punjab national bank
Together for the better

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.bank.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) & 9(1) 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(s) 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" basis on the dates 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 / Mortgagor	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgager of property)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT, 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/ Constructive	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E auction	Details of the encumbrances known to the secured creditors
1	**SAMB Mumbai** **M/s Everflow Petrofils Ltd.** **M/s Everflow Petrofils Ltd.** **Also At:** Office At-No.11,Ovalwadi, Vitthalwadi, 3rd Floor, R no 50, Kalbadevi Road, Mumbai-400 002 **Also At:** Room no 11 & 12, 2nd Floor, Kapadia Chambers, JSS Road, Chira Bazar, Marine Lines, Mumbai-400002 **Mr. Rakeshkumar Parasmalji Jain** (Guarantor) and legal heir of Late Smt Ratanben Paraskumar Jain Flat No. 1601, Chaitya Towers CHS Ltd.,Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 **Mr. Pinkesh Parasmalji Jain** (Director & Guarantor) and legal heir of Late Smt Ratanben Paraskumar Jain Flat No. 1601, Chaitya Towers CHS Ltd.,Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 **Ms. Sapna Rakesh Jain (Director & Guarantor)** Flat No. 1501, Chaitya Towers CHS Ltd.,Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 **Ms. Alpa Pinkeshkumar Jain (Director & Guarantor)** Flat No. 1601, Chaitya Towers CHS Ltd.,Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 **Aura Spinwell Ltd. (Corporate Guarantor)** Office No. 09, 2nd Floor, Plot 599, Kapadia Chambers,Jagannath Shankarsheth Marg,Chira Bazar,Kalbadevi Road, Mumbai-400 002	**Lot no 1** Duplex Flat No. 1601, 16th Floor, and flat no. 1501, 15th Floor. In the building known as Chaitya Co-Operative Housing Society Ltd. Situated at Shivdas Champasi Marg, Mazgaon, Mumbai-400 010. Constructed on Land bearing C.S. no 4/100 of Mazgaon Division in the registration District and Sub District of Mumbai City. Area Admeasuring Flat 1501-746 Sq. ft.Carpet Area & Flat 1601-660 Sq ft. Carpet Area Owner:M/s Ratanben P Jain	A-PNB-11.09.2020, SBI-28.02.2020, Canara Bank-19.03.2020, Union Bank of India-28.10.2020,Indian Bank-29-09-2020, Karur Vyasya Bank-01-10-2020, NKGSB Co-Op Bank Ltd-14.10.2020 B.PNB- Rs 480361784.22 as on 10/09/2020 SBI-Rs 177758210/- as on 28/02/2020 Canara Bank- Rs 252543071.00 as on 29/02/2020 Union Bank of India- Rs 281747627.62 as on 30/09/2020Indian Bank- Rs 163448547.00 as on 28/09/2020 plus interest from 01/09/2020 Karur Vyasya Bank- Rs 281528745.19 as on 30/09/2020 NKGSB Co Op Bank Ltd- Rs 202512360.26 as on 30/09/2020 Plus further interest minus recoveries, if any. C-17.03.2021 D- Symbolic Possession	**Lot no 1** A) 6,09,00,000/- B) 60,90,000/- C) 1,00,000/-	30/12/2025 11 am to 4:00 Pm	Not Known
		Lot no 2 Office no 10,11, 12 (Merged with office no 209), 2nd Floor, Building Name "Kapadia Chembers", Near Maheshwari Bhavan,599 JSS Road, Princess Street, CS No 959, New S no 86, Marine Line East, Mumbai-400002 Owner: Mrs Alpa Pinkeshkumar Jain, Mrs Sapna Rakeshkumar Jain & Mrs Ratanben Paras Kumar Jain	A-PNB-11.09.2020, SBI-28.02.2020, Canara Bank-19.03.2020, Union Bank of India-28.10.2020, Indian Bank-29-09-2020, Karur Vyasya Bank-01-10-2020, NKGSB Co-Op Bank Ltd-14.10.2020 B.PNB- Rs 480361784.22 as on 10/09/2020 SBI-Rs 177758210/- as on 28/02/2020 Canara Bank- Rs 252543071.00 as on 29/02/2020 Union Bank of India- Rs 281747627.62 as on 30/09/2020 Indian Bank- Rs 163448547.00 as on 28/09/2020 plus interest from 01/09/2020 Karur Vyasya Bank- Rs 281528745.19 as on 30/09/2020 NKGSB Co Op Bank Ltd- Rs 202512360.26 as on 30/09/2020 Plus further interest minus recoveries, if any. C-17.03.2021 D- Symbolic Possession	**Lot no 2** A) 3,47,00,000/- B) 34,70,000/- C) 50,000/-	30/12/2025 11 am to 4:00 Pm	Not Known

	Mumbai - 400002		D- Symbolic Possession			
2	**SAMB, Mumbai** **M/s Suvikas Alloy & Steel Pvt Ltd** **The Deputy Official Liquidator, M/s Suvikas Alloy & Steel Pvt Ltd (In Liquidation)** Office of The Official Liquidator, High Court, Bombay, 5th Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai 400 023. **Mr Jagdish Prasad Agarwal,** 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West,400 601. **Mr Anil Agarwal,** 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. **Smt. Anjudevi Agarwal,** 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. **Mr Narendra Agarwal,** 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. **Smt. Munni Devi Agarwal,** 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. **M/s Shree Shyam Steel,** 26, Carnec Siding Road, Room No 9, Sugar Market, Mumbai 400 009. **Mr Gumansingh Rajpurohit,** 204, Matru Ashish, Ajay Nagar, 2nd Floor, Bhiwandi, Dist Thane 421308. **M/s Sidhi Industries** Plot No 21, Masat Industrial Estate, Near Tipco Industries, Village Masat via Silvassa, U T Dadra & Nagar Haveli. Pin 396 230.	Property 1 Office Premises No.104, First floor, Ganatra Industrial Estate CS Ltd., village Panchpakhadi, Thane west (Built Up area – 300 Sq. Ft.) Owner: Mr Jagdish Prasad Agarwal & Mr Nikhil Agarwal	A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C)21.12.2012 D) Symbolic Possession	A) Rs.42,20,000 /- B) Rs.4,22,000/- C) Rs. 25,000/-	30/12/2025 11 am to 4:00 Pm	Not Known
		Property 2 Flat No.402, 4th Floor Building D, Shree Sai Park, Azad Nagar-2, Village Panchpakhadi, Thane west (875 Sq. Ft. Built up). Owner: Mr Guman Singh Rajpurohit	A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C)21.12.2012 D) Symbolic Possession	A) Rs.77,00,000 /- B) Rs.7,00,000/- C) Rs. 25,000/-	30/12/2025 11 am to 4:00 Pm	Not Known
		Property 3 Shop premises No.7, Gound Floor, Shree Sai Park, Azad Nagar, Village Panchpakhadi, Thane west (510 Sq Ft. Built up) Owner: Guman Singh Rajpurohit)	A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C)21.12.2012 D) Symbolic Possession	A) Rs 59,00,000 /- B) Rs.5,90,000/- C) Rs. 25,000/-	30/12/2025 11 am to 4:00 Pm	Not Known
		Property 4 Office premises Unit No.201, 2nd Floor, Arihant Unit Premises Co-operative Society Ltd. Ahmadabad Street, Masjid Bunder, Mandvi, Mumbai - 400009(198 Sq. Ft. Built up) Owner - Mr Jagdish Prasad Agarwal and Mr. Narendra Kumar Agarwal	A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C)10.04.2017 D) Physical Possession	A) Rs.41,00,000 /- B) Rs.4,10,000/- C) Rs. 25,000/-	30/12/2025 11 am to 4:00 Pm	Not Known

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SCHEDULE OF THE SECURED ASSETS

Contact Person: Sh. P K Bhisikar, Authorised Officer, Sam Branch Mumbai, Mobile: 8600109224, Email: zs8356@pnb.bank.in. Details Of Account In which remaining amount after EMD Is To be deposited through RTGS/NEFT- At: Punjab National Bank, Bo: SAMB, Mumbai, Account No. 835600317118A, IFSC Code:PUNB0835600

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 Authorised 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.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website **https://baanknet.com**
5. Last date for deposit of EMD amount will be upto one day prior to the date of auction or as permitted by the Secured Creditor.
6. Last date for inspection of property by the intending bidders / purchasers: till two days prior to date of auction.
7. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker. 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.
8. Earnest Money Deposit (EMD) amount of 10%, as mentioned above, shall be paid online/challan mode in Global Wallet of BAANKNET portal and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
9. For detailed term and conditions of the sale, please refer **https://baanknet.com** and **www.pnbindia.in**
10. Successful bidders will contact the Authorized Officer for deposit of remaining amount above.
11. First Bid amount for the property must not be below the reserve price plus one increment amount.
12. 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 through NEFT / RTGS or in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, A/c (SUNDRY NPA SARFEASI AUCTION RELATED) payable at Mumbai". 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.
13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be paid by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
14. GST, if any applicable on any of the above properties/ assets shall be borne by the successful bidder.

The borrower/guarantors/ mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 14.12.2025
Place: Mumbai

Sd/-
Authorised Officer
Punjab National Bank
For and behalf of all Secured Creditor