



punjab national bank
Together for the better

CIRCLE SASTRA CENTRE, MUMBAI CITY
U.B.I Tower, 6th Floor, 25, Sir P.M Road,
Fort, Mumbai- 400 001
Email: cs6041@pnbc.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

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 B) Outstanding Amount as on 31.10.2024 C) Possession Date u/s 13(2) 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 encumbrances known to the secured creditors Name & No of the Contact person & Date of Inspection
1	"BO: Circle SASTRA Centre, Mumbai City Mr. Dashrath P Malpekar"	Flat no 104, Govindraj CHSL, S. No 26/3, plot No 13, Shingara Badiapur, Thane 421503 BUA- 560 Sqft.	"A) 10.05.2021 B) Rs. 23,56,689.90/- C) Dated: 10.11.2021 D) SYMBOLIC"	"A) Rs. 19,15,200/- B) Rs 1,91,520/- C) Rs. 25,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151
2	BO: Circle SASTRA Centre, Mumbai City M/S Green Earth Recycling Company Mr. Ajey Beriwal	Flat No 102, Building no 01, Dattatray Residency, Gut no 195, Village Kudus, Bhiwandi, Tal Wada, Dist Palghar- 421312 BUA- 697 Sqft.	A) 31.05.2021 B) Rs. 3,51,83,710.53/- C) Dated: 30.11.2022 D) SYMBOLIC	A) Rs. 9,72,000/- B) Rs 97,200/- C) Rs. 10,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151
3	BO: Circle SASTRA Centre, Mumbai City M/S Green Earth Recycling Company	Land & Building, at Gut no 365 & 371, Village Usar, Kondale road, Near Praj Hi Purity Systems, Taluka -Wada, Distt-Palghar- 421312. Land Area 12917 Sqft & BUA - 10909.98 Sqft.	A) 31.05.2021 B) Rs. 3,51,83,710.53/- C) Dated: 30.11.2022 D) SYMBOLIC	A) Rs. 96,08,510/- B) Rs 9,60,851/- C) Rs. 1,00,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151
4	BO: Circle SASTRA Centre, Mumbai City Mr Krishna Pandurang Lad	Flat no 202, 2nd Floor, A Wing, Building No EG -10, Krishna Shrushti, New Evershine Gardens CHSL, Gokul Angan Marg, Near Surya Garden, Village Diwanman, Vasai West, Palghar-401202. BUA- 550 Sqft.	A) 30.10.2023 B) Rs. 21,55,479.17/- C) Dated: 15.03.2024 D) SYMBOLIC	A) Rs. 28,07,100/- B) Rs 2,80,710/- C) Rs. 25,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151
5	BO: Circle SASTRA Centre, Mumbai City M/S Kaprisa International Pvt Ltd	Unit no GJ-15, 3rd floor, Building SDF - VII, Village Kondvita/Parapur & Marol, Taluka Andheri (East), Mumbai - 400096. BUA - 6779 Sqft.	A) 30.03.2016 B) Rs. 8,21,23,432/- C) Dated: 21.06.2016 D) SYMBOLIC	A) Rs. 7,51,00,000/- B) Rs 75,10,000/- C) Rs. 1,00,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA M Khan 9833496773
6	BO: Circle SASTRA Centre, Mumbai City M/S Lucky Lark Integrated Textile and Garments	Plot no at S. No 83/2, Lucky Lark Textile Park, Vita Mayani road, Village Gardi, Taluka Khanapur, Sangali. Area -2200 Sq.mtr & Non Agri plots no 83/2, Lucky Lark Textile Park, Vita Mayani road, Village Gardi, Taluka Khanapur, Sangali. Area 26900 Sq.mtr	A) 09.01.2017 B) Rs. 10,82,44,897.30/- C) Dated: 14.09.2017 D) SYMBOLIC	A) Rs. 7,51,00,000/- B) Rs 75,10,000/- C) Rs. 1,00,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA M Khan 9833496773
7	BO: Circle SASTRA Centre, Mumbai City M/S Lucky Lark Integrated Textile and Garments	Non Agri plots no 83/2/7, Lucky Lark Textile Park, Vita Mayani road, Village Gardi, Taluka Khanapur, Sangali. Area 2200 Sq.mtr	A) 09.01.2017 B) Rs. 19,82,44,897.30/- C) Dated: 14.09.2017 D) SYMBOLIC	A) 61,38,000/- B) 6,13,800/- C) 50,000/-	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA M Khan 9833496773
8	BO: Circle SASTRA Centre, Mumbai City Mr Abdul Habib Shaikh	Flat No. 608, 6th floor, Fathima Heights, CTS No 1521 (Part), Imambara, Menowada road, Near Shalimar Hotel, Mandvi -400009 BUA- 55* Sqft.	A) 12.12.2024 B) Rs. 46,87,297.57/- C) Dated: 06.03.2025 D) SYMBOLIC	A) Rs. 1,09,47,600/- B) Rs 10,94,760/- C) Rs. 1,00,000.00	DATE: 17/04/2025 Time:10:00 AM to 04:00 PM	NA Kuppanna M Dakulagi 9742721115
9	BO: Circle SASTRA Centre, Mumbai City Mr. Manoj J Vishwakarma	Flat no 3 & 4, 1st Floor, Vishnu Niwas, Junction of Manordas Street, Dwarka das Cross lane, Opposite GPO, Fort, Mumbai 400001 BUA - 402 Sqft.	A) 17.09.2018 B) Rs. 95,33,900.63/- C) Dated: 25.03.2021 D) SYMBOLIC	A) Rs. 77,17,000/- B) Rs. 7,71,700/- C) Rs. 50,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA M Khan 9833496773
10	BO: Circle SASTRA Centre, Mumbai City Mrs. Sushma M Vishwakarma	Flat no 5, 1st Floor, Vishnu Niwas, Junction of Manordas Street, Dwarka das Cross lane, Opposite GPO, Fort, Mumbai 400001 BUA- 206 Sqft.	A) 17.09.2018 B) Rs. 16,24,534.22/- C) Dated: 25.03.2021 D) SYMBOLIC	A) Rs. 39,60,000/- B) Rs. 3,96,000/- C) Rs. 25,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA M Khan 9833496773
11	BO: Circle SASTRA Centre, Mumbai City Mr. Rajaram Tukaram Pawar	Flat no 307, 3rd Floor, A wing, harmony CHSL, Raheja Vihar, Tungwa, Chandivali Farm road, Chandivali Powai, Mumbai - 400072 BUA- 537 Sqft	A) 01.07.2017 B) Rs. 1,50,28,990.77 C) Dated: 01.02.2018 D) SYMBOLIC	A) Rs. 70,46,000/- B) Rs 7,04,600/- C) Rs. 50,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151
12	BO: Circle SASTRA Centre, Mumbai City M/S Samstar	Flat No. 3401, 34th Floor, Thakker Tower, 369 Tulsiwadi Road, Near RTO, Tardeo, Mumbai - 400034. BUA- 1120.80 Sqft	A) 08.02.2015 B) Rs. 3,96,46,279 C) Dated: 03.03.2017 D) SYMBOLIC	A) Rs. 4,32,00,000/- B) Rs 43,20,000/- C) Rs. 1,00,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA M Khan 9833496773
13	BO: Circle SASTRA Centre, Mumbai City Mr. Prakash Pimpulkar, Mrs Pallavi Pimpulkar, Mr. Kiran Pimpulkar, Mrs Sangeeta Pimpulkar	Flat no 612, 6th floor, Building Name "Devarshi Apartment", Near Mahavir, Gaurav Complex, Survey no 9, CTS No 525/10 of Bhandup, Off M.D. Keni Road, Bhandup East, Mumbai 400042. BUA - 464.46 Sqft	A) 27.07.2017 B) Rs. 48,33,801/- C) Dated: 03.03.2018 D) SYMBOLIC	A) Rs 66,60,000/- B) Rs 6,66,000/- C) Rs. 50,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151
14	BO: Circle SASTRA Centre, Mumbai City M/S Shree Krishna Ingots Biloshi India Pvt Ltd	Factory land and building Gut no 336, 337, 408 & 409 Village Biloshi, Khanivali, Wada Thane 421303. Land 16100 Sq mts; Building 2145.94 sqft	A) 11.12.2017 B) Rs. 28,08,61,802.21/- 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: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
15	BO: Circle SASTRA Centre, Mumbai City Mr. Mohd Salim Iduddin Mansuri	Flat no B-105, 1st Floor, Rodrigues Villa CHSL, CTS no 226, A to C, near nityanand Hotel, LBS marg, Kurla West, Mumbai 400070 BUA- 1054 Sqft	A) 03.02.2020 B) Rs. 1,60,29,782.22/- C) Dated: 29.12.2020 D) SYMBOLIC	A) Rs. 1,05,87,000/- B) Rs 10,58,700/- C) Rs. 1,00,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
16	"BO: Circle SASTRA Centre, Mumbai City Mr Balu Ganpat Bhagat"	Flat no 202, 2nd Flr, "Shree Niwas Residency", A wing, Survey no 66, Village Belavali, Badiapur, Thane - 421503. BUA- 1056 Sqft	A) 13.07.2022 B) Rs. 38,85,568.50/- C) Dated: 27.12.2022 D) SYMBOLIC	A) Rs 35,67,600/- B) Rs. 3,56,760/- C) Rs. 50,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
17	"BO: Circle SASTRA Centre, Mumbai City M/S Ascon Construction"	"Office no 101 & 102, 1st floor Prabhat Heights, plot 178, sector 9, Ulwe, Navi Mumbai 410206 BUA- 1387 Sqft"	A) 17.05.2021 B) Rs. 2,83,79,778/- C) Dated: 19.03.2024 D) PHYSICAL	A) Rs. 1,49,00,000/- B) Rs. 14,90,000/- C) Rs. 1,00,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
18	"BO: Circle SASTRA Centre, Mumbai City Mr. Pramod Kumar Mohan Raj"	Flat No. 204, 2nd floor B-Wing Narmada Complex CHSL Sai Baba Nagar kashimira Bhayander road Mira road East Tal & Dist Thane-401107.	A) 01.07.2019 B) Rs. 34,25,222.20/- C) Dated: 25.09.2019 D) SYMBOLIC	A) Rs 46,33,200/- B) Rs. 4,63,320/- C) Rs. 50,000.00	DATE: 28/03/2025 Time:10:00 AM to 04:00 PM	NA Kishori Dhimal 9145425151

