

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.	A. Name of Branch B. Name of 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 SARFAESI 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 C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
						Name & Number of the Contact Person
1)	Circle Office 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 Ankarh, Near Polytechnic College, MhaskalPhata, KalyanGovali Road, Titwala (E), 421401 Owner - 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 Ankarh, Near Polytechnic College, MhaskalPhata, KalyanGovali Road, Titwala (E), 421401 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. 11,58,000/- B) Rs. 1,15,800/- C) Rs. 1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
2)	Circle Office Thane M/s.Flamax Wire Industries Mr.ShashikantShinde Mr.SanjayShinde Mr.DaduShinde Commercial Shop No. 202, 213 & 215, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421002 Owner - Shashikant Dadu Shinde Commercial Shop No. 213, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421002 (Admeasuring - 176 sqft carpet) Owner - Sanjay Dadu Shinde Commercial Shop No. 215, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421002 (Admeasuring - 182 sqft built up) Owner - Dadu Ekanth Shinde All 3 shops are amalgamated	Commercial Shop No. 202, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421002 (Admeasuring - 185 sqft carpet) Owner - Shashikant Dadu Shinde Commercial Shop No. 213, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421002 (Admeasuring - 176 sqft carpet) Owner - Sanjay Dadu Shinde Commercial Shop No. 215, Udyog Vihar Industrial Premises CHSL, Building No. H, Plot No. 165, Vitthalwadi 421002 (Admeasuring - 182 sqft built up) Owner - Dadu Ekanth Shinde All 3 shops are amalgamated	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. 7,00,000/- B) Rs. 70,000/- (17.10.2025 upto 3.00 pm) C) Rs. 1,000/- A) Rs. 8,30,000/- B) Rs. 83,000/- (17.10.2025 upto 3.00 pm) C) Rs. 1,000/- A) Rs. 7,62,000/- B) Rs. 76,200/- (17.10.2025 upto 3.00 pm) C) Rs. 1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
3)	Circle Office Thane 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	Flat No.104, D Wing, Shashwat Vastu, Opp Parivar Garden, Asangaon West 421601 (Area : 387.50SFT Carpet) Shri Radheshyam R Gurjar & all his legal heirs Mrs. Susheela R Gurjar	A) 22.11.2023 B) Rs17,22,009.62 (As on 30.10.2023) plus interest & Charges C) 20.02.2024 D) Symbolic	A) Rs14,00,000/- B) Rs.1,40,000/- (17.10.2025 upto 3.00 pm) C) Rs 1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
4)	Circle Office Thane M/S Secoh Impex, Sh Parash J Shah (Proprietor) 21, Shripad, 194 Gardodia 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 HMPL 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. 33,36,000/- B) Rs. 3,33,600/- (17.10.2025 upto 03.00 pm) C) Rs.1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
5)	Circle Office Thane	Flat No.202 2 nd Floor, B wing Bld No.8, ESG	A) 20.05.2024	A) Rs. 15,00,000/-	17.10.2025	Not Known to Us

5)	Circle Office Thane Mr. Sharad Prabhakar Patil Mrs. Urmila Suresh Patil Flat No 316, D Wing, Valaram Ashish Complex, Ganpati Mandir Road, Titwala East, Dist Thane 421601	Flat No.202, 2 nd Floor, B wing Bld No.8, ESG Sankul, S. No.84, Hissa No. 5B1, 5B2, Vill Ankhar, Near Poly technic College, MhaskalPhata, Kalyan Gaavali Road, Titwala 421401 (Admeasuring – 625 sqft Built Up) Owner Mr. Sharad Prabhakar Patil Mrs. Urmila Suresh Patil	A) 29.05.2021 B) Rs. 14,28,526.96 (as on 29.05.2021 plus interest & charges) C) 12.10.2021 D) Physical	A) Rs. 15,00,000/- B) Rs. 1,50,000/- (17.10.2025 upto 03.00 pm) C) Rs.1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
6)	Circle Office Thane Mr. Chandrabhan R Tiwari Mrs. Vimla Chandrabhan Tiwari K/A/301, Raj Krupa Rachana Park CHSL, Chakki Naka, Kalyan 421306	Flat No.2, A wing Bld No. 2, ESG Sankul, S. No.84, Hissa No. 5B1, 5B2, Vill Ankhar, Near Poly technic College, MhaskalPhata, Kalyan Gaavali Road, Titwala 421401 (Admeasuring – 860 sqft Built Up) Owner Mr. Chandrabhan R Tiwari Mrs. Vimla Chandrabhan Tiwari	A) 29.05.2021 B) Rs. 13,71,042.00 (as on 29.05.2021 plus interest & charges) C) 12.10.2021 D) Physical	A)Rs. 20,56,000/- B)Rs. 2,05,800/- (17.10.2025 upto 03.00 pm) C)Rs.1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
7)	Circle Office Thane Mr. Kunal Rajendra Bhise Mr. Rajendra Shyam Bhise Flat No. 204, 2 nd Floor, Madhuban CHSL, Opp Gawali Hospital, Near Bajaj Showroom, Gokul Nagar, Bypass Road, Vill Chendhare, Tal Alibaug, Raigad, 402201	Flat No. 204, 2 nd Floor, Madhuban CHSL, Opp Gawali Hospital, Near Bajaj Showroom, Gokul Nagar, Bypass Road, Vill : Chendhare, Tal Alibaug, Raigad, 402201 (Admeasuring – 565 sqft Built Up) Owner - Mr. Kunal Rajendra Bhise Mr. Rajendra Shyam Bhise	A) 26.02.2024 B) Rs. 14,98,098.40 (as on 26.02.2024 plus interest & charges) C) 12.07.2024 D) Symbolic	A) Rs. 20,61,000/- B) Rs. 2,06,100/- (17.10.2025 upto 03.00 pm) C) Rs.1,000/-	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar Gudi 9082652526
8)	Circle Office Thane Mr. Anup Vinod Tiwari Mrs. Divya Vinod Tiwari Flat No. 105, 1 st Floor, Saikrupa Aptt, Survey No.175, Hissa No.5, Vill Mamdapur, Tal Karjat, Dist Raigad 410101	Flat No. 105, 1 st 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/- (17.10.2025 upto 03.00 pm) C) Rs.1,000	17.10.2025 10.00 am to 04.00 pm	Not Known to Us Mr Murlidhar 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://banknet.com> on the date and time mentioned at the respective columns above. 4. For detailed term and conditions of the sale, please refer <https://banknet.com> & www.pnbindia.com 5. The intending Bidders/ Purchasers are requested to register on portal (<https://banknet.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

Date: 30.09.2025

Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank