

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 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	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagers of Property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.03.2025 C) Possession Date: u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs) B) EMD C) Bid Increase Amount Amt in Lacs	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account					
	Name & addresses of the Borrower / Guarantors Account					
1.	Stressed Assets Management Branch, Mumbai	Shop No 3,4 & 5, Ground Floor, C Wing "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 42.30 B) 4.23 C) 0.50		
	(Vindyavasini Group) Ajay Metallics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai .					
2.	Stressed Assets Management Branch, Mumbai	Shop No 6,9 to 13, Ground Floor, C Wing "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 98.10 B) 9.81 C) 5.00		
	(Vindyavasini Group) Ajay Metallics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai .					
3.	Stressed Assets Management Branch, Mumbai	Shop No 24 Ground Floor, C Wing "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 12.60 B) 1.26 C) 0.50		
	(Vindyavasini Group) Ajay Metallics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai .					
4.	Stressed Assets Management Branch, Mumbai	Flat No 101, First Floor, C wing, "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 13.95 B) 1.395 C) 0.50		
	(Vindyavasini Group) Ajay Metallics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai .					
5.	Stressed Assets Management Branch, Mumbai	Flat No 104, First Floor, A wing, "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 17.55 B) 1.755 C) 0.50		
	(Vindyavasini Group) Ajay Metallics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai .					

	Stressed Assets Management Branch, Mumbai	Flat No 201, Second Floor, A wing, "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.	A) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	A) 13.95 B) 1.395 C) 0.50	06.03.2026 11:00AM to 04:00PM	Not Known
6.	(Vindyasini Group) Ajay Metalics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.					
	Stressed Assets Management Branch, Mumbai	Flat No 202, Second Floor, A wing, "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 14.85 B) 1.485 C) 0.50		
7.	(Vindyasini Group) Ajay Metalics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.					
	Stressed Assets Management Branch, Mumbai	Flat No 203, Second Floor, A wing, "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 13.05 B) 1.305 C) 0.50		
8.	(Vindyasini Group) Ajay Metalics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.				06.03.2026 11:00AM to 04:00PM	Not Known
	Stressed Assets Management Branch, Mumbai	Flat No 204, Second Floor, A wing, "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 13.95 B) 1.395 C) 0.50		
9.	(Vindyasini Group) Ajay Metalics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.					
	Stressed Assets Management Branch, Mumbai	Incomplete Row House, No. 02 "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 132.30 B) 13.23 C) 5.0		
10.	(Vindyasini Group) Ajay Metalics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.					
	Stressed Assets Management Branch, Mumbai	Incomplete Row House, No. 03 "Unique Enclave", Plot No 7,8,9, S.No. 31/2, Opp. Boisar-Tarapur Road, Keshav Nagar, Vill-Boisar, Tal.& Dist. Palghar-401501.		A) 132.30 B) 13.23 C) 5.0	06.03.2026 11:00AM to 04:00PM	Not Known
11.	(Vindyasini Group) Ajay Metalics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.					
	Stressed Assets Management Branch, Mumbai					
	Stressed Assets Management Branch, Mumbai					
	Stressed Assets Management Branch, Mumbai					

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", "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 Authorised Officer, but the Authorised 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:// Baanknet.com](https://Baanknet.com) on date and time mentioned in the above table.
- The Authorised Officer reserves the right to accept or reject any / all bids, 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.
- All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
- Account is under Symbolic Possession
- For detailed term and conditions of the sale, please refer <https://Baanknet.com>, www.pnbindia.in

For Punjab National Bank
Chief Manager, S.A.Wasnik
Authorised Officer,

Place : Mumbai
Date: 03.02.2026

PNB, Secured Creditor, Contact No: 9766524873

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002