

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	Description of the Immovable Properties Mortgaged	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
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors	Name of Mortgagor / Owner of property				
1	Circle Office Thane Branch: Kalyan West (029510) 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 - 185 sqft carpet) Owner - Shashikant Dadu Shinde Commercial Shop No. 213, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002 (Admeasuring - 176 sqft carpet) Owner - Sanjay Dadu Shinde Commercial Shop No. 215, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421 002 (Admeasuring - 182 sqft built up) Owner - Dadu Shinde	A) 01.10.2018 B) Rs. 17,06,442.50 (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. 6,30,000/- B) Rs. 63,000/- (28.01.2026 upto 3.00 pm) C) Rs. 1,000/- A) Rs. 7,50,000/- B) Rs. 75,000/- (28.01.2026 upto 3.00 pm) C) Rs. 1,000/- A) Rs. 6,90,000/- B) Rs. 69,000/- (28.01.2026 upto 3.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
2	Circle Office Thane Branch: Shahpur (947600) Late Shri Radheshyam R. Gurjar & all his legal heirs Mrs. Susheela R. Gurjar Flat No. 104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601 Mrs. Susheela R. Gurjar 203, Mota Devra Navaniya, Taluka Vallabh Nagar, Navaniya, Udaipur Rajasthan 313601 Mr. Prakash Maruti Shinde (Guarantor) Flat No. 103, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601	Fiat No. 104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601 (Area - 387 sqft Carpet) Shri Radheshyam R. Gurjar & all his legal heirs Mrs. Susheela R. Gurjar	A) 22.11.2023 B) Rs 17,22,009.62 (As on 30.10.2023) plus interest & charges C) 20.02.2024 D) Symbolic	A) Rs. 14,00,000/- B) Rs. 1,40,000/- (28.01.2026 upto 3.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
3	Circle Office Thane Branch: Ghatkopar (409300) M/S Secoh Impex. Sh Paresh J Shah (Proprietor) 21, Shripad, 194 Garodia Nagar, Ghatkopar East, Mumbai-400077	Office premise no 115, 1st Floor E-Wing Kailas Industrial Complex, S NO 136(Part), CTS no 1/7 Behind Godrej Residential Complex Powai Link Road, Vikhroli Park Site, Near HMP L Surya Nagar, Vikhroli (West)-400079 Carpet Area- 193.00 Sq Ft	A) 21.10.2023 B) Rs. 36,19,300.36 (as on 30.09.2023 plus interest & charges) C) 21.03.2024 D) Symbolic	A) Rs. 31,30,000/- B) Rs. 3,13,000/- (28.01.2026 upto 03.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
4	Circle Office Thane Branch Khopli (231100) Mr. Anup Vinod Tiwari Mrs. Divya Vinod Tiwari Fiat No. 105, 11 Floor, Saikrupa Aptt, Survey No. 175, Hissa No.5, Vill Mamdapur, Tal Karjat, Dist Raigad 410101	Fiat No. 105, 11 Floor, Saikrupa Aptt, Survey No. 175, Hissa No.5, Vill Mamdapur, Tal Karjat, Dist Raigad 410101 (Admeasuring - 635 sqft Built Up) Owner - Mr. Anup Vinod Tiwari Mrs. Divya Vinod Tiwari	A) 09.09.2022 B) Rs. 18,89,976.24 (as on 01.09.2022 plus interest & charges) C) 02.01.2023 D) Symbolic	A) Rs. 18,00,000/- B) Rs. 1,80,000/- (28.01.2026 upto 03.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr. Murlidhar Gudi 9082652526
5	Circle Office Thane	Residential Flat No. 05, First Floor, Bldg. No.	A) 27.04.2016	A) Rs. 10,00,000/-	28.04.2026	Not Known to Us.

5	Circle Office Thane Branch: Seawoods 511610 Mr. Vivek Subramanian Residential Flat No.404, A Wing, Adishwara CHSL, Plot No.2B, Sector 9A, Vashi, Navi Mumbai 400703	Residential Flat No.05, First Floor, Bldg. No. 38, Haware Karekar Nisarg CHSL, Vill- Pale Budruk, Talaja MIDC, Taluka Panvel, Dist Raigad 410218. (Admeasuring - 422 sqft carpet) Owner - Mr. Vivek Subramanian	A) 27.01.2016 B) Rs. 7,00,723/- as on 31.12.2015 plus interest and Charges C) 03.08.2016 D) Physical	A) Rs. 19,00,000/- B) Rs. 1,90,000/- (28.01.2026 upto 3.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
6	Circle Office Thane Branch Ghodbunder Road (610000) Mr. Sushil Harihar Guddan Singh Mrs. Sandhya Sushil Harihar Singh Fiat No. 504, 5th Floor, A-Wing, Anjani Paradise CHSL, Off Manpada Road, Near Union Bank of India, Nandivalli, Taluka Kalyan, Dombivli East 421204	Fiat No. 504, 5th Floor, A-Wing, Anjani Paradise CHSL, Off Manpada Road, Near Union Bank of India, Nandivalli, Taluka Kalyan, Dombivli East 421204 (Admeasuring 375 Built Upt area) Owner : Mr. Sushil Harihar Singh	A) 02.05.2024 B) Rs. 11,07,375.60 (plus interest & charges) C) 26.08.2024 D) Symbolic	A) Rs. 18,54,000/- B) Rs. 1,85,400/- (28.01.2026 upto 03.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
7	Circle Office Thane Branch (053110) Mr. Pramod Shinde Fiat No.105, 1st Floor, Abhilasha CHSL, Near Guru Nanak School, Kurja Camp, Ulhasnagar 421004	Fiat No.105, 1st Floor, Abhilasha CHSL, Near Guru Nanak School, Kurja Camp, Ulhasnagar 421004 (Admeasuring 685 Built Upt area) Owner : Mr. Pramod Joseph Shinde	A) 30.09.2023 B) Rs. 5,63,648.86 (plus interest & charges) C) 09.04.2025 D) Symbolic	A) Rs. 43,16,000/- B) Rs. 4,31,600/- (28.01.2026 upto 03.00 pm) C) Rs. 1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
8	Circle Office Thane Branch: New Panvel (120210) Mr. Rajeshkumar Ramds Sahani & Mrs. Sangeeta Rajeshkumar Sahani Fiat No.B-1/6, 301, Milan Star CHS, 3rd Floor, Antop Hill, Mumbai 400 037.	Fiat No.304, 3rd Floor, H Wing, Lia Anhan Heritage, S No.4, H No 1&2 Vill Kasgaon, Badlapur East, Taluka Ambemath 421503 Carpet Area- 280 Sq Ft Mr. Rajeshkumar Ramds Sahani & Mrs. Sangeeta Rajeshkumar Sahani	A) 19.07.2024 B) Rs. 8,76,633.46 (as on 29.06.2024 plus interest & charges) C) 10.12.2024 D) Physical	A)Rs. 12,60,000/- B)Rs.1,26,000/- (28.01.2026 upto 03.00 pm) C)Rs.1,000/-	28.01.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
9	Circle Office Thane Branch: New Panvel (120210) Mr. Hariram Ramsamuj Sharma & Mrs. Premilata Hariram Sharma Residential Flat No.A/102, 1st Floor, Prayag Akriti, GAT No with Hissa No. 145+170 Paikkee, Plot No. 1/4, 1/5, 1/6, 1/7, Vill Vichumbe, Tal Panvel, Dist Raigad, 410221	Residential Flat No.A/102, 1st Floor, Prayag Akriti, GAT No with Hissa No. 145+170 Paikkee, Plot No. 1/4, 1/5, 1/6, 1/7, Vill Vichumbe, Tal Panvel, Dist Raigad, 410221 Carpet Area- 275 SFT Mr. Hariram Ramsamuj Sharma	A) 10.12.2024 B) Rs. 9,15,896.79 (as on 30.11.2024 plus interest & charges) C) 19.03.2025 D) Symbolic	A)Rs. 29,70,000/- B)Rs.2,97,000/- (18.02.2026 upto 03.00 pm) C)Rs.1,000/-	18.02.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
10	Circle Office Thane Branch: Kalyan West (029510) Mr. Hemant Thakkar & Mrs. Deepa Thakkar D-402, Sundar Nagar, M K School Road, Opp Gajanan Maharaaj Mandir, Kalyan(West), 421301.	Fiat No.601, 6th Floor, Bldg. No. B-1, Mangala Valley, Vill Gandhare, Kalyan 421301 Carpet Area- 699 SFT and 60 SFT Open Terrace Mr. Hemant Thakkar & Mrs. Deepa Thakkar	A) 14.02.2023 B) Rs. 4,91,666.75 (as on 14.02.2023 plus interest & charges) C) 04.10.2024 D) Symbolic	A)Rs. 61,50,000/- B)Rs.6,15,000/- (18.02.2026 upto 03.00 pm) C)Rs.1,000/-	18.02.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
11	Circle Office Thane Branch: Shivaji Path (114400) Mr. Brijgopal Ramdular Saroj Fiat No.302, 3rd Floor, Nitin Complex CHSL, Nitin Construction, Vill Nagaon, Tal Bhiwandi, Thane 421301	Fiat No.302, 3rd Floor, Nitin Complex CHSL, Nitin Construction, Vill Nagaon, Tal Bhiwandi, Thane 421301 Built Up Area : 600 sq ft Mr. Brijgopal Ramdular Saroj	A) 15.07.2022 B) Rs. 13,02,398.35 (as on 15.07.2022 plus interest & charges) C) 02.01.2023 D) Symbolic	A)Rs. 21,60,000/- B)Rs.2,16,000/- (18.02.2026 upto 03.00 pm) C)Rs.1,000/-	18.02.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526
12	Circle Office Thane Branch: Airoli (589400) Mr. Pintu Yadav Mrs. Renudevi Pintu Yadav Fiat No. 102, C Wing, Bldg No.2, Type-A, ESG Sankul Bldg, Survey No. 84, Mashkal Phata, Kalyan Golavali Road, Ankhar Village, Titwala 421605 Mr. Brij Mohan Yadav Quality Copany-2, Mannulai Chaw, Beturkar Pad, Kalyan West 421301	Fiat No. 102, C Wing, Bldg No.2, Type-A, ESG Sankul Bldg, Survey No. 84, Mashkal Phata, Kalyan Golavali Road, Ankhar Village, Titwala 421605 Built Up Area : 865 SFT Mr. Pintu Yadav Mrs. Renudevi Pintu Yadav Mr. Brij Mohan Yadav	A) 08.11.2019 B) Rs. 16,14,686.00 (plus interest & charges) C) 19.01.2021 D) Symbolic	A)Rs. 18,00,000/- B)Rs.1,80,000/- (18.02.2026 upto 03.00 pm) C)Rs.1,000/-	18.02.2026 10.00 am to 04.00 pm	Not Known to Us. Mr.Muridhar Gudi 9082652526

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 Authorized 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.