	Opposite GPO, Fort, Mumbai 400001 BUA-402 Sqft.	C) Dated: 25.03.2021 D) SYMBOLIC	A) Rs. 50,000.00/- B) Rs. 30,000.00/- C) Rs. 20,000.00/-	to 04:00 PM	9833496773
10	BO: Circle SASTRA Centre, Mumbai City Mrs. Sushma M Vishwakarma	Flat no 5, 1st Floor, Vishnu Niwas, Junction of Manordas Street, Dwarka das Cross lane, Opposite GPO, Fort, Mumbai 400001 BUA-206 Sqft.	A) 17.09.2018 B) Rs. 16,24,534.22/- C) Dated: 25.03.2021 D) SYMBOLIC	DATE: 28/03/2025 Time: 10:00 AM to 04:00 PM	NA M Khan 9833496773
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18	BO: Circle SASTRA Centre, Mumbai City Mr. Pramod Kumar Mohan Raj	Flat No 204, 2nd floor B-Wing Narmada Complex CHSL Sai Baba Nagar kashimira Bhayander road Mira road East Tal & Dist Thane-401107. BUA-572 Sqft	A) 01.07.2019 B) Rs. 34,25,222.20/- C) Dated: 25.09.2019 D) SYMBOLIC	DATE: 28/03/2025 Time: 10:00 AM to 04:00 PM	NA Kishori Dhumal 9145425151

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://ebkay.in> on the respective date and time as mentioned in the above table.
4. For detailed term and conditions of the sale, please refer <https://ebkay.in> & www.pnbindia.in.

Date: 13.03.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank