



पंजाब नैशनल बैंक
punjab national bank
(Govt. of India Undertaking)

CIRCLE SASTRA CENTRE, MUMBAI CITY
6th Floor, United Bank Of India Tower, Sir P M Road, Fort,
Mumbai-400 001 E-mail: cs6041@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

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 B) Outstanding Amount as on 31-12-2023 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbranc- es known to the secured creditors	Name & No of the Contact person & Date of Inspection
1 BO: Circle SASTRA Centre, Mumbai City Mr. Vimal B Biwal	Fiat No. A-402, 4th Floor, A-wing, Topsy Topsy CHSL, Near Sambhaji Chowk, Village Ulhasnagar Camp No. 4, Taluka ward No. 50, Dist. Thane-421004 Built-up:-415.00 Sq Ft	A) 03.01.2022 B) Rs Rs.11,32,162.83 C) Dated: 29.03.2022 D) SYMBOLIC	A) Rs. 9,90,000/- B) Rs 99,000/- C) Rs 25,000/-	DATE: 15-02-2024 Time: 10:00 AM to 04:00 PM	N/A	Bipin Singh 8127539630
2 BO: Circle SASTRA Centre, Mumbai City Mr. Afaq A Nasir Ahmed	Fiat No.304, 3rd Floor, Holy Residency Temghar, B/H Hotel, Bhiwandi, Thane-421302 Built-up:-912.00 Sq Ft	A) 03.08.2019 B) Rs Rs.50,90,577.02/- C) Dated: 16.11.2019 D) SYMBOLIC	A) Rs. 39,21,000/- B) Rs 3,92,000/- C) Rs 50,000/-	DATE: 15-02-2024 Time: 10:00 AM to 04:00 PM	N/A	Bipin Singh 8127539630
3 BO: Circle SASTRA Centre, Mumbai City Mrs. Vrushi U Matkar & Umesh S Mathkat	Fiat No.302, 3rd Floor, Wing-H, Thanekar Hill Crest, Village-shirgaon, Taluka-Ambemath, Dist.-Thane-421501 Built-up:-446.00 Sq Ft	A) 14.01.2022 B) Rs Rs.16,37,648.53 C) Dated: 24.03.2022 D) SYMBOLIC	A) Rs. 19,80,000/- B) Rs 1,98,000/- C) Rs 25,000/-	DATE: 15-02-2024 Time: 10:00 AM to 04:00 PM	N/A	Bipin Singh 8127539630
4 BO: Circle SASTRA Centre, Mumbai City M/S Chinmay Real Estate Consultant	A-0003, EC-65, Manag! Dhara Building, Mangal Charan CHSL, Evershine City, Vill- Manupur, Vasai(East), Dist- Palghar-401208	A) 03.07.2020 B) Rs Rs.32,99,720.61 C) Dated: 24.03.2022 D) SYMBOLIC	A) Rs. 28,43,100/- B) Rs.2,85,000/- C) Rs 50,000/-	DATE: 15-02-2024 Time: 10:00 AM to 04:00 PM	N/A	Seema Medhi 9820948850
5 BO: Circle SASTRA Centre, Mumbai City M/s Mhaskar Masala	Fiat No. 303, B Wing, 3rd Floor, Sai Leela Apartment CHS Ltd, Survey No 179, Hissa No 1/3 Virar East Taluka Vasa Dist Palghar -401305	A) 17.10.2018 B) Rs.1,04,46,734.19 C) Dated: 12.04.2019 D) Physical	A) Rs. 23,43,000/- B) Rs.2,03,000/- C) Rs.50,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221
6 BO: Circle SASTRA Centre, Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt Ltd	Entire Plant & Machinery Equipments and other assets lying at Gut No.336,337,408&409 Village Biloshi Post Khanivali Taluka wada District Thane -421304	A) 05.01.2016 B) Rs.20,77,91,354/- C) Dated:16.09.2019 D)PHYSICAL	A) Rs.28,74,700/- B) Rs.2,87,470/- C) Rs.30,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Aditya Dahriya 7355162578
7 BO: Circle SASTRA Centre, Mumbai City Mrs. Sangita K Lalji & Mr. Shyam K Lalji	Fiat No. 202, Ashiana Ranjana Building, 14th A Road, Ahimsa Road, Near Mahavir Hospital, Khar(West), Mumbai-400052	A) 27.04.2021 B) Rs Rs.55,13,053.23 C) Dated: 06.10.2021 D) SYMBOLIC	A) Rs.2,89,00,000/- B) Rs.28,90,000/- C) Rs.3,00,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221
8 BO: Circle SASTRA Centre, Mumbai City Mr.Shirish Yashwant Kauthankar	Fiat No.008,1st floor, Delynn Apartment Vanessa Apartment village sayroll Budruk Taluka Shahapur Dist Thane-421601	A) 09.12.2020 B) Rs.18,99,833/- C) Dated:30-03-2021 D) SYMBOLIC	A) Rs.11,70,000/- B) Rs.1,17,000/- C) Rs.15,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Seema Medhi 9820948850
9 BO: Circle SASTRA Centre, Mumbai City Mr. Salim Iddudin Mansuri	Fiat No. B-105, 1st Floor, B-Wing, Rodrigues Villa CHS., Near Nityanand Hotel, Oppo. Bharat Weigh Bridge, LBS Marg, Kurla West, Mumbai-400070 Built Up:-1054.00 Ft	A) 03.02.2020 B) Rs.1,57,37,296.22/- C) Dated:29.12.2020 D) SYMBOLIC	A) Rs.1,19,05,000/- B) Rs.12,00,000/- C) Rs.1,00,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Bipin Singh 8127539630
10 BO: Circle SASTRA Centre, Mumbai City Mr Vikram Telang	Fiat No 1301, C Wing, 13th Floor, Savitri Shiv Darshan CHS, Plot No 05, Sector -16, Sanpada, Navi Mumbai Thane -400705.	A) 24.05.2021 B) Rs.2,71,80,642/- C) Dated:21.09.2021 D) SYMBOLIC	A) Rs.1,45,00,000/- B) Rs.14,50,000/- C) Rs.1,50,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221
11 BO: Circle SASTRA Centre, Mumbai City M/s Spider Facilities Pvt Ltd.	Basement Premises No.1, Canada Tower, Plot No 15, Below San Infotech & Near Saraswat Bank, Off College Road, Sharanpur Gaothan, Nashik, Maharashtra - 422005.	A) 24.05.2021 B) Rs.2,71,80,642/- C) Dated:21.09.2021 D) SYMBOLIC	A) Rs.72,00,000/- B) Rs.7,20,000/- C) Rs.75,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221
12 BO: Circle SASTRA Centre, Mumbai City M/s Spider Facilities Pvt Ltd.	Basement Premises No.2, Canada Tower, Plot No 15, Below San Infotech & Near Saraswat Bank, Off College Road, Sharanpur Gaothan, Nashik, Maharashtra - 422005.	A) 24.05.2021 B) Rs.2,71,80,642/- C) Dated:21.09.2021 D) SYMBOLIC	A) Rs.114,75,000/- B) Rs.11,47,000/- C) Rs.1,00,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221
13 BO: Circle SASTRA Centre, Mumbai City M/s Shree Krishna Ingots Biloshi India Pvt Ltd	All that pieces and parcel of factory Land & building situated at Gut No.336,337,408&409 Village Biloshi Post Khanivali Taluka wada District Thane -421303	A) 05.01.2016 B) Rs.20,77,91,354/- C) Dated:16.09.2019 D)PHYSICAL	A) Rs.2,81,73,000/- B) Rs.28,17,300/- C) Rs.50,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Aditya Dahriya 7355162578
14 BO: Circle SASTRA Centre, Mumbai City Mr. Sunil Utturkur	Fiat No. B-003, Ground Floor, B-Wing, Sai Sugandh CHSL, S.No. 184,185, 200, Bolinj, Vasai, Dist- Palghar-401303	A) 16.02.2023 B) Rs.21,17,306.97 C) Dated: 04.08.2023 D) SYMBOLIC	A) Rs. 22,50,000/- B) Rs.3,00,000/- C) Rs 25,000/-	DATE: 01.03.2024 Time: 10:00 AM to 04:00 PM	N/A	Bipin Singh 8127539630

15	BO: Circle SASTRA Centre, Mumbai City Mr. Ravindra Dagadu Patil	302, C-Wing, Shri Ramchandra Ashish CHSL Apartment, Thangewadi, Kalyan(West) Distt, Thane-421301	A) 07.10.2021 B) Rs.11,82,679.09 C) Dated: 330.12.2021 D) SYMBOLIC	A) Rs. 31,18,000/- B) Rs.3,12,000/- C) Rs.50,000/-	DATE: 01.03.2024 Time: 10:00 AM to 04:00 PM	N/A	P Shankar 9789538871
16	BO: Circle SASTRA Centre, Mumbai City Mr. Dilip Kashiram Kedre & Mrs. Chandrakala Dilip Kedare	Flat No.22, 5th Floor, Building No.D/8, Andes IV, Andes CHSL, Barave, Kalyan(West), Distt- Thane-421301	A) 23.11.2022 B) Rs.28,42,652.34 C) Dated: 29.12.2022 D) SYMBOLIC	A) Rs. 29,95,000/- B) Rs.3,00,000/- C) Rs.25,000/-	DATE: 01.03.2024 Time: 10:00 AM to 04:00 PM	N/A	Bipin Singh 8127539630
17	BO: Circle SASTRA Centre, Mumbai City Mr.Bharat Jagan Poojari	Flat No. 02, Ground Floor, Veleno Apartment, Delvyn Appex,Vill-Suvroli(Budruk), Near Lalit Bungalow, Manads Mandir Jain Road, Asangaon, Distt- Thane-421601	A) 11.12.2018 B) Rs 117,03,253/- C) Dated: 29.12.202 D) SYMBOLIC	A) Rs.16,55,000/- B) Rs.1,66000/- C) Rs.25,000/-	DATE: 01.03.2024 Time: 10:00 AM to 04:00 PM	N/A	Seema Medhi 9820948850
18	BO: Circle SASTRA Centre, Mumbai City M/s Shree Laxmi Impex & Mr. Rajendra P Goyal	Flat No.218, 2nd Floor, D-wing, New Preetam CHS., Talao Road, Bhayander East, Kharigaon, Thane. Built Up-560.00 Ft	A) 03.01.2022 B) Rs.14,58,969.17/- C) Dated:29.03.2023 D) SYMBOLIC	A) Rs.35,10,000/- B) Rs.3,51,000/- C) Rs.50,000/-	DATE: 01.03.2024 Time: 10:00 AM to 04:00 PM	N/A	Seema Medhi 9820948850
19	BO: Circle SASTRA Centre, Mumbai City M/s Alankar Distributors	Flat No. 401, B Wing, Shree Gajanan Heights CHSL, Plot No 54, A/b, Panchpakhadi, Thane W -400604	A) 28.11.2022 B) Rs Rs.1,75,28,563.40 C) Dated: 20.02.2023 D) SYMBOLIC	A) Rs. 1,03,00,000/- B) Rs.10,00,000/- C) Rs.1,00,000/-	DATE: 01.03.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221
20	BO: Circle SASTRA Centre, Mumbai City M/s Patel Enterprises	Gala No. 23,25-34, Building Name "Patel Enterprises" Gut No.273A&273B of Mouje Mangathane, Opp. Madam Atta Factory, Near Kudus Grampanchayat Mangathane, Wada, Thane - 421312	A) 08.01.2016 B) Rs Rs.3,23,55,897.00 C) Dated: 12.01.2017 D) PHYSICAL	A) Rs. 2,08,57,000/- B) Rs.20,86,000/- C) Rs. 50,000/-	DATE: 15.02.2024 Time: 10:00 AM to 04:00 PM	N/A	Sanjana Sarkhot 9324226221

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 auction sale will be online through e-auction portal <http://www.mstcecommerce.com/>
- The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcecommerce.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 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet 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.
- 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.
- Platform (<http://www.mstcecommerce.com/>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered ope at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone Numbers 033-23400000/ 23400011/ 23400012). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <http://www.mstcecommerce.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpageportal.
(1) <https://www.ibapi.in> (2) <https://eprocure.gov.in/epublish/app> (3) <http://www.mstcecommerce.com/> (4) www.pnbindia.in
- 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-B [IBAPI](https://www.ibapi.in) portal (<https://www.ibapi.in>).
- The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com/>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auctions service provider (may take 2 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.
- Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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 advertisement published 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.
- 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.
(a) 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 (<http://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal.
- 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).
- The secured asset will not be sold below the reserve price.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 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.
- 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.
- 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.ibapi.in>, <https://eprocure.gov.in/epublish/app>, <http://www.mstcecommerce.com/> & www.pnbindia.in

Date : 26.01.2024

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank