutti Wamanrao Bhadane (proprietor) & Ms. Rajani Nivrutti Bhadane (Guarantor) Flat No.10, Padma Vishwa Plaza, Nasik-Pune Road, Tagore Nagar Nasik 422006. Mr. Vishal Vasantsa Kshatriya (Gurantor), Flat No.4, Bhalchandra Housing Soc; Shirkewadi, Nasik 422001	Shop No.3, Lower Ground Floor Sai Amrut Anand Complex, Near Hotel Shalimar Inn, Shalimar Nashik 422001 Area : 42.15 Sq. Mtr)	A) 08.01.2018 B) Rs.85,46,546.00 (As on 08.01.2018) plus Interest & Charges C) 14.05.2018 D) Symbolic.	A) Rs.83,10,000/- B) Rs.8,31,000/- (17.05.2025 upto 3.00pm) C) Rs.10,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Murlidhar Gudi 9082652526
2	Circle Sastra Thane M/S Pranav Enterprises Antariksha, Shop No.9, Tagor Nagar, Nasik-Pune Road, Nasik 422006 Mr. Vishal Vasantsa Kshatriya (Proprietor), Flat No.4, Bhalchandra Housing Soc; Shirkewadi, Nasik 422001 Mr. Nivrutti Madhavrao Bhadane (Guarantor) & Ms. Rajani Nivrutti Bhadane (Guarantor) Flat No.10, Padma Vishwa Plaza, Nasik-Pune Road, Tagore Nagar Nasik 422006	Shop No.9, Ground Floor, B Wing, Guru Krupa Sankul, Near Pramila Lawns, Kasbe, Pimpalgaon, Baswant, Tal Niphad Dist Nasik 422209 Area : 22.49 Sq Mtr Shop No.10, Ground Floor, B Wing, Guru Krupa Sankul, Near Pramila Lawns, Kasbe, Pimpalgaon, Baswant, Tal Niphad Dist Nasik 422209 Area : 22.49 Sq Mtr	A) 06.01.2018 B) Rs.83,05,347.00 (As on 06.01.2019) plus Interest & Charges C) 14.05.2018 D) Physical	A) Rs.20,25,000/- B) Rs.2,03,000/- (17.05.2025 upto 3.00pm) C) Rs.5,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Murlidhar Gudi 9082652526
3	Circle Sastra Thane M/S Near Textile Mills 152/3, Tahir Compound, Temghar-3, Kalyan Road, Bhiwandi 421302 Mr. Sureshkumar M Purohit (Proprietor) 2001, Butler Cup, Hiranandani Meadows, Gladys Alwares Road, Nr. Kashnath Ghanekar Auditorium, Pawar Nagae, Apna Bazar, Thane 400610. Mr. Kailashkumar M Purohit (Guarantor) B-304, Kalpataru Garden, Kamatghar Road, Oswal Wadi, Kamatghar, Bhiwandi 421302. Mr. Pratapram Purohit (Guarantor) 706, Silver Jyot, Kamatghar Road, Oswal Wadi Near Kalpataru Garden, Kamatghar, Bhiwandi 421302	Near Textile Mills Gala No.155/1 and 155/2, Tahir Compound, Temghar 421302 Near Textile Mills Gala No.155/5 and 155/6, Tahir Compound, Temghar 421302	A) 23.02.2024 B) Rs.2,89,75,674.43 (As on 12.02.2024) plus Interest & Charges C) 02.07.2024 D) Symbolic	A) Rs.1,16,10,000/- B) Rs.11,61,000/- (17.05.2025 upto 3.00pm) C) Rs.10,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Murlidhar Gudi 9082652526
4	Circle Sastra Thane Ms. Sana Aslam Shaikh 201/A, Chandresh Rachna CHSL, Lodha Com, Mira Road (East), Thane 401107 Flat No.703, 7th Floor, B Wing, Janki Villa CHSL, Manisha Nagar Gate NO.1, Kalwa (West) 400605.	Flat No.703, 7th Floor, B Wing, Janki Villa CHSL, Manisha Nagar Gate NO.1, Kalwa (West) 400605 (Area : 654 SFT Built UP) Ms. Sana Aslam Shaikh.	A) 16.11.2023 B) Rs.61,59,678.30 (As on 16.11.2023) plus Interest & Charges C) 14.02.2024 D) Symbolic	A) Rs.55,10,000/- B) Rs.5,51,000/- (17.05.2025 upto 3.00 pm) C) Rs10,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Murlidhar Gudi 9082652526
5	CIRCLE SASTRA THANE M/s Amardeep Fabrics Mr. Sunil A Laungani (Partner) Mr. Rakesh A Laungani (Partner) Sai Leela Shah Aptt, Flat No.310, Near ICICI Bank, Ulhasnagar-3 Mrs. Aparna S Laungani, Mrs. Meera A Laungani & Mrs. Sneha R Laungani (Guarantors) Sai Leela Shah Apartments, Flat No.310, Near ICICI Bank, Ulhasnagar-3	M/s Amardeep Fabrics, Industrial Plot No. F-42 along with factory Building and other ancillary structures near Dinesh Plastic Work Co., Murbad Industrial area, Off kalyan Ahmednagar Road, Vill Taluka Murbad, Dist Thane 421401. M/s Amardeep Fabrics, Industrial Plot No. B-11 along with factory Building and other ancillary structures, Opp Precision Adhesive Tapes Company & near Thasildar Office., Murbad Industrial area, Off kalyan Ahmednagar Road, Vill Taluka Murbad, Dist Thane 421401.	A) 11.04.2022 B) Rs.407.49 Lakhs + further interest since date of NPA C) 05.07.2022 D) Symbolic	A) Rs.1,94,00,000/- B) Rs.19,40,000/- (17.05.2025 upto 3.00 pm)) C) Rs.10,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Murlidhar Gudi 9082652526
			A) 11.04.2022 B) Rs.407.49 Lakhs + further interest since date of NPA C) 05.07.2022 D) Symbolic	A) Rs1,08,00,000/- B) Rs.10,80,000/- (17.05.2025 upto 3.00 pm)) C) Rs.10,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Murlidhar Gudi 9082652526

6	CIRCLE SASTRA THANE Late Shri Radheshyam R Gurjar & all his legal heirs Mrs. Susheela R Gurjar Flat No.104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601 Mrs. Susheela R Gurjar 203, Mota Devra Navaniya, Taluka Vallabh Nagar, Navaniya, Udaipur Rajasthan 313601 Mr. Prakash Maruti Shinde (Guarantor) Flat No.103, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601	Flat No.104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601 (Area :387.50SFT Carpet) Shri Radheshyam R Gurjar & all his legal heirs Mrs. Susheela R Gurjar	A)22.11.2023 B)Rs17,22,009.62 (As on 30.10.2023) plus Interest C)20.02.2024 D)Symbolic	A) Rs.15,52,000/- B) Rs.1,56,000/- (17.05.2025 upto 3.00 pm) C) Rs5,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	NIL Muralidhar Gudi 9082652526
7	Circle SASTRA Thane Mr. Manish Bhanushali RH-II Crossroad, MHADA Colony Mulund-400081 Also at, M/S Kishore Stores Shop no 30 Opp Vega Family Salin, Station Road, Opp Vikhroli West Mumbai-400083	Office no 616, 6th Floor Central Facility Building, Fruit Market, Plot no 3 & 7, APMC Market I Sec-19, GAT no 796, Turbhe, Vashi-400703 in the name of Manish Bhanushali Built Up: 565 Sq Ft	A)29.08.2022 B)Rs26,69,766.00 (As on 31.07.2022 plus interest & charges thereon) C)04.11.2022 D)Symbolic	A) Rs. 59,36,000/- B)Rs. 5,93,600/- (17.05.2025 upto 03.00 pm) C)Rs.5000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to us Manisha Kumari 7710044341
8	Circle SASTRA Thane M/S Jyoti Buildcon Prop. Ms Jyoti Manoj Kumar Sant Singh Add: Office no 1 Bhawani Mansion Plot no 23 Sector-19 Axis bank New Panvel-410206	Shop no 1 Ground Floor Deepak Jyoti Heights, Survey No 108, Hissa No 4/A Vill Temghar, Bhwandi Dist Thane-421301 Built Up: 756 Sq Ft Owner: Jyoti Manoj Kumar Sant Singh	A) 12.06.2023 B) Rs. 30,11,239.80/- (As on 12.06.2023) plus interest & charges there on C) 22.08.2023 D) Symbolic	A) Rs. 43,66,000/- B) Rs. 4,36,800/- (17.05.2025 upto 03.00 pm) C) Rs. 5,000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m.	Not Known to us Manisha Kumari 7710044341
9	Circle SASTRA Thane Mr. Sandesh Dattaram Hodawadekar Mrs. Smrita D Hodawadekar Add: C-603 4th Floor 6th Floor, Plot no 1,431,432 Khaprideo CHSL Eknath Ghadi Marg Bhoiwada, Parel, 400012	Flat no 602, 6th Floor, A Wing Building Known as Vinayak Srushti, S. No: 40/27C, Near Gaon Devi Mandir Road, Village Sonarpada, Dombivli East Tal Kalyan Dist Thane-421203 Admsq: 620 Sq Ft	A) 10.01.2023 B) Rs. 46,31,728.75 as on 31.10.2022 plus interest & charges less recovery thereon C) 26.11.2024 D) Physical	A) Rs.33,48,000/- B) Rs.3,34,800/- (17.05.2025 upto 03.00 pm) C) Rs. 5000/-	Date: 17.05.2025 Time: 10.00 am to 04.00 pm	Not Known to us Manisha Kumari 7710044341
10	Circle SASTRA Thane M/S Secoh Impex, Sh Pares J Shah (Proprietor) 21, Shripad, 194 Gardodia Nagar, Ghatkopar East, Mumbai-400077	Office premise no 115, 1st Floor E-Wing Kaliss Industrial Complex, S NO 136(Part), CTS no 1/7 Behind Godrej Residential Complex Powai Link Road, Vikhroli Park Site, Near HMP L Surya Nagar, Vikhroli (West)-400079 Carpet Area- 193.00 Sq Ft	A) 21.10.2023 B) Rs. 36,19,300.36 (as on 30.09.2023 plus interest & charges) C) 21.03.2024 D) Symbolic	A)Rs. 33,36,000/- B)Rs. 3,33,600/- (17.05.2025 upto 03.00 pm) C)Rs.5000/-	Date: 17.05.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to us Manisha Kumari 7710044341
11	Circle SASTRA Thane M/S Platinum Autoworks Pvt Ltd Unit no. 18 Nigo's Building, Plot no 1 & 2, Cama Estate Road, Goregaon (East), Mumbai -400 063	Unit no. 18 Nigo's Building, Plot no 1 & 2, Cama Estate Road, Goregaon (East), Mumbai -400 063 in the name of Praful Bhanji Nissar Carpet area: 463.50 Sq Ft	A) 05.11.2013 B)Rs. 10,03,75,594.00 (As on 04.11.2013 plus interest & charges thereon) C) 28.01.2014 D) Symbolic	A) Rs. 85,05,000/- B)Rs. 8,50,500/- (10.06.2025 upto 03.00 pm) C)Rs. 5,000/-	Date: 10.06.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to us Manisha Kumari 7710044341

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 provided at the Website <https://baanknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & 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 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. 6. 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. 7. 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. 8. 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. 9. 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.

Sd/-
Authorised Officer,
Punjab National Bank

Date: 30.04.2025

Place: Mumbai