



पंजाब नैशनल बैंक
punjab national bank
(Govt. of India Undertaking)

CIRCLE SASTRA CENTRE, MUMBAI CITY:-
6th Floor, United Bank Of India Tower, Sir P M Road, Fort,
Mumbai-400 001 E-mail: cs6041@pnb.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Name & No of the Contact person & Date of Inspection
			B) Outstanding Amount as on 31.12.2024	B) EMD			
			C) Possession Date u/s 13(2) of Sarfesi ACT 2002	C) Bid Increase Amount			
			D) Nature of Possession Symbolic/Physical/				
1	BO: Circle SASTRA Centre, Mumbai City M/S SHREE OM CORPORATION	Commercial Gala 206,207 & 208, 2nd floor, Building no A3, Prerna Complex, Survey No.58, Mankoli-Anjurphata Road, Opp Pritesh Complex, Hissa No 02, Village Val, Taluka Bhinwandi, Dist-Thane, 421302. Built up Area-7725 Sq Ft	A) 19.05.2021 B) Rs. 5,01,63,432.05/- C) Dated: 28.10.2021 D) SYMBOLIC	A) Rs.90,73,000/- B) Rs.9,07,300/- C) Rs. 100,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Swapnil Sharad Tayade 9975708664
2	BO: Circle SASTRA Centre, Mumbai City Mr. NARENDRA SINGH GILL AND Mrs. PARAMJEET KAUR GILL	Flat no 704, 7th floor, B wing, Building name Vimal Park Phase-II CO-OP Housing Society, Survey No 30, Hissa no 01 of Village Shahad Mohane road, Shahad(west), Taluka-Kalyan(West), Dist-Thane 421103. Built up Area-893 Sq Ft	A) 18.05.2021 B) Rs. 47,92,910.63 /- C) Dated: 12.10.2021 D) SYMBOLIC	A) Rs 45,24,000/- B) Rs 4,52,400/- C) Rs 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sujeet Kumar 8090148299
3	BO: Circle SASTRA Centre, Mumbai City Mr. MALKEET SINGH GILL AND Mrs. HARINDRA KAUR GILL	Flat no 705, 7th floor, B wing, Building name Vimal Park Phase-II CO-OP Housing Society, Survey No 30, Hissa no 01 of Village Shahad Mohane road, Shahad(west), Taluka-Kalyan Dist-Thane 421103. Built up Area-1028 Sq Ft	A) 18.05.2021 B) Rs. 32,75,857.68 /- C) Dated: 12.10.2021 D) SYMBOLIC	A) Rs 45,33,000/- B) Rs 4,53,300/- C) Rs 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sujeet Kumar 8090148299
4	BO: Circle SASTRA Centre, Mumbai City Mr. SUNIL UTTURKAR	Flat no B/003, Ground Floor, B wing, Sai Sugandh CHSL, S NO 184, 185, 200, Near Matrix Academy School, Village-Bolinj, Virar (West), Vasai, Palghar- 401601. Built up Area -405 SQ. FT	A) 16.02.2023 B) Rs.22,91,991.97/- C) Dated: 12.01.2024 D) PHYSICAL	A) Rs.17,71,500/- B) Rs.1,77,150/- C) Rs.10,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Bipin Singh 8127439630
5	BO: Circle SASTRA Centre, Mumbai City Mr. Santosh Vishnu Patil and Mrs. Alka Santosh Patil	Flat no 105, 1st Floor, Building No. A/11, Holy Residency, S No.110, H.No.1(PT), Village Temghar, Tal- Bhiwandi, Dist-Thane-421302. Built up Area-1414 Sq.Ft	A) 03.08.2019 B) Rs.78,74,199.54/- C) Dated: 06.11.2019 D) SYMBOLIC	A) Rs. 57,91,000/- B) Rs.5,79,100/- C) Rs. 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sujeet Kumar 8090148299
