pnb punjab national bank
Together for the better
Oriental United

# 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**<br>**Ramlakhan Ramavtar Sharma (Borrower)**<br>**Renu Devi Pintu Yadav (Borrower/Mortgagor)**<br>**Dilip Bhagirti Sharma (Guarantor)**<br>Flat No. A-1, Mari Aai Complex, Koprolli, Village Panvel – 410206. | Flat No. A-1, Mari Aai Complex, Koprolli, Village Panvel – 410206.<br>Built up Area: 697.50 Sq. Ft.<br>In the name of<br>Ramlakhan Ramavtar Sharma | A)06.03.2024<br>B)Rs 32,63,967.70 as on 29.02.2024 ( plus interest & charges thereon)<br>C) 09.05.2024<br>D)Symbolic | A)Rs 37,10,000/-<br>B)Rs. 3,71,000/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs.5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 2 | **Circle SASTRA Thane**<br>**Mrs. Rekha Ramdas Jadhav (Borrower)**<br>**Ramdas Sadasiv Jadhav (Borrower)**<br>Flat No. A/504, 5th Floor, A Wing, Neeraj Heights, Gauripada, Kalyan (West), Dist. Thane – 421301. | Flat No. A/504, 5th Floor, A Wing, Neeraj Heights, Gauripada, Kalyan (West), Dist. Thane – 421301.in the name of Mrs. Rekha Ramdas Jadhav<br>Ramdas Sadasiv Jadhav<br>Buit up area: 717 Sq Ft | A) 03.07.2021<br>B)Rs. 34,47,864.10 (As on 31.03.2021) plus interest & charges thereon)<br>C) 08.09.2021<br>D)Symbolic | A) Rs. 44,00,000/-<br>B)Rs. 4,40,000/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 3 | **Circle SASTRA Thane**<br>**M/s. Pace Elevators & Engneering Co. Pvt. Ltd.**<br>**Directors Mr. Raja Ram Gaikwad & Mrs. Madhuri Gajendra Jagtap and Legal heir of late Mr. Gajendra Vishwanath Jagtap**<br>1-A/4, Adarsh Industrial Estate, Upvan, Pokhran Road No. 1, Taluka & Dist Thane. | Room No. B-7, Plot No. 142, Shree Siddhanath CHSL, New Mahada Colony, Pawar Nagar, Village Majiwade, Thane (West) – 400601.in the name of Mrs.Madhuri Gajendra Jagtap<br>Built Up Area: 300.00 Sq Ft | A) 01.08.2023<br>B) Rs. 47,65,232.66 plus Interest & charges thereon<br>C) 09.02.2024<br>D) Symbolic | A)Rs 37,00,000/-<br>B)Rs. 3,70,000/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 4 | **Circle SASTRA Thane**<br>**Mrs. Laxmi Bhaskar Ingle**<br>Flat No. A/101, 1st Floor, Krishna Apartment, Plot No. 10, Sector 36 GES, Phase – II, Kamothe Panvel Dist Raigad – 410209. | Flat No. A/101, 1st Floor, Krishna Apartment, Plot No. 10, Sector 36 GES, Phase – II, Kamothe Panvel Dist Raigad – 410209..in the name of Mrs. Laxmi Bhaskar Ingle<br>Buit up area: 441 Sq Ft | A) 04.06.2021<br>B)Rs. 28,87,376.00 plus Interest & charges thereon.<br>C) 05.02.2022<br>D)Symbolic | A) Rs. 49,92,000/-<br>B)Rs. 4,99,200/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 10,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 5 | **Circle SASTRA Thane**<br>**Mr.Bhagwan Uttam Patil (Borrower & Mortgagor)**<br>Hari Om Complex, B-104, Sector 18, Plot No. 80, Kamothe, Navi Mumbai – 410 209.<br>**Mr.Dilip Rangnath Adhave (Guarantor)**<br>Address No. 1: Room No. 412, Prabhu Apartment, Sector 18, , Kamothe, Navi Mumbai – 410 209.<br>Address No. 2: Shahji Nagar,Municipal Urdu School No. 03, Cheetah Camp, Mankurd, Mumbai – 400 088. | Flat No. 101, , 1st Floor, Gauri Ganesh Building, Plot No. 6, Kalundhre Node, Panvel, Dist Raigad in the name of Mr. Bhagwan Uttam Patil | A) 01.09.2023<br>B)Rs. 12,23,292.52 plus interest & charges thereon.<br>C) 21.11.2023<br>D)Symbolic | A) Rs. 29,00,000/-<br>B)Rs. 2,90,000/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 6 | **Circle SASTRA Thane**<br>**Mrs. Ragini Kumari Gupta**<br>Flat No. 301, 3rd Floor, C-Wing, Shivneri Plaza CHS Ltd., Plot No. 8, Sector No. 15, Sanpada (East) Navi Mumbai – 400705. | Flat No. 301, 3rd Floor, C-Wing, Shivneri Plaza CHS Ltd., Plot No. 8, Sector No. 15, Sanpada (East) Navi Mumbai – 400705.in the name of<br>Mrs. Ragini Kumari Gupta<br>Built up area: 284 Sq Ft | A) 13.07.2021<br>B)Rs. 36,89,804.05 (as on 31.05.2021) plus interest & charges thereon.<br>C) 22.09.2021<br>D)Symbolic | A) Rs. 40,90,000/-<br>B)Rs. 4,09,000/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 7 | **Circle SASTRA Thane**<br>**Mr. Bandu Pandurang Nagle (Borrower)**<br>**Mrs. Madhavi Bandu Nagle (Co-Borrower &**<br>**Mrs. Preetha Bhupesh Babu (Guarantor)**<br>Flat No. 001, Ground Floor, Bldg No.4,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad | Flat No. 001, Ground Floor, Bldg No.4,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad<br>.in the name of Mr. Bandu Pandurang Nagle<br>Built up area: 592Sq Ft | A) 16.10.2023<br>B)Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon.<br>C) 12.01.2024<br>D)Symbolic | A) Rs. 13,84,000/-<br>B)Rs. 1,38,400/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 8 | **Circle SASTRA Thane**<br>**Mr. Bandu Pandurang Nagle (Borrower)**<br>**Mrs. Madhavi Bandu Nagle (Co-Borrower &**<br>**Mrs. Preetha Bhupesh Babu (Guarantor)**<br>Flat No. 001, Ground Floor, Bldg No.5,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad | Flat No. 001, Ground Floor, Bldg No.5,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad<br>.in the name of Mr. Bandu Pandurang Nagle<br>Built up area: 592Sq Ft | A) 16.10.2023<br>B)Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon.<br>C) 12.01.2024<br>D)Symbolic | A) Rs. 13,84,000/-<br>B)Rs. 1,38,400/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 9 | **Circle SASTRA Thane**<br>**Mr. Bandu Pandurang Nagle (Borrower)**<br>**Mrs. Madhavi Bandu Nagle (Co-Borrower &**<br>**Mrs. Preetha Bhupesh Babu (Guarantor)**<br>Flat No. 001, Ground Floor, Bldg No.6,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad | Flat No. 001, Ground Floor, Bldg No.6,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad<br>.in the name of Mr. Bandu Pandurang Nagle<br>Built up area: 592Sq Ft | A) 16.10.2023<br>B)Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon.<br>C) 12.01.2024<br>D)Symbolic | A) Rs. 13,84,000/-<br>B)Rs. 1,38,400/-<br>(06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 10 | **Circle SASTRA Thane**<br>**M/s A G Enterprises**<br>(prop.Mr.Salim Ahmed Abdul Malik Shaikh)<br>Shop no C-24 MAFCO market sector-18 Turbhe Navi Mumbai-400703. | Shop no 23 B Ground floor,Ram Laxman Tower CHSL,plot no 5-6 Sector-18 Turbhe Vashi Navi Mumbai-400703.<br>Admsg Built up area 370 sq.ft<br>Owned by Mr.Salim Ahmad Malik Shaikh | A)17.09.2021<br>B) Rs.14,93,412.50 plus Interest and charges<br>C)16.11.2024<br>D)Symbolic | A) Rs. 56,95,000/-<br>B) Rs. 5,69,500/-<br>(15.03.2025 upto 03.00 p.m)<br>C) Rs.10,000/- | 15.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Mr. Murtaza Suratwala 9967860528 |
| 11 | **Circle SASTRA Thane**<br>**Yogesh Khimji Patel (Borrower)**<br>**Kavita Khimji Patel (co-borrower)**<br>Flat no A-603 6th floor Neelkanth Paradise Kamatghar,Anjurphata road,Bhiwandi. Thane-421302 | Flat no A-603 6th floor Neelkanth Paradise Kamatghar,Anjurphata road,Bhiwandi. Thane-421302.<br>Admsg Built up area 1059 sq.ft<br>Owned by Mr.Yogesh Khimji Patel and Kavita Khimji Patek | A)28.05.2024<br>B) Rs.22,54,350/- plus Interest and Charges<br>C)10.09.2024<br>D)Symbolic | A) Rs.57,20,000/-<br>B) Rs. 5,72,000/-<br>(15.03.2025 upto 03.00 p.m)<br>C) Rs.10,000 | 15.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Mr. Murtaza Suratwala 9967860528 |

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### 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:

| | | | | | | |
|---|---|---|---|---|---|---|
| | CHS Ltd., Plot No. 8, Sector No. 15, Sanpada (East) Navi Mumbai – 400705. | Mrs. Ragini Kumari Gupta<br>Built up area: 284 Sq Ft | C) 22.09.2021<br>D)Symbolic | C)Rs. 5,000/- | | |
| 7 | **Circle SASTRA Thane**<br>**Mr. Bandu Pandurang Nagle (Borrower)**<br>**Mrs. Madhavi Bandu Nagle (Co-Borrower &**<br>**Mrs. Preetha Bhupesh Babu (Guarantor)**<br>Flat No. 001, Ground Floor, Bldg No.4,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad | Flat No. 001, Ground Floor, Bldg No.4,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad<br>.in the name of Mr. Bandu Pandurang Nagle<br>Built up area: 592Sq Ft | A) 16.10.2023<br>B)Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon.<br>C) 12.01.2024<br>D)Symbolic | A) Rs. 13,84,000/-<br>B)Rs. 1,38,400/- (06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 8 | **Circle SASTRA Thane**<br>**Mr. Bandu Pandurang Nagle (Borrower)**<br>**Mrs. Madhavi Bandu Nagle (Co-Borrower &**<br>**Mrs. Preetha Bhupesh Babu (Guarantor)**<br>Flat No. 001, Ground Floor, Bldg No.5,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad | Flat No. 001, Ground Floor, Bldg No.5,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad<br>.in the name of Mr. Bandu Pandurang Nagle<br>Built up area: 592Sq Ft | A) 16.10.2023<br>B)Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon.<br>C) 12.01.2024<br>D)Symbolic | A) Rs. 13,84,000/-<br>B)Rs. 1,38,400/- (06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 9 | **Circle SASTRA Thane**<br>**Mr. Bandu Pandurang Nagle (Borrower)**<br>**Mrs. Madhavi Bandu Nagle (Co-Borrower &**<br>**Mrs. Preetha Bhupesh Babu (Guarantor)**<br>Flat No. 001, Ground Floor, Bldg No.6,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad | Flat No. 001, Ground Floor, Bldg No.6,, Zinnia Enkay Garden, S. No. 71/6+9, 71/8A, 71/8B, 71/10, 72/10, Village Wavanje, Tal- Panvel, Dist – Raigad<br>.in the name of Mr. Bandu Pandurang Nagle<br>Built up area: 592Sq Ft | A) 16.10.2023<br>B)Rs. 75,27,225.40 (as on 30.09.2023) plus interest & charges thereon.<br>C) 12.01.2024<br>D)Symbolic | A) Rs. 13,84,000/-<br>B)Rs. 1,38,400/- (06.03.2025 upto 03.00 pm)<br>C)Rs. 5,000/- | 12.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Murtaza Suratwala 9967860528 |
| 10 | **Circle SASTRA Thane**<br>**M/s A G Enterprises**<br>(prop.Mr.Salim Ahmed Abdul Malik Shaikh)<br>Shop no C-24 MAFCO market sector-18 Turbhe Navi Mumbai-400703. | Shop no 23 B Ground floor,Ram Laxman Tower CHSL,plot no 5-6 Sector-18 Turbhe Vashi Navi Mumbai-400703.<br>Admsg Built up area 370 sq.ft<br>Owned by Mr.Salim Ahmad Malik Shaikh | A)17.09.2021<br>B) Rs.14,93,412.50 plus Interest and charges<br>C)16.11.2024<br>D)Symbolic | A) Rs. 56,95,000/-<br>B) Rs. 5,69,500/- (15.03.2025 upto 03.00 p.m)<br>C) Rs.10,000/- | 15.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Mr. Murtaza Suratwala 9967860528 |
| 11 | **Circle SASTRA Thane**<br>**Yogesh Khimji Patel (Borrower)**<br>**Kavita Khimji Patel (co-borrower)**<br>Flat no A-603 6th floor Neelkanth Paradise Kamatghar,Anjurphata road,Bhiwandi. Thane-421302 | Flat no A-603 6th floor Neelkanth Paradise Kamatghar,Anjurphata road,Bhiwandi. Thane-421302.<br>Admsg Built up area 1059 sq.ft<br>Owned by Mr.Yogesh Khimji Patel and Kavita Khimji Patek | A)28.05.2024<br>B) Rs.22,54,350/- plus Interest and Charges<br>C)10.09.2024<br>D)Symbolic | A) Rs.57,20,000/-<br>B) Rs. 5,72,000/- (15.03.2025 upto 03.00 p.m)<br>C) Rs.10,000 | 15.03.2025<br>10.00 am to 04.00 pm | Not Known to us<br>Mr. Murtaza Suratwala 9967860528 |

**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 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 the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in. 5. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 6. 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 available on the website and follow them strictly. 7. The secured asset will not be sold below the reserve price. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. 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. 8.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 confirmation of sale shall be subject to confirmation by the secured creditor. 9. 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

**Date: 22.02.2025**
**Place: Mumbai**

**Sd/-**
**Authorised Officer,**
**Punjab National Bank**

pnbauction.com@9920045671