



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@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

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 28.02.2025 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 Mrs. Meena Gopal Ambhore	Bungalow no 46, Parvati Angan, Gut no 416 - 420, 423, 427, 428, 429, 409, Village Kudavalli, Murbad Thane 421401, BUA 800 Sq.Ft	A) 10.07.2019 B) Rs.62,71,046/- C) Dated: 19.10.2019 D) PHYSICAL	A) Rs. 19,71,000/- B) Rs. 1,97,100/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
2	BO: Circle SASTRA Centre, Mumbai City Mr Ashok Chhotai Gandhi	Flat no 2B, 1st floor, Prabhjot CHSL, plot no 117, Sher E Punjab Soc, Guru Gobind Singh Marg, Off Jijamata Road, Behind Hotel Auris, Andheri east 400093 BUA - 850 Sqft.	A) 28.05.2021 B) Rs. 2,37,99,225.18/- C) Dated: 03.01.2022 D) SYMBOLIC	A) Rs. 97,50,000/- B) Rs. 9,75,000/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
3	BO: Circle SASTRA Centre, Mumbai City Mr Balu Ganpat Bhagat	Flat No 202, 2nd Floor, Bldg No 1, Building Name "Shree Niwas Residency", Survey No 66, Hissa No 1/1, Part of Village Belavali, Taluka Ambemath dist Thane - 421503 BUA - 1056 Sqft.	A) 13.07.2022 B) Rs. 39,15,416.50/- C) Dated: 27.12.2022 D) SYMBOLIC	A) Rs.31,71,200/- B) Rs.3,17,120/- C) Rs. 40,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
4	BO: Circle SASTRA Centre, Mumbai City M/s CRYSTAL INDUSTRIES PROP.MR.BHUSHANLAL TULSIANI & Tulsiani Prakash Jhanmumal (Guarantor)	Shop No. 08, Ground Floor, and Basement Floor, "Madhu Complex", Sheet No. 26, U.No. 274 & Chalta No. 274, Ward No. 35, Khata No. 35, House No. 35/1, Off Kalyan Ambemath Road, Near Indira Gandhi Market, Section 23, Ulhasnagar 3, Thane-421003 BUA - 2415 Sqft.	A) 10.07.2017 B) Rs. 3,40,78,852.48/- C) Dated: 28.09.2017 D) SYMBOLIC	A) Rs.69,23,000/- B) Rs.6,92,300/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
5	BO: Circle SASTRA Centre, Mumbai City M/s Samrat Tubes - Mr Kaluram Darhaji Sutar	Flat No.202, 2nd floor, "Shreepal Nagar D", Village Khari, Navghar road, Near Siddhivinayak Hospital Bhayander east, Thane-401105. BUA - 400.85 Sqft.	A) 02.04.2016 B) Rs. 1,44,88,791.28/- C) Dated: 07.07.2016 D) SYMBOLIC	A) Rs. 23,37,660/- B) Rs. 2,33,766/- C) Rs. 25,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
6	BO: Circle SASTRA Centre, Mumbai City Mr. Rajaram Tukaram Pawar & Mrs. Savita Rajaram Pawar	Flat No A 307 Harmony CHSL, 1A Raheja Vihar, Tungva Chandrai Farm Road Powai Mumbai - 400072. BUA 537 Sq ft	A) 01.07.2017 B) Rs. 1,51,43,496.78/- C) Dated: 01.02.2018 D) SYMBOLIC	A) Rs. 70,46,100/- B) Rs. 7,04,600/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
7	BO: Circle SASTRA Centre, Mumbai City Mr RAMESH MADASWAMY KONAR	Unit No.203, 2nd floor, Brahans Business Park, Plot no.16A, Mahal Industrial E-state, Mahalski Caves road Andheri (E) *Mumbai-400093 BUA 1216 Sqft.	A) 03.07.2021 B) Rs. 2,42,13,517/- C) Dated: 29.09.2021 D) SYMBOLIC	A) Rs.1,87,14,240/- B) Rs.18,71,424/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
8	BO: Circle SASTRA Centre, Mumbai City Mr. RIZWAN MOENUDDIN SAYED & Mrs. ANISARIZWAN SAYED	FLAT A 402 4TH FLA WING GREEN PALMS, PLOT 16-19 SECT 15 GHANSOLI NAVI MUMBAI, NAVI MUMBAI, MAHARASHTRA-400701. BUA- 893 Sqft.	A) 17.06.2019 B) Rs. 1,23,36,699/- C) Dated: 06.09.2019 D) SYMBOLIC	A) Rs. 1,30,20,000/- B) Rs. 13,02,000/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
9	BO: Circle SASTRA Centre, Mumbai City Mrs Pooja Kiran Bhatia & Kiran B Bhatia	Flat no B102, 1st floor Monarch Solitaire S. No. 169A-1, 169A/3/2 Village Ulhanaga, opposite to UMC Naka-1, Shanti nagar, Ulhasnagar -3 Thane 400601. BUA - 1070 Sqft.	A) 09.01.2020 B) Rs. 43,87,586.81/- C) Dated: 16.02.2024 D) PHYSICAL	A) Rs. 54,19,000/- B) Rs. 5,41,900/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
10	BO: Circle SASTRA Centre, Mumbai City Mrs Sulbha Pimpulkar	Flat no 713, 7th 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 - 635 Sqft. + terrace 996 Sqft	A) 03.11.2017 B) Rs. 1,85,48,436.05/- C) Dated: 03.03.2018 D) SYMBOLIC	A) Rs. 1,13,40,000/- B) Rs. 11,34,000/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
11	BO: Circle SASTRA Centre, Mumbai City Mr. Prakash 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 - 557 Sqft.	A) 27.07.2017 B) Rs. 48,84,304/- C) Dated: 03.03.2018 D) SYMBOLIC	A) Rs. 59,94,000/- B) Rs. 5,99,400/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
12	BO: Circle SASTRA Centre, Mumbai City	Flat No. 3 & 4, 1st Floor, "Vishu Niwas",	A) 17.09.2018	A) Rs. 69,45,300/-	DATE:	NA

	Mr RAMESH MADASWAMY KONAR	plot no. 16A, Mahal Industrial E-state, Mahakali Caves road Andheri (E) Mumbai-400093 BUA 1216 Sqft	A) Rs. 2,42,13,517/- C) Dated: 29.09.2021 D) SYMBOLIC	A) Rs. 18,71,424/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
8	BO: Circle SASTRA Centre, Mumbai City Mr. RIZWAN MOENUDDIN SAYED & Mrs. ANISARIZWAN SAYED	FLAT A 402 4TH FLA WING GREEN PALMS, PLOT 18-19 SECT 15 GHANSOLI NAVI MUMBAI, NAVI MUMBAI, MAHARASHTRA-400701. BUA- 893 Sqft.	A) 17.06.2019 B) Rs. 1,23,36,699/- C) Dated: 06.09.2019 D) SYMBOLIC	A) Rs. 1,30,20,000/- B) Rs. 13,02,000/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
9	BO: Circle SASTRA Centre, Mumbai City Mrs Pooja Kiran Bhatia & Kiran B Bhatia	Flat no B102, 1st floor, Monarch Solitaire S. No. 169A-1, 169A/3/2 Village Ullhanaga, Opposite to UMC Naka-1, Shanti nagar, Ullhasnagar -3 Thane 400601. BUA - 1070 Sqft.	A) 09.01.2020 B) Rs. 43,87,586.81/- C) Dated: 16.02.2024 D) PHYSICAL	A) Rs. 54,19,000/- B) Rs. 5,41,900/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
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11	BO: Circle SASTRA Centre, Mumbai City Mr. Prakash 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 - 557 Sqft.	A) 27.07.2017 B) Rs. 48,84,304/- C) Dated: 03.03.2018 D) SYMBOLIC	A) Rs. 59,94,000/- B) Rs. 5,99,400/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
12	BO: Circle SASTRA Centre, Mumbai City Mr. Manoj Jagatdhari Vishwakarma	Flat No. 3 & 4, 1st Floor, "Vishu Niwas", Junction of Manordas Street, Dwarkadas Cross Lane, Opposite GPO, Fort, Mumbai - 400001. BUA- 402 Sqft.	A) 17.09.2018 B) Rs. 97,28,392.62/- C) Dated: 25.03.2021 D) SYMBOLIC	A) Rs. 69,45,300/- B) Rs. 6,94,530/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
13	BO: Circle SASTRA Centre, Mumbai City Mrs. Sushma Manoj Vishwakarma	Flat No. 5, 1st Floor, "Vishu Niwas", Junction of Manordas Street, Dwarkadas Cross Lane, Opposite GPO, Fort, Mumbai - 400001 BUA- 206 Sqft.	A) 17.09.2018 B) Rs. 16,38,576.22/- C) Dated: 25.03.2021 D) SYMBOLIC	A) Rs. 35,64,000/- B) Rs. 3,56,640/- C) Rs. 35,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
14	BO: Circle SASTRA Centre, Mumbai City M/S Orbit Product Pvt Ltd Rajeev Rajendra Modi (Director) & Ghanshyam K Patel & Mrs. Bharati Ghanshyam Patel (Gurantor)	Flat No. 16, (Unit No. 304), 3rd Floor, Orion Building of Orion Condominium at Omer park Estate, Bhulabhai Desai Marg, Kempes Corner, MUMBAI 400036. BUA - 1519 Sqft.	A) 20.10.2013 B) Rs. 57,45,88,361/- C) Dated: 26.12.2013 D) SYMBOLIC	A) Rs. 6,42,45,000/- B) Rs. 64,24,500/- C) Rs. 1,00,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
15	BO: Circle SASTRA Centre, Mumbai City Mrs Rupali Ravindra Bapat	Flat no 602, 6th floor, Bldg no 11, Krishna Greenland Park CHSL, Kasarvadali, G.B. Road, Thane W 400615. BUA - 1519 Sqft.	A) 30.12.2022 B) Rs. 60,38,857.16/- C) Dated: 20.02.2023 D) SYMBOLIC	A) Rs. 37,00,000/- B) Rs. 3,70,000/- C) Rs. 40,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664
16	BO: Circle SASTRA Centre, Mumbai City Amar Enterprises - Proprietor: Mr Sarjerao Salunje Nikalje & Mrs. Indu Sarjerao Nikhalje (Mortgager)	Flat No C-21, 5th floor, Mithul Enclave CHSL, Near Mysore colony, plot no 217, RCF Mahul Road, Anik Village, Chembur East, Mumbai 400074. BUA - 550 Sqft.	A) 24.05.2021 B) Rs. 60,38,857.16/- C) Dated: 05.10.2021 D) SYMBOLIC	A) Rs. 59,95,000/- B) Rs. 5,99,500/- C) Rs. 50,000.00	DATE: 29/04/2025 Time: 10:00 AM to 04:00 PM	NA Swapnil Tayade 9975708664

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://ebkray.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://ebkray.in> & www.pnbIndia.in.

Date: 12.04.2025

Place: Mumbai

Sd/- Authorised Officer,
Punjab National Bank