

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 M/s Sona Synthetics Mr. Dhruv Shailesh Shah and Mrs. Hiteshree Shailesh Shah (Partners, Guarantors & Mortgager) Mr. Shailesh N Shah (Mortgager & Guarantor) 701, Nishita Tower, BPS Estate, Devi-Dayal Road, Mulund West, Mumbai 400 080 Mr. Jiten N Shah (Mortgager & Guarantor) Mr. Nathalal V Shah and Mr. Nathalal V Shah (HUF) (Mortgager & Guarantor) 201, Rahul Tower, R P Road, Opp LIC Colony, Mulund West, Mumbai 400 080.	Ind Property bearing house no.1352, Sona House, Bhandari Compound, Nr. Jai Ram Sakharam Tawade School, Plot No.3, S N.30/6,8,31/1 to 4, 32/5, 9, Vill Tarpoli, Tal Bhiwandi 421302 Gala No.869,870 and 871 at New Sona Compound, S. No.29/1,142/2, Plot No.1, Plot No.2, Plot No.3, Plot No.4 Opp Bhadani Compound, Near Ramchandra Hotel, Narpoli, Bhiwandi 421302	A) 26.12.2019 B) Rs.6,14,10,524/- (As on 24.12.2019) plus Interest & Charges C) 05.03.2025 D) Physical	A) Rs.3,77,00,000/- B) Rs.37,70,000/- (30.05.2025 upto 3.00 pm) C) Rs.10,000/-	Date: 30.05.2025 Time: 10.00 a.m. to 04.00 p.m	Not Known to us Muralidhar Gudi 9082652526
2	Circle SASTRA Thane Mr. Vishal Babu Bhise Ms. Sushma Vishal Bhise Flat No. 003, Ground Floor, C Wing, Building No.2, Type A, ESG Sankul, S No. 84, Hissa 5 B1, 5B2, Village Ankhar, Near Polytechnic College, Mhaskal Phata, Kalyan Gopal Road, Titwala (E), 421 401	Fiat No. 803, Ground Floor, C Wing, Building No.2, Type A, ESG Sankul, S No. 84, Hissa 5 B1, 5B2, Village Ankhar, Near Polytechnic College, Mhaskal Phata, Kalyan Gopal Road, Titwala (E), 421 401 (Admeasuring - 428 sq ft carpet) Owner - Mr. Vishal Babu Bhise Ms. Sushma Vishal Bhise	A) 05.08.2022 B) Rs. 10,58,564 as on 31.07.2022 plus Interest and Charges C) 09.08.2023 D) Physical	A) Rs. 12,86,000/- B) Rs. 1,28,600/- (10.06.2025 upto 3.00 pm) C) Rs. 1,000/-	10.06.2025 10.00 am to 04.00 pm	Not Known to Us Mr. Amrit Pal Singh 8057134735
3	Circle SASTRA Thane Robert Megari & Alisa Megari Room No. 31, Malik Arjun Chawl (near Bhuwan's College), Gilbert Hill Road, Andheri (W) Mumbai 400 058	Fiat No.301, H Wing, Building No. 2 Surya Kirti Heights, Near Global City, Sector III, Village Chikka Dongari, Near Acropolis, Vasai-Virar, PIN 401 303 (Admeasuring - 454.81 sqft carpet) Owner - Robert Megari	A) 30.08.2019 B) Rs. 24,31,472 as on 28.06.2018 plus Interest and Charges C) 25.08.2023 D) Physical	A) Rs. 24,71,000/- B) Rs. 2,47,100/- (10.06.2025 upto 3.00 pm) C) Rs. 1,000/-	10.06.2025 10.00 am to 04.00 pm	Not Known to Us Mr. Amrit Pal Singh 8057134735
4	Circle SASTRA Thane M/s V Infracore Mr. Vikas Khismat Rao Ms. Vedanti Khismat Rao Fiat No. 1101/1102, Building No.3, Shiv Valley, Near Godrej Hill, Barave, Kalyan (W) 421 301	Commercial Shop No.1, Ground Floor, Sapphire CHSL, Bharatacharya Vaidya Chowk, CTS No. 2443 & 2437, Behind Telavane Hospital, Near Oak High School, Off Agra Road, Kalyan (W) 421 301 (Admeasuring - 341 sqft carpet area) Owner - M/s V Infracore Commercial Shop No.2, Ground Floor, Sapphire CHSL, Bharatacharya Vaidya Chowk, CTS No. 2443 & 2437, Behind Telavane Hospital, Near Oak High School, Off Agra Road, Kalyan (W) 421 301 (Admeasuring - 236 sqft carpet area) Owner - M/s V Infracore Commercial Shop No.3, Ground Floor, Sapphire CHSL, Bharatacharya Vaidya Chowk, CTS No. 2443 & 2437, Behind Telavane Hospital, Near Oak High School, Off Agra Road, Kalyan (W) 421 301 (Admeasuring - 275 sqft carpet area) Owner - M/s V Infracore All 3 shops are amalgamated	A) 18.04.2023 B) Rs. 2,23,94,506.76 as on 18.04.2023 plus Interest and Charges C) 25.09.2024 D) Physical	A) Rs.98,57,000/- B) Rs. 9,85,700/- (10.06.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 68,22,000/- B) Rs. 6,82,200/- (10.06.2025 upto 3.00 pm) C) Rs. 5,000/- A) Rs. 79,50,000/- B) Rs. 7,95,000/- (10.06.2025 upto 3.00 pm) C) Rs. 5,000/-	10.06.2025 10.00 am to 04.00 pm	Not Known to Us Mr. Amrit Pal Singh 8057134735
5	Circle SASTRA Thane M/s. Flamax Wire Industries Mr. Shashikant Shinde Mr. Sanjay Shinde Mr. Dadu Shinde Commercial Shop No. 202, 213 & 215, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002	Commercial Shop No. 202, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002 (Admeasuring - 185sqft carpet) Owner - Shashikant Dadu Shinde Commercial Shop No. 213, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002 (Admeasuring - 176sqft carpet) Owner - Sanjay Dadu Shinde Commercial Shop No. 215, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002 (Admeasuring - 182sqft built up) Owner - Dadu Ekanth Shinde	A) 01.10.2018 B) Rs. 17,06,742.50 (Rs. Seventeen lacs Six Thousand Seven Hundred Forty Two and Paise Fifty only) as on 30.09.2018 plus interest and charges C) 26.07.2023 D) Physical	A) Rs. 7,74,000/- B) Rs. 77,400/- (10.06.2025 upto 3.00 pm) C) Rs. 1,000/- A) Rs. 9,18,000/- B) Rs. 91,800/- (10.06.2025 upto 3.00 pm) C) Rs. 1,000/- A) Rs. 8,46,000/- B) Rs. 84,600/- (10.06.2025 upto 3.00 pm) C) Rs. 1,000/-	10.06.2025 10.00 am to 04.00 pm	Not Known to Us Mr. Amrit Pal Singh 8057134735

6	Circle SASTRA Thane M/s JV Tradelink Flat No 132, 13th Floor & Flat no 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058	1. Flat No 142, 14th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Late Jyotsna Hakani & Late Vasant P Hakani having BUA of 1178 Sq Ft 2. Flat No 132, 13th Floor Santosh Tower CHSL Cross Road No 3 Lokhandwala Complex Andheri (W) Mumbai 400058 standing in the name of Late Jyotsna Hakani & Late Vasant P Hakani having BUA of 959 Sq Ft Both the flats are merged together	A) 02/05/2017 B) Rs. 1,46,74,058/- as on 30/04/2017 plus intt & charges less recovery C) 12/03/2025 D) Physical	A) Rs. 7,73,27,000/- B) Rs. 77,32,700/- (30.05.2025 upto 3.00 pm) C) Rs. 50,000/- (combined Flats)	30.05.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341
7	Circle SASTRA Thane M/S Lava Multitrade Agencies LLP Partners: Mrs. Kalpani Vishnoi and Mr. Aprit Vishnoi Flat no 101 1st floor C Wing La Vista CHSL PLOT NO 256 & 257 SECTOR-10 KHARGHAR Navi Mumbai	Flat no 101 1st Floor C Wing La Vista Building Plot no 256 & 257 Sector-10 Kharghar Navi Mumbai-410210 Carpet Area: 875.09 Sq ft Owner: Mr Dinesh Vishnoi and Mrs. Kalpana Vishnoi	A) 20.01.2025 B) Rs. 4,74,56,894.71 as on 25.11.2025 plus further intt & charges less recovery thereon C) 17.04.2025 D) Symbolic	A) Rs. 1,75,35,000/- B) Rs. 17,53,500/- (10.06.2025 upto 3.00 pm) C) Rs. 20,000/-	10.06.2025 10.00 am to 04.00 pm	Not Known to Us Manisha Kumari 7710044341

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: 29.04.2025

Place: Mumbai

Sd/-
 Authorised Officer,
 Punjab National Bank