6	BO: Circle SASTRA Centre, Mumbai City Mrs. Rashmi Baiju Gupta Mr. Arvind Gaikewad (Guarantor)	Flat No G4, Ground Floor B Wing Neelima Co-Operative Housing Society Ltd., Village -Virar, Near R.J Restaurant, Wavtewadi Garden, Sai Mandir, R.J Nagar, Phoolphada Road, Virar(East), Tal-Vasai, Dist- Palghar- 401305. Built UP Area-465 Sq FT	A) 07.11.2022 B) Rs.17,83,330.98/- C) Dated: 21.03.2023 D) SYMBOLIC	A) Rs. 24,50,000/- B) Rs.2,45,000/- C) Rs. 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sagar Umbarje 9987606724
7	BO: Circle SASTRA Centre, Mumbai City Mrs Rupali Ravindra Bapat, Mr. Sudhakar Govind Deshpande, Mr. Deepak Dilip Soni,	Flat no 602, 6th floor, Bldg no 11, Krishna Greenland Park CHSL, Kasarvadali, G.B. Road, Thane W 400615. Built up Area 487 Sq Ft	A) 03.02.2020 B) Rs.58,92,549.16/- C) Dated: 20.02.2023 D) SYMBOLIC	A) Rs. 41,10,750/- B) Rs 4,11,075/- C) Rs 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Swapnil Sharad Tayade 9975708664
8	BO: Circle SASTRA Centre, Mumbai City Mr. Saver Bazi Rizvi &	Flat no. 701, 7th Floor, D wing, Gaurav Regency CHSL., Godbunder Village, Mira Road (East), Pin - 401107 Built up Area- 529.37 Sq Ft	A) 25.02.2022 B) Rs. 41,00,988.78/- C) Dated: 26.07.2022 D) SYMBOLIC	A) Rs. 38,47,500/- B) Rs. 3,84,750/- C) Rs.50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Kishori D 9145425151

7	BO: Circle SASTRA Centre, Mumbai City Mrs Rupali Ravindra Bapat, Mr. Sudhakar Govind Deshpande, Mr. Deepak Dilip Soni,	Flat no 602, 6th floor, Bldg no 11, Krishna Greenland Park CHSL, Kasarvadali, G.B. Road, Thane W 400615. Built up Area- 487 Sq Ft	A) 03.02.2020 B) Rs.58,92,549.16/- C) Dated: 20.02.2023 D) SYMBOLIC	A) Rs. 41,10,750/- B) Rs 4,11,075/- C) Rs 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Swapnil Sharad Tayade 9975708664
8	BO: Circle SASTRA Centre, Mumbai City Mr. Sayed Razi Rizvi & Mr. Sayed Mohd Ahmed Rizvi	Flat no. 701, 7th Floor, D wing, Gaurav Regency CHSL., Godbunder Village, Mira Road (East), Pin - 401107 Built up Area- 529.37 Sq Ft	A) 25.02.2022 B) Rs. 41,00,988.78/- C) Dated: 26.07.2022 D) SYMBOLIC	A) Rs. 38,47,500/- B) Rs. 3,84,750/- C) Rs.50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Kishori D 9145425151
9	BO: Circle SASTRA Centre, Mumbai City M/S Vision Arts, Prop. Mr. Hjayesh Gurunath Mhatre and Mrs. Janhavi Mhatre	B-602, 6th Floor, Aravali Sangvi Hills Complex, Near Kasarwadavli police Station, Village Kavesar, Thane (West)-400607 Built up Area 555 Sq Ft	A) 15.04.2017 B) Rs. 65,79,171.25 /- C) Dated: 16.11.2017 D) SYMBOLIC	A) Rs. 43,61,000/- B) Rs. 4,36,100/- C) Rs. 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sagar Umbarje 9987606724
10	BO: Circle SASTRA Centre, Mumbai City Mr. Prashant Panditrao Zope And Mrs. Varsha Prashant Zope	Flat no 301, 3rd floor, Bldg no 2, B wing, Rahul Excellence, Gut No 11, Plot no 9 & 10, Morivali village, Cabin road, Ambarnath East, Thane 421503 . Built up Area: 780 Sq. Ft	A) 29.02.2024 B)Rs. 72,44,722.69/- C) Dated: 04.06.2024 D) SYMBOLIC	A) Rs. 34,43,400/- B) Rs.3,44,340/- C) Rs. 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Kishori D 9145425151
11	BO: Circle SASTRA Centre, Mumbai City Mr. Prashant Panditrao Zope And Mrs. Varsha Prashant Zope	Flat no 302, 3rd floor, Bldg no 2, B wing, Rahul Excellence, Gut No 11, Plot no 9 & 10, Morivali village, Cabin road, Ambarnath East, Thane 421503 Built up area-573.37 Sq.ft	A) 29.02.2024 B)Rs. 72,44,722.69/- C) Dated: 04.06.2024 D) SYMBOLIC	A) Rs. 25,31,700/- B) Rs.2,53,170/- C) Rs. Rs 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Kishori D 9145425151
12	BO: Circle SASTRA Centre, Mumbai City M/s Shree Krishna Ingots Bilosh India Pvt Ltd	1. Main Factory Shed of plant and machinery (Area 1207.73) 2. Main Factory Shed of plant and machinery (Area 232.26) 3. Furnace Shed of plant and machinery (Area 198.35) 4. Cooling Tower Shed of plant and machinery (Area 53.28) 5. Parking Shed of plant and machinery (Area 77) above sheds are at Gut No.336, 337,408 & 409, Village Biloshi Post Khanivali Taluka Wada District Palghar -421303	A) 11.12.2017 B)Rs 23,50,37,603.71/- C) Dated: 16.09.2019 D) PHYSICAL	A)Rs.1,15,36,940/- B)Rs. 11,53,694/- C)Rs.1,00,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Maf Khan 9833496773
13	BO: Circle SASTRA Centre, Mumbai City M/S Patel Enterprises, Prop. Nasir Ahmed Khan	Industrial use Premises Gala NO 23 & 25 to 34 Name Patel Enterprises Gut No 273A & 273B OF Mouje Mangathane, Opp. Madam Atta Factory, Near Kudus Tal Wada Palghar -421301 Built Up Area- 52685 Sq. Ft	A)08.01.2016 B)Rs. 10,67,75,494.69/- C) Dated: 12.01.2017 D) SYMBOLIC	A)Rs 4,48,00,000/- B)Rs. 44,80,000/- C)Rs 1,00,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sagar Umbarje 9987606724
14	BO: Circle SASTRA Centre, Mumbai City M/s Aryan Print Magic Prop. Mrs. Simran D Kulkarni	Industrial Land & Residential Unit Gat No.955/A/1 & 955/A/2 CTS No.2890B House No.389, 390 Village Dhamani, Off Mandangad Road, Tal Khed & Dist- Ratnagiri -415709 Builtup Area:-2500.00 Sq Ft Land Area:-28019 Sq Sq Ft	A) 15.09.2021 B) Rs1,05,06,298.88 /- C) Dated: 28.04.2022 D) SYMBOLIC	A) Rs.73,58,400/- B) Rs 7,35,840/- C) Rs 50,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Swapnil Tayade 9975708664
15	BO: Circle SASTRA Centre, Mumbai City Mr. Sudhakar Shetty and Mrs. Saritha Sudhakar Shetty	Flat No 903, 9th Floor, Sabari Shivam Towers, RCF Colony, Chembur Camp, Nityanand Baug Rd, Chembur (E) Mumbai 400074. Built-up Area :-543 Sq Ft	A) 01.05.2022 B) Rs 48,78,033.70/- C) Dated: 30.12.2022 D) SYMBOLIC	A) Rs.78,19,200.00 B) Rs 7,81,920.00 C) Rs 50,000/-	DATE: 26-02-2025 Time: 10:00 AM to 04:00 PM	NA	Shankar P 9789538671
16	BO: Circle SASTRA Centre, Mumbai City Mr Manoj Jagatdhari Vishwakarma & Mrs. Sushma Manoj Vishwakarma	Flat No. 3 & 4, 1st Floor, Vishu Niwas, Junction of Manordas Street, Dwarkadas Cross Lane, Opposite GPO, Fort, Mumbai -400001 Built-up Area:-402 Sq Ft	A) 17.09.2018 B) Rs 1,02,50,204.84/- C) Dated: 25.03.2021 D) SYMBOLIC	A) Rs.69,45,300/- B) Rs 6,94,530/- C) Rs 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Maf Khan 9833496773
17	BO: Circle SASTRA Centre, Mumbai City Mrs.Sushma Manoj Vishwakarma & Manoj Jagatdhari Vishwakarma	Flat No. 05, 1st Floor, Building Name Vishnu Niwas, Junction of Manordas Street, Dwarkadