

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

Lot No	A. Name of Branch B. Name of Account C. Name & Address of Borrower/Guarantor	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagors of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Name & No of the Contact person & Date of Inspection
			B) Outstanding Amount as on 28.02.2025 C) Possession Date u/s 13(2) of Sarfesi Act 2002 D) Nature of Possession Symbolic/Physical/	B) EMD C) Bid Increase Amount			
1	BO: Circle SASTRA Centre, Mumbai City M/S Foil and Home Products Pvt Ltd Mr Rajesh Satyanarayan Sharma	Plant & M/c at Industrial Units No. 1, 2 & 4 constructed at Plot of Land bearing survey No.84 situated at Shree Shyam Estate, NH-8, Naigaon (E), Village Bapane, Taluka Vasai, Dist. Thane. Alu foil Container Press m/c;Compressor; Die / Mould; Single Cavity; rewinder m/c;	A) 10.12.2021 B) Rs. 11,19,84,451.07/- C) Dated: 02.03.2022 D) PHYSICAL	A) Rs. 1,94,40,000/- B) Rs 19,44,000/- C) Rs. 1,00,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
2	BO: Circle SASTRA Centre, Mumbai City M/S Shree Krishna Ingots Biloshi I Pvt Ltd	Factory land and building Gut no 336, 337, 408 & 409 Village Biloshi, Khanivali, Wada Thane 421303 (BUA-1056 Sqft. Land 16100 sq mts)	A) 11.12.2017 B) Rs. 23,35,47,520.21/- C) Dated: 16.08.2019 D) PHYSICAL	A) Rs.3,62,00,000/- B) Rs.36,20,000/- C) Rs. 1,00,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
3	BO: Circle SASTRA Centre, Mumbai City Mrs Rashmi Baiju Gupta	Flat no G4, Ground floor, B wing, Neelima CHSL, Village Virar, Near R J Restaurant, Wavtewadi Garden, Sai Mandir, R J Nagar, Phoolpada Road, Virar E, Vasai, Palghar 401305 (BUA - 465 Sqft.)	A) 07.01.2022 B) Rs. 17,69,039.98/- C) Dated: 21.03.2023 D) SYMBOLIC	A) Rs.22,05,000/- B) Rs.2,20,500/- C) Rs. 25,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
4	BO: Circle SASTRA Centre, Mumbai City Mr Vijayanand Sable	Flat 102, 1st fl, Sai Siddhi Apartment, Vasudev Patil Nagar, Sai Dham Complex, Gaondevi Mandir Rd. Kongaon, Nhiwandi Thane 421311 (BUA - 660 Sqft.)	A) 27.05.2021 B) Rs. 1,44,88,791.28/- C) Dated: 06.02.2024 D) PHYSICAL	A) Rs 20,32,000/- B) Rs. 2,03,200/- C) Rs. 20,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
5	BO: Circle SASTRA Centre, Mumbai City M/S Shree Om Corporation (M/S RG Fabrics Gaurantor)	Commercial Gala 206, 207 & 208 Building No. A3 Prerna Complex Survey No.58 Hissa No.2 Village Taluka Bhiwandi Dist-Thane-421302 (BUA 7725 Sq ft)	A) 19.05.2021 B) Rs.5,18,49,689.05/- C) Dated: 28.10.2021 D) SYMBOLIC	A) Rs. 90,73,000/- B) Rs. 9,07,300/- C) Rs. 1,00,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
6	BO: Circle SASTRA Centre, Mumbai City Mrs Pooja Kiran Bhatia & Kiran B Bhatia	Flat No B/101, 1st floor, B Wing, Monarch Solitaire, S.No. 169-A/1, 169-A/3/1 & 169-A/3/2 Shanti Nagar, Kalyan Badlapur Road, Opposite UMC naka 1 Village Ulhasnagar (Shahad), Thane - 400601 (BUA 1071 Sq ft)	A) 27.05.2021 B) Rs. 43,87,856.81/- C) Dated: 06.02.2024 D) PHYSICAL	A) Rs. 54,18,900/- B) Rs.5,41,890/- C) Rs. 50,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
7	BO: Circle SASTRA Centre, Mumbai City Mr Prashant Zope	Flat no 301, 3rd floor, Bldg no 2, B wing, Rahul Excellence, Gut No 11, Plot no 9 & 10, Morivali village, Cabin road, Ambernath East, Thane 421503 (BUA - 780 sq ft)	A) 29.02.2024 B) Rs. 74,16,956.69/- C) Dated: 04.06.2024 D) SYMBOLIC	A) Rs 34,43,400/- B) Rs.3,44,340/- C) Rs. 25,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
8	BO: Circle SASTRA Centre, Mumbai City Mr Prashant Zope	Flat no 302, 3rd floor, Bldg no 2, B wing, Rahul Excellence, Gut No 11, Plot no 9 & 10, Morivali village, Cabin road, Ambernath East, Thane 421503 (BUA 573.37 Sq ft)	A) 29.02.2024 B) Rs. 74,16,956.69/- C) Dated: 04.06.2024 D) SYMBOLIC	A) Rs. 25,31,700/- B) Rs. 2,53,170/- C) Rs. 25,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
9	BO: Circle SASTRA Centre, Mumbai City M/S Aryan Interior & Designers (Prop. Mr Anurag Narendra Singh)	Flat No 504, 5th floor A wing, Evershine Harmony CHSL, Evershine City Road, Opp Iasis, Vasai West Palghar 401202 (BUA - 738 Sqft.)	A) 03.06.2021 B) Rs. 8,95,653.43/- C) Dated: 12.01.2022 D) SYMBOLIC	A) Rs. 42,44,400/- B) Rs. 4,24,440/- C) Rs. 50,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664

			D) SYMBOLIC		to 04:00 PM		
9	BO: Circle SASTRA Centre, Mumbai City M/S Aryan Interior & Designers (Prop. Mr Anurag Narendra Singh)	Flat No 504, 5th floor A wing, Evershine Harmony CHSL, Evershine City Road, Opp Iasis, Vasai West Palghar 401202 (BUA - 738 Sqft.)	A) 03.06.2021 B) Rs. 8,95,653.43/- C) Dated: 12.01.2022 D) SYMBOLIC	A) Rs. 42,44,400/- B) Rs. 4,24,440/- C) Rs. 50,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
10	BO: Circle SASTRA Centre, Mumbai City Mr.Gopal Ramesh Naik	Flat No 303, 3rd Fl, B Wing, Balaji Complex-5 CHS, MSSPL Hsg Colony, Shriram Nagar, Chinchavali Shekin, Khopoli, Khalapur, Raigad 410203. (BUA - 628.4 Sqft)	A) 17.10.2018 B) Rs. 28,53,558.99/- C) Dated: 12.04.2019 D) SYMBOLIC	A) Rs. 13,95,000/- B) Rs. 1,39,500/- C) Rs. 15,000.00	DATE: 14/05/2025 Time:10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664

TERMS AND CONDITIONS OF E-AUCTION SALE

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 **14.05.2025 @ 11.00 A.M. to 4.00 P.M respectively**
4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date : 30.04.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank