



punjab national bank

Together for the better

Mumbai Western Circle SASTRA,

PNB, Pragati Towers, 3rd Floor, Plot no C-9, G-Block, Bandra
Kurla Complex, Bandra East, Mumbai- 400 051.

Email : cs4444@pnb.co.in

SALE NOTICE FOR SALE OF

SECURED ASSETS

UNDER SARFAESI ACT

E-Auction Sale Notice for Sale of Secured Assets under the Securitisation & 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 the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr.	Name of the Branch	Description of the Immovable Properties Mortgaged	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. In Lacs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors																																																									
	Name of the Account		B) Outstanding Amount as on NPA date	B) EMD (to be deposited MSTC wallet before Auction Date)																																																											
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account	Name of Mortgagor /Owner of property	C) Possession Date u/s 13(2) of SARFESI ACT 2002	C) Bid Increase Amount		Name & No. of the contact person																																																									
			D) Nature of Possession Symbolic/ Physical/ Constructive																																																												
1	CIRCLE SASTRA MUMBAI WESTERN M/s Hydrocarbon Development Co Pvt Ltd, Bank of India Building, 5th Floor, M.G Road, Fort, Mumbai- 400023. Mr S. Ravindran (Guarantor/Ex-Director), Mr Kasshee Mayun (Guarantor/ Ex- Director), Mr S.R Das (Guarantor/ Ex-Director),	Merged Unit nos 4122 to 4126 alongwith unit 4127, 4th Floor D- Wing, Oberoi Gardens Estate, Off Saki Vihar Chandivali, Andheri East, Mumbai-400072, in the name of Hydrocarbon Development Company Pvt Ltd . (Admeasuring total area 3010.14 sq.ft built up Alongwith movable items as listed below	A) 20.07.2015 B)Rs 25873623.26 plus further interests and charges since date of NPA. C) 11.04.2019 D) Physical	A) Rs 2,56,00,000.00 B) Rs 25,60,000.00 C) RS 10,000.00	01-02-2024 10:00am to 04:00pm	Unpaid society maintenance dues of approximately Rs 90.00 lacs, The original property title documents for Merged Unit nos 4122 to 4126 is with Stamp Office, Old Customer House Mumbai with outstanding dues of approximately Rs 10.00 lacs plus further interests and charges. Original Agreement for unit no 4127 with Bank. Any other encumbrances not known to Authorised officer.																																																									
			Please contact Authorised Officer for Physical Inspection.																																																												
		<table><tr><th>No</th><th>Inventory</th><th>Qty</th></tr><tr><td>1</td><td>Office Chair</td><td>63</td></tr><tr><td>2</td><td>Computer Set</td><td>10</td></tr><tr><td>3</td><td>Laptop</td><td>7</td></tr><tr><td>4</td><td>Wooden Table</td><td>1</td></tr><tr><td>5</td><td>Wooden Racks</td><td>1</td></tr><tr><td>6</td><td>Reception Table</td><td>1</td></tr><tr><td>7</td><td>Small Table</td><td>1</td></tr><tr><td>8</td><td>Big HP Printer</td><td>1</td></tr><tr><td>9</td><td>Printer</td><td>3</td></tr><tr><td>10</td><td>LG Owen</td><td>1</td></tr><tr><td>11</td><td>Locker</td><td>1</td></tr><tr><td>12</td><td>MS Storage Locker</td><td>1</td></tr><tr><td>13</td><td>Notice Board</td><td>1</td></tr><tr><td>14</td><td>Projector</td><td>1</td></tr><tr><td>15</td><td>Refrigerator</td><td>1</td></tr><tr><td>16</td><td>Small Sofa</td><td>1</td></tr><tr><td>17</td><td>Telephone</td><td>21</td></tr><tr><td>18</td><td>Split AC</td><td>1</td></tr></table> The composite value of above movable items is incorporated in total reserve price of the immovable property. https://ibapi.in Property ID : PUNBCS444400207 (Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, all unpaid liabilities etc. The above list is indicative and not exhaustive)	No	Inventory	Qty	1	Office Chair	63	2	Computer Set	10	3	Laptop	7	4	Wooden Table	1	5	Wooden Racks	1	6	Reception Table	1	7	Small Table	1	8	Big HP Printer	1	9	Printer	3	10	LG Owen	1	11	Locker	1	12	MS Storage Locker	1	13	Notice Board	1	14	Projector	1	15	Refrigerator	1	16	Small Sofa	1	17	Telephone	21	18	Split AC	1				Mobile 7984032293 9935189143 8976973349
No	Inventory	Qty																																																													
1	Office Chair	63																																																													
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17	Telephone	21																																																													
18	Split AC	1																																																													
		Merged Gala No 35,36,37 (renumbered as 135,136,137 on 1st Floor plus mezzanine floor at Virar Industrial Estate CHSL, Panchpayari Village Narangi, Jivdani Temple Road, Taluka Vasai East, Palghar 401303 in the name of M/s Hydrocarbon Development Company Pvt Ltd.(Admn 1531 sq.ft carpet area) https://ibapi.in Property ID : PUNBCS444400208 (Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, all unpaid liabilities etc. The above list is indicative and not exhaustive)	A) 20.07.2015 B)Rs 25873623.26 plus further interests and charges since date of NPA. C) 11.04.2019 D) Physical	A) Rs 58,00,000.00 B) Rs 5,80,000.00 C) Rs 5000.00	01-02-2024 10:00am to 04:00pm	Unpaid property taxes, unpaid municipal dues, unpaid utility bills Any other encumbrance known to Authorised officer. Mobile 7984032293 9935189143																																																									
2	CIRCLE SASTRA MUMBAI WESTERN		A) 22.04.2021	A) Rs 9,00,000.00	01-02-2024	Not known to																																																									

2	CIRCLE SASTRA MUMBAI WESTERN CIRCLE M/s Videoworks Unit No 216, Vasupujya Estate, Village Pahadi, Lakshmi Nagar Off Link Road, Goregaon (West), Mumbai-400 104. Shri Vinod Gupta, A/301, 3RD Floor, Ritu Paradise-II, Near GCC Club, Mira Road East, Thane 401107 Shri Keshav Gupta Unit No 117, Vasupujya Estate, Village, Pahadi, Lakshmi Nagar	No	Description	Qty	A)22.04.2021 B)Rs 3,49,95,503.00 plus further interests and charges C)31.03.2022 D) Symbolic	A)Rs 9,00,000.00 B)Rs 90,000.00 C)Rs 5000.00	01-02-2024 10:00am to 04:00pm	Not known to Authorised Officer, 9935189143 8976973349 7984032293
		1a	Zeiss CP2 Lens Set	5				
		b	CP 2 15mm /T2.9 PL Feet					
		c	CP 2 25mm /T2.1 PL Feet					
		d	CP 2 35mm /T1.5 PL Feet Super Speed					
		e	CP 2 50mm /T 1.5 PL Feet Super Speed					
		f	CP 2 85mm /T1.5 PL Feet Super Speed					
		g	Set Transportation case					
		For inspection please contact Authorised Officer.						
		No	Description	Qty				
		2	Zeiss CZ 2 70-200 MM/T2.9 Zoom Lens	5				
		For inspection please contact Authorised Officer.						
		No	Description	Qty				
		3a	Zeiss CP 2 Lens Set	11				
		b	CP 2 15mm /T2.9 PL Feet					
		c	CP 2 25mm /T 2.1 PL Feet Super Speed.					
		d	CP 2 35mm /T 1.5 PL Feet Super Speed.					
		e	CP 2 50 mm /T 1.5 PL Feet Super Speed.					
		f	CP 2 85 mm /T 1.5 PL Feet Super Speed.					
		g	Set Transportation Case					
		For inspection please contact Authorised Officer.						
		No	Description	Qty				
		4	Zeiss CZ 2 70-200 mm/T 2.9 Zoom Lens	10				
		For inspection please contact Authorised Officer.						
		No	Description	Qty				
		5	Zeiss CZ 28-80 mm PL Feet.	10				
		For inspection please contact Authorised Officer.						
		No	Description	Qty				
		6	Zeiss CZ 215-30 PL Feet	2				
		For inspection please contact Authorised Officer.						
		A)Rs 8,00,000.00 B)Rs 8,000.00 C)Rs 5000.00	01-02-2024 10:00am to 04:00pm		Not known to Authorised Officer, 9935189143 8976973349 7984032293			
		A)Rs 15,00,000.00 B)Rs 1,50,000.00 C)Rs 5000.00	01-02-2024 10:00am to 04:00pm		Not known to Authorised Officer, 9935189143 8976973349 7984032293			
		A)Rs 11,00,000.00 B)Rs 1,10,000.00 C)Rs 5000.00	01-02-2024 10:00am to 04:00pm		Not known to Authorised Officer, 9935189143 8976973349 7984032293			
		A)Rs 12,00,000.00 B)Rs 1,20,000.00 C)Rs 5000.00	01-02-2024 10:00am to 04:00pm		Not known to Authorised Officer, 9935189143 8976973349 7984032293			
		A)Rs 5,00,000.00 B)Rs 50,000.00 C)Rs 5000.00	01-02-2024 10:00am to 04:00pm		Not known to Authorised Officer, 9935189143 8976973349 7984032293			

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.

The auction sale will be "online through e-auction" portal <https://www.mstcecommerce.com>, 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from <https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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. 4. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C.A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal: (1) <https://www.bapi.in> (2) <https://eprocure.gov.in/epublish/app> (3) <http://www.mstcecommerce.com/> (4) www.pnbindia.in, 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-Auction from e-Bkay -BAPI portal (<https://www.bapi.in>). 7. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 3 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the bid incremental amount to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal. 11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. 14. 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 in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at 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. 15. 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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/ full deposit of BID amount. 16. The Authorized 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. 17. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 18. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 19. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 20. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 21. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 22. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 24. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 25. It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://www.bapi.in>, <https://eprocure.gov.in/epublish/app>, <http://www.mstcecommerce.com/>, www.pnbindia.in, 26. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. (27) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on **01st Feb 2024 starting from 10:00 AM to 4:00PM**. (28) Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive. In case of bidders bidding for properties in symbolic possession it is implied that they are aware about the risks involved in obtaining physical possession of properties bidden such as possible uncertain time delay due to any reasons such as availability of Court Commissioners, Asst Registrars, Police Protection, any legal stay by any Court/DRT. The above list is indicative and not exhaustive. (29) In case of successful bid and upon receipt of full and final bid amount payment by or within the stipulated period, if the bidders choose to register the Sale Certificate, the costs, stamp duty, other registration, legal expenses to be borne by bidders only and the original property documents will be released only upon completion of registration of said Sale Certificate and submission of copy of registered sale certificate along with Form 16B duly signed by bidders in case of tax deducted at source on whole bid amount. Read with Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The borrowers / Guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues/costs/charges/expenses at any time before the sale is conducted, failing which the property will be auction/sold and the balance dues, if any will be recovered with interest and costs.

Sd/
Authorised Officer,
Punjab National Bank.