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Circle SASTRA Thane

PNB Pragati Tower, 3rd Floor, Plot C–9, Block- G,
Bandra Kurla Complex, Bandra (East), Mumbai – 400051.
Email: cs8325@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 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

Sr No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Description of the Immovable Properties Mortgaged / Name of Mortgagor / Owner of property	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price / B) EMD (Last Date of deposit of EMD) / C) Bid Incremental Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors / Name & Number of the Contact Person
1	**Circle Sastra Thane** **Mr. Praful Bhanji Nisar & Mrs. Meena Bhanji Nisar** Flat No.902, 9th Floor, A- Wing, Laxmi Classic Apartment CHSL., Near L.R. Tiwari Collage, Kanakia Road, Village Navghar, Mira Road East- Thane – 401107. PUNB83250274	Flat No.902, 9th Floor, A- Wing, Laxmi Classic Apartment CHSL., Near L.R. Tiwari Collage, Kanakia Road, Village Navghar, Mira Road East- Thane – 401107. Built up Area : 704.00 Sq Ft Mr. Praful Bhanji Nisar & Mrs. Meena Bhanji Nisar	A)07.01.2023 B) Rs.60,85,096.50 (Plus interest & charges thereon) c)31.07.2023 D) Symbolic	A) Rs.72,55,000/- (24.01.2025 Till 3.00 P.M.) B) Rs.7,26,000.00 C)Rs.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
2	**Circle Sastra Thane** **Mr. DILIP RAMESH RAJANI (Borrower) &** **Mrs. VANITA RAMESH RAJANI (Co-Borrower)** Flat No 308, Shiv Dhara Complex CHSL, Plot No 39 & 40, Municipal Ward No-06, Shiv Ganga Nagar Road, Near Omkar Apartment, Off., Shiv Temple Road, Ambernath (E) – 421501.	Flat No 308, Shiv Dhara Complex CHSL, Plot No 39 & 40, Municipal Ward No-06, Shiv Ganga Nagar Road, Near Omkar Apartment, Off., Shiv Temple Road, Ambernath (E) – 421501. Built up Area .618.00 Sq. Ft. Mr. DILIP RAMESH RAJANI & Mrs. VANITA RAMESH RAJANI	A) 09.11.2023 for B) Rs.23,99,541.79 (Plus interest & charges thereon) C)20.01.2024 D) PHYSICAL	A)Rs.29,62,000/- B)Rs.2,97,000/- (27.07.2024) C)Rs.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
3	**Circle Sastra Thane** **M/s. VIJAY TEXTILES, (Prop., Mr. Vijay Dewani)** Room No- 5, B.R.K. NO - 1911, C.T.S. Vo-2522, Ulhasnagar, OT, SEC., NO - 40, Near Sai Jeevan Ghot Hall, Off., Kurla Camp Road, Behind Sajhroj Building, Ulhasnagar-5, Thane- 421005.	Room No- 5, B.R.K. NO - 1911, C.T.S. Vo-2522, Ulhasnagar, OT, SEC., NO - 40, Near Sai Jeevan Ghot Hall, Off., Kurla Camp Road, Behind Sajhroj Building, Ulhasnagar-5, Thane- 421005. BUILT UP : 603.00Sq.Ft. Mrs. MAYA KISHANCHAND DEWANI (MORTGAGER)	A) 06.12.2021 B) Rs. 54,60,445.90 (Plus interest & charges thereon) C) 20.02.2024 D)PHYSICAL	A) Rs.36,65,000/- B) Rs.3,67,000/- (27.07.2024) C)Rs.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
4	**Circle Sastra Thane** **Mr. SHRICHAND JAGWANI (Borrower)** **Mrs. KOMAL JAGWANI (Co-Borrower)** **Mr. MANISH JAGWANI (Co-Borrower)** Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Taloja Khoni bypass Road, Village Khoni, Dombivli, East, Tal., Kalyan, Distt., Thane- 421204.	Flat No. 05 & 06, Ground Floor, E-Wing, Casa Fontana, Palava City, Near Umbrali Gaon Phata, Taloja Khoni bypass Road, Village Khoni, Dombivli, East, Tal., Kalyan, Distt., Thane- 421204. Built Up Area :466.94 Sq. Ft. & Built Up Area: 466.94 Sq.Ft. Total Built up Area : 933.88Sq.Ft. Mr. SHREECHAND JAGWANI & Mrs. KOMAL JAGWANI	A)05.11.2019 B) Rs.63,42,675.50(plus interest and charges thereon) C) 03.11.2022 D)Symbolic	A)Rs.67,95,000/- B)Rs.6.80,000/- (27.07.2024) C)Rs.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
5	**Circle Sastra Thane** **Mrs. Swasti Ramesh Maurya (Borrower) & Mr. Ramesh GangaramMaurya (Co- Borrower)** Flat No, 403,4th Floor, Gurusadan CHSL., Building No.08, Shivaji Chowk, Plot No., 02, Village Kulgaon, Badlapur East- Thane Property ID :PUNB83250267	Flat No, 403,4th Floor, Gurusadan CHSL., Building No.08, Shivaji Chowk, Plot No., 02, Village Kulgaon, Badlapur East- Thane. Build Up Area : 830.00 Sq.Ft., Mrs. Swasti Ramesh Maurya & Mr. Ramesh GangaramMaurya	A)10.01.2024 B) Rs.21,35,347.34(Plus interest & charges thereon) C)29.05.2024 D) Symbolic	A)Rs.36,45,000/- B)Rs.3,65,000.00 29.10.2024 TILL 3.00 P.M. C)Rs.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
6	**Circle Sastra Thane** **M/s ICON PHARMA, Prop.,** **Mr. JINDATTA HARIBHAU ZARKAR.** Shop No-2, Ground Floor, Vaibhav Plaza, Near Khopoli Post Office, House No.40/1H, Khopoli Bazarpeth, Laxminagar, Khopoli, Raigad – 410203.	Shop No-2, Ground Floor, Vaibhav Plaza, Near Khopoli Post Office, House No.40/1H, Khopoli Bazarpeth, Laxminagar, Khopoli, Raigad – 410203. Built up Area :- 269.00 Sq Ft. Mr. JINDATTA HARIBHAU ZARKAR.	A)06.08.2022 B) Rs. 29,04,503.06 (plus interest and charges thereon) C)13.10.2022 D)Symbolic	A)Rs.32,68,000/- B)Rs.3,27,000/- C)RS.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
7	**Circle SASTRA Thane** **Mr. BIJAY KUMAR TIWARI & Mr. BASANT KUMAR TIWARI,** FLAT NO-102, 1ST FLOOR, BLDG NO 3/H TYPE-A, PHASE II, MOHAN TULSI VIHAR, CHS LTD, KULGAON,BADLAPUR, WEST, THANE, MAHARASHTRA-421503.	FLAT NO-102, 1ST FLOOR, BLDG NO 3/H TYPE-A, PHASE II, MOHAN TULSI VIHAR, CHS LTD, KULGAON,BADLAPUR, WEST, THANE, MAHARASHTRA- 421503. Carpet Area : 971.00 Sq Ft, including Open Terrace and 1 Stilt Car Park Mr. BIJAY KUMAR TIWARI & Mr. BASANT KUMAR TIWARI	A) 26.10.2021 B)Rs.37,46,876.00 /- (plus interest and charges thereon) C)05.01.2022 D) Symbolic	A)Rs.57,64,000/- B)Rs.5,77,000/- C) Rs. 50,00/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
8	**Circle Sastra Thane** **Mr. Dinesh NariandasKukreja &** **Ms. Varsha Dinesh Kukreja** Flat No. 304, 3rd Floor, Shri Sai Leela Regency, B-wing, Survey No. 282, Hissa No 3/1/2, on Porwal Road, Village- Lohageon, Tal., Haveli, Distt - Pune – 411032.	Flat No. 304, 3rd Floor, Shri Sai Leela Regency, B-wing, Survey No. 282, Hissa No 3/1/2, on Porwal Road, Village- Lohageon, Tal., Haveli, Distt - Pune – 411032. Built up Area : 63.20 Sq mtr + 1 Car Parking Mr. Dinesh NariandasKukreja & Ms. Varsha Dinesh Kukreja	A) 31.03.2016 B) Rs.1,52,05,820.00 (plus interest and charges thereon) C) 24.10.2016 D)PHYSICAL	A)Rs.38,17,000.00 B)Rs.3,82,000.00 (27.07.2024) C) Rs.5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
9	**Circle Sastra Thane** **Mr.Ghanshyam Shrwan Kumbhare** Flat No.104, Ist Floor , Unnati UL-2 , Building no 11 , Sector no 19A, Village Ulwe-410206, Taluka Panel , Distt Raigarh	Flat No.104, Ist Floor , Unnati UL-2 , Building no 11 , Sector no 19A, Village Ulwe-410206, Taluka Panel , Distt Raigarh	A)30.05.2023 B) Rs. 21,25,,224.22/- (as on 31.07.2023. plus interest & charges thereon) C) 13.08.2024 D) Symbolic	A) Rs.37,97,000/- B)Rs.3,98,000/- C)Rs. 5,000/-	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
10	**Circle Sastra Thane** **Mr. JANARDHAN KATHOD SHELAR (Borrower/ Mortgagor) & Mr. JYOTI JANARDAN SHELAR ((Borrower/ Mortgagor)** Flat No.8, 2nd Floor, C-Wing, Shree Megh Malhar Co-operative Housing Society Ltd, Shivaji Nagar Road, Gowand Path, Bhaskar Colony, Village Naupada, Thane West-400602.	Flat No.8, 2nd Floor, C-Wing, Shree Megh Malhar Co-operative Housing Society Ltd, Shivaji Nagar Road, Gowand Path, Bhaskar Colony, Village Naupada, Thane West-400602. BUILT UP AREA : 450 Sq.Ft. Mr. JANARDHAN KATHOD SHELAR Mr. JYOTI JANARDAN SHELAR	A) 08.12.2020 B) Rs.57,12,447.00 (plus interest and charges thereon) C)28.12.2021 D) Symbolic	A) Rs.63,33,000.00 B) Rs.6,34,000.00 (27.07.2024) C) Rs.5,000.00	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920

www.auction.com 9920045611

11	**Circle Sastra Thane** **Mr. MANOJ BABULAL AHUJA (Borrower/ Mortgagor) & Mrs. BHAVIKA MANOJ AHUJA (Borrower/ Mortgagor)** Flat No-603,6th Floor, Regency Galaxy Building, U.NO.68 of Sheet No.66. C.T.S. No. 26874, Village Ulhasnagar Camp No-5, Property Bearing No.53DI019633300, Khata No. New (SR.No.53/2111), Municipal ward No-53, Gandhi Road, Ulhasnagar-5, Distt., Thane-421005.	Flat No-603,6th Floor, Regency Galaxy Building, U.NO.68 of Sheet No.66. C.T.S. No. 26874, Village Ulhasnagar Camp No-5, Property Bearing No.53DI019633300, Khata No. New (SR.No.53/2111), Municipal ward No-53, Gandhi Road, Ulhasnagar-5, Distt., Thane-421005. BUILT UP AREA : 552.00 Sq.Ft. Mr. MANOJ BABULAL AHUJA & Mrs. BHAVIKA MANOJ AHUJA	A) 03.08.2019 B) Rs. 29,02,199.88 (plus interest and charges thereon) C)19.10.2019 D) PHYSICAL	A) Rs.31,71,000.00 B) Rs.3,18,000.00 (27.07.2024) C) Rs.5,000.00	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
12	**Circle Sastra Thane** **Mr. SUDHIR SURESH SAWANT (Borrower/ Mortgagor)** Flat No. 202,2nd Floor, Building No-1, Morya Home Town, Mumbai-Goa Highway, village Patansai, Nagothane, Taluka Roha, Distt., Raigard-402106.	Flat No. 202,2nd Floor, Building No-1, Morya Home Town, Mumbai-Goa Highway, village Patansai, Nagothane, Taluka Roha, Distt., Raigard-402106. Built up Area : 857.93 Sq.Ft. Mr. SUDHIR SURESH SAWANT	A) 10.08.2022 B) Rs. 24,64,205.45 (plus interest and charges thereon) C)04.01.2023 D) PHYSICAL	A) Rs.19,38,000.00 B) Rs.1,94,000.00 (27.07.2024) C) Rs.5,000.00	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920
13	**Circle Sastra Thane** **Mr. YUVRAJ KAMBLE (Borrower)** Shop No. 8 & 9, Ground Floor, Chintamani Darshan Co-Operative Housing Society Ltd. Gandhi Chowk, Village Kulgaon, Badlapur, East, Tal., Ambernath, Dist., Thane-421503.	Shop No. 8 & 9, Ground Floor, Chintamani Darshan Co-Operative Housing Society Ltd. Gandhi Chowk, Village Kulgaon, Badlapur, East, Tal., Ambernath, Dist., Thane-421503. Built Up Area: 320.00 Sq. Ft. Mrs. Vanmala Dhanaji Kamble (Mortgager)	A) 01.07.2016 B) Rs23,32,895.00 (plus interest and charges thereon) C)14.12.2017 D) PHYSICAL	A) Rs.26,46,000.00 B) Rs.2,65,000.00 (27.07.2024) C) Rs.5,000.00	31.03.2025. (10.00 a.m to 04.00 p.m)	Not Known to us Tarnikant Ghai 7900042920

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 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 2 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) http://www.ibapi.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-Bkray -IBAPI portal (https://www.ibapi.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 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. 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: http://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 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. 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 Authorised Officer, but the Authorised 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.ibapi.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

Date: 01.03.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank

ibapi.in/auction/open/9370094287