

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.
NNote 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 **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(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 30.06.2025 C) Possession Date: u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Amt in Rupees) B) EMD (Amt in Rupees) C) Bid Increase Amount (Amt in Rupees)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors	Contact Details of Recovery Head & Recovery Officer
	Name of the Account Name & addresses of the Borrower / Guarantors Account						
1.	Stressed Asset Management Branch, Mumbai M/s. Tathya Engineering and Infraproject Pvt. Ltd. 321, Kumud Villa, V.P. Road, Opera House, Mumbai-400 004. Mr. Pravin B Pandey R/JF Ground Floor, 16 Dhudwala Chawl Prarthana Samaj, D D Sathe Marg, Girgaon, Mumbai-400 004	Property at Survey No 164, CTS No 1082 and 1082/1 Ruby Cottage, Village Versova, Andheri W, Mumbai(In HL also) Area: 648.60 Sq Meters Symbolic Possession Owner: Parvin Pandey	A) 18-10-2017 B) Rs.5.20 Cr + further interest and charges from date of NPA. C) 05-04-2018 D) Symbolic Possession	A)12,68,00,000 /- B) 1,26,80,000/- C) 50,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	RH- Santosh Krishna Mob- 7709754098 RO - Kanwal Arora Mob- 9464892126
	Stressed Asset Management Branch, Mumbai M/s. Overseas Packaging Industries Private Limited Citi Tower, 61, Dr S S Rao Road, Near Gandhi Hospital, Parel East, Mumbai-400012. Mr. Kaushal Kumar Modi, Mr. Umashankar Modi Mrs. Gitadevi Modi Flat No. 17-A "Manek" The Great Eastern CHSL, L D Ruparel Marg, Hyderabad Estate, Nepean Sea Road, Mumbai-400006.	Office No. 12-D, 12th Floor of Wing D of "MBC Park" situated at Kasarwadi near "G Crop" near Hypercity, near Ghodbunder Road, Near Wadavli Police Station, Thane- Ghodbunder Road, Thane- 400601. M/s Overseas Packaging Industries private Limited+-(Carpet Area: 2122 Sq.Ft) Mr. Kaushal Kumar Modi.	A) 20.04.2021 B) Rs.20.59 Cr + further interest and charges from date of NPA. C)10.11.2021 D) Symbolic Possession	A)2,22,76,620 /- B) 22,27,662/- C) 50,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	RH- Santosh Krishna Mob- 7709754098 RO - Kanwal Arora Mob- 9464892126
3.	Stressed Asset Management Branch, Mumbai	Property 1: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 1: A) 52,00,000 B) 5,20,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	RH- S.A. Wasnik Mob- 9766524873 RO - Amit Tilara Mob- 9393768303
		* Property 2: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 2: A) 1,21,00,000 B) 12,10,000 C) 5,00,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 3: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 3: A) 15,50,000 B) 1,55,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 4: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 4: A) 17,00,000 B) 1,70,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 5: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 5: A) 21,50,000 B) 2,15,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 6: 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	Property 6: A) 17,00,000 B) 1,70,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 7: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 7: A) 18,00,000 B) 1,80,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 8: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 8: A) 16,10,000 B) 1,61,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 9: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 9: A) 17,00,000 B) 1,70,000 C) 50,000	25.09.2025 11:00AM to 04:00PM	Not Known	
	(Vindayavasinil Group) Ajay Metallics Pvt. Ltd. 219 C Shreyas Indl Estate, Jai Coach Western Express Highway, Goregaon East, Mumbai.						

		Boisar, Tal. & Dist. Palghar-401501.	D) Symbolic Possession				
		Property 10: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 10: A) 1,63,00,000 B) 16,30,000 C) 5,00,000	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 11: 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) 28.04.2014 B) Rs. 5.45 Cr + further interest from date of NPA C) 21.07.2014 D) Symbolic Possession	Property 11: A) 1,63,00,000 B) 16,30,000 C) 5,00,000	25.09.2025 11:00AM to 04:00PM	Not Known	
	Stressed Asset Management Branch, Mumbai	Property 1: Shop No. L - 031 Prime Mall, Irla Chsl, Vile Parle West, Mumbai-400056. Owner: M/s Prime Developers.	A) 20.04.2021 B) Rs. 1.56 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	Property 1: A) 49,90,000/- B) 4,99,000/- C) 25,000	25.09.2025 11:00AM to 04:00PM	Not Known	
	M/s. Satra Properties (India) Limited , 2nd Floor, Dev Plaza Opp Fire Station, Andheri (West), Mumbai-400054. M/s. Prime Developers Unit No-F-93, 1st Floorprime Mall Irla Society Road, Vile Parle (West), Mumbai-400056.	Property 2: Shop No F - 90, Prime Mall, Irla Chsl, Vile Parle West, Mumbai-400056. Owner: M/S Prime Developers.	A) 20.04.2021 B) Rs. 1.56 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	Property 2: A) 36,36,000/- B) 3,63,600/- C) 25,000	25.09.2025 11:00AM to 04:00PM	Not Known	RH- Santosh Krishna Mob- 7709754098 RO - Manish Dubey Mob- 7488569992
	Mr. Praful Nanji Satra , 701/702, Rehana Heights 6, Chappel Lane, Santacruz-West, Mumbai-400054. Mrs. Minaxi Praful Satra 701/702, Rehana Heights 6, Chappel Lane, Santacruz-West, Mumbai-400054.	Property 3: Shop No. F - 102, Prime Mall, Irla Chsl, Vile Parle West, Mumbai-400056. Owner: M/s. Prime Developers	A) 20.04.2021 B) Rs. 1.56 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	Property 3: A) 43,96,000/- B) 4,39,600/- C) 25,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	
		Property 4: Shop No. T - 001, Prime Mall, Irla Chsl, Vile Parle West, Mumbai-400056. Owner: M/s. Prime Developers.	A) 20.04.2021 B) Rs. 1.56 Cr+ further interest thereon from the date of NPA. C) 23.05.2022 D) Physical Possession	Property 4: A) 41,60,000/- B) 4,16,000/- C) 25,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	
	Stressed Asset Management Branch, Mumbai						
	M/s. Ramanand Steel Ltd. , 401, Vyapar Bhawan, Pd Mello Road, Camac Bunder, Masjid (E), Mumbai-400009. Shri Satbir Saralia , Res:71/1, Dhanishtha, Tarangan-1, Pokharan Road 1 Near Cadbury Factory, Eastern Express Highway Thane-West-400606. Shri Mohit Saralia , Res: 71/1, Dhanishtha, Tarangan-1 Pokharan Road 1 Near Cadbury Factory, Eastern Express Highway Thane-West-400606. Smt Sushila Devi Saralia Res:71/1, Dhanishtha, Tarangan-1, Pokharan Road 1 Near Cadbury Factory, Eastern Express Highway Thane-West-400606. Shri Jay Prakash Mittal Flat No 1104, 11th Floor, Runwal Pzla, Kores Road Vartak Nagar Thane-400606. M/s. Silver Ispat Pvt. Ltd. Plot No 61 Stice, Musalgaon, Shirdi Road Sinnar, Nashik-422102.	Flat No. 17 on 2nd Floor and Flat No. 21 on 3rd Floor, Pratibha Retreat, Plot of Land bearing No. 21, S.no.301/A, Part no.22, Village Devlali, Pride Estate Road, Upnagar, Nashik Road, Tal and Dist. Nashik-422401. (Above 2 flats are merged together, Hence are being sold as duplex and one unit through having separate sale deed) Total Build Up Area: 1510 Sq.Ft. Owner: Mohit Sarlia	A) 09.07.2012 B) Rs. 26.59 Cr+ further interest there on. C) 17.09.2022 D) Physical	A)37,35,000/- B)3,73,500/- C)50,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	RH- Ratnesh Kumar Mob- 8090936923 RO - Raunak Kumar Mob- 9649769915
	Stressed Asset Management Branch, Mumbai	Property 1: Commercial Complex No.5, Ground Floor, Devshree Garden Opp. Rutu Park, Majhi Wada, Thane (West) Mumbai. Adm:250.00 Sq. Ft Carpet and Built Up area is Rs.338.00 Sq Ft. Mrs Jyoti Dinesh Mehta	A) 09.11.2022 B) Rs. 44.44 Cr+ further interest there on. C) 22.02.2023 D) Symbolic Possession.	Property 1: A)71,55,000/- B)7,15,500/- C)50,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	
	M/s. New Steel Trading Private Limited	Property 2: Flat No.504, Building No.12, Sidhachal Co-op. Society, Off Pokhran Rd., Thane (West) Adm 650Sq. Ft. Carpet and 834Sq.Ft.Carpet Area.	A) 09.11.2022 B) Rs. 44.44 Cr+ further interest there on. C) 22.02.2023 D) Symbolic Possession.	Property 2: A)1,24,00,000/ B)12,40,000/- C)1,00,000/-	25.09.2025 11:00AM to 04:00PM	Not Known	RH- Ratnesh Kumar Mob- 8090936923 RO - Raunak Kumar Mob- 9649769915
		Property 3: Flat No. A-403, New Gangeswar palace CHS Kalunagar, Dombiwali (West), Mumbai. Adm 313Sq. Ft. Carpet and 406Sq.Ft.Carpet Area.	A) 09.11.2022 B) Rs. 44.44 Cr+ further interest there on. C) 22.02.2023 D) Symbolic Possession.	Property 3: A)29,84,000/ B)2,98,400/- C) 50,000	25.09.2025 11:00AM to 04:00PM	Not 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" and "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 25.09.2025 / 11:00AM to 04:00PM

For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in