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**Stressed Asset Management Branch, Mumbai**  
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block,  
Bandra Kurla Complex, Bandra(East),  
Mumbai-400051, Email: ZS8356@PNB.CO.IN

### 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

| Sr. No. | Name of the Branch                                                                                                                           | Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property(les))                                                                                            | A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002<br>B) Outstanding Amount as on For Sr. No. 1 to 11 31.03.2025.<br>For Sr. No. 12 & 13 31.12.2024<br>C) Possession Date u/s 13(4) of SARFESI ACT 2002<br>D) Nature of Possession Symbolic/Physical/ Constructive | A) Reserve Price (Amt in Rupees)                                     | Date/Time of E-Auction                 | Details of the encumbrances known to the secured creditors |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------|
|         | Name of the Account                                                                                                                          |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                       | B) EMD (Amt in Rupees)<br><br>C) Bid Increase Amount (Amt in Rupees) |                                        |                                                            |
|         | <b>Stressed Asset Management Branch, Mumbai</b>                                                                                              |                                                                                                                                                                                          |                                                                                                                                                                                                                                                                       |                                                                      |                                        |                                                            |
| 1       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 1:</b> 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) 47,00,000/-<br>B) 4,70,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |
| 2       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 2:</b> 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) 1,09,00,000/-<br>B) 10,90,000/-<br>C) 5,00,000/-                  |                                        | Not Known                                                  |
| 3       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 3:</b> 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) 14,00,000/-<br>B) 1,40,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |
| 4       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 4:</b> 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) 15,50,000/-<br>B) 1,55,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |
| 5       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 5:</b> 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) 19,50,000/-<br>B) 1,95,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |
| 6       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 6:</b> 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<br>B) Rs. 5.45 Cr + further interest from date of NPA<br>C) 21.07.2014<br>D) Symbolic Possession                                                                                                                                                        | A) 15,50,000/-<br>B) 1,55,000/-<br>C) 50,000/-                       | 06.11.2025<br>11:00AM<br>to<br>04:00PM | Not Known                                                  |
| 7       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 7:</b> 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) 16,50,000/-<br>B) 1,65,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |
| 8       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 8:</b> 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) 14,50,000/-<br>B) 1,45,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |
| 9       | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express Highway, Goregaon East, Mumbai. | <b>Property 9:</b> 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) 15,50,000/-<br>B) 1,55,000/-<br>C) 50,000/-                       |                                        | Not Known                                                  |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                      |                                                                                                                           |                                                      |                                                            |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------|
|     | Mumbai.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Palghar, Vill-Boisar, Tal. & Dist. Palghar-401501.                                                                                                                                                                   |                                                                                                                           |                                                      |                                                            |
| 10  | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express<br>Highway, Goregaon East,<br>Mumbai.                                                                                                                                                                                                                                                                                                                                                                                                        | Property 10: Incomplete<br>Row House, No. 02 "Unique<br>Enclave", Plot No 7,8,9,<br>S.No. 31/2, Opp. Boisar-<br>Tarapur Road, Keshav<br>Nagar, Vill-Boisar, Tal. & Dist.<br>Palghar-401501.                          |                                                                                                                           | A) 1,47,00,000/-<br>B) 14,70,000/-<br>C) 5,00,000/-  | Not<br>Known                                               |
| 11  | (Vindhyavasini Group)<br>Ajay Metallics Pvt. Ltd.<br>219 C Shreyas Indl Estate,<br>Jai Coach Western Express<br>Highway, Goregaon East,<br>Mumbai.                                                                                                                                                                                                                                                                                                                                                                                                        | Property 11: Incomplete<br>Row House, No. 03 "Unique<br>Enclave", Plot No 7,8,9,<br>S.No. 31/2, Opp. Boisar-<br>Tarapur Road, Keshav<br>Nagar, Vill-Boisar, Tal. & Dist.<br>Palghar-401501.                          |                                                                                                                           | A) 1,47,00,000/-<br>B) 14,70,000/-<br>C) 5,00,000/-  | Not<br>Known                                               |
| 12. | <b>Stressed Asset Management<br/>Branch, Mumbai</b><br><br>M/s. Vindhyavasini Iron India<br>Pvt. Ltd.<br>VG House, Solaris C Building,<br>11 th Floor, Opp L&T Business<br>Park, Saki Vihar Road, Andheri<br>(E), Mumbai - 400072.<br>Shri Vijay Rajinder Prasad<br>Gupta, (Director/Guarantor)<br>101/C, Oberoi Gardens CHS<br>Opp Canara Bank, Thakur<br>Village Kandivali E, Mumbai -<br>400101.<br>Shri Ajay Rajendraprasad<br>Gupta (Director/Guarantor),<br>101/C, Oberoi Gardens wing<br>Tower -III, Thakur Village<br>Kandivali E, Mumbai 400101. | Factory Land & Building and<br>Scrap at Village Warle; Wada<br>Survey No.42, 68/1P<br>Area: (0.8550Ha + 1.170HA)                                                                                                     | A) 28.04.2014<br>B) Rs.30.25 Cr+<br>further interest<br>from date of<br>NPA<br>C) 01.03.2025<br>D) Physical<br>Possession | A) 7,92,57,000.00<br>B) 79,25,700.00<br>C) 10,00,000 | 21.11.2025<br>11:00AM<br>to<br>04:00PM<br><br>Not<br>Known |
| 13. | <b>Stressed Asset Management<br/>Branch, Mumbai</b><br><br>M/s. Shreem Steel Pvt. Ltd.<br>(Formerly Unique Steel Pvt.<br>Ltd.) (Borrower) 219 C, Shreyas<br>Industrial Estate, Jay Coach,<br>Western Express Highway,<br>Goregaon E, Mumbai - 400063<br>Vijay Rajinder Prasad Gupta,<br>(Director/Guarantor)<br>101/C, Oberoi Gardens CHS<br>Opp Canara Bank, Thakur<br>Village Kandivali E,<br>Mumbai - 100101.                                                                                                                                          | Non Agricultural Land Bearing<br>Plot No 100, old survey<br>No. 122 Pt New Survey<br>176/27, situated at Village<br>Boisar, Taluka -Palghar,<br>District Thane together with<br>commercial Building Unique<br>House. | A) 23.04.2014<br>B) Rs.10.45 Cr+<br>further interest<br>from date of<br>NPA<br>C) 23.07.2014<br>D) Symbolic<br>Possession | A) 1,12,25,775.00<br>B) 11,22,577.50<br>C) 5,00,000  | 06.11.2025<br>11:00AM<br>to<br>04:00PM<br><br>Not<br>Known |

**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> 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 For Sr. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 13 Symbolic Possession / For Sr. No. 12 Physical Possession
- For detailed term and conditions of the sale, please refer <https://Baanknet.com>, [www.pnbindia.in](http://www.pnbindia.in)

Date: 16.10.2025 \*

Place : Mumbai

For Punjab National Bank  
Chief Manager  
S.A.Wasnik, Authorised Officer  
PNB, Secured Creditor  
Contact No: 9766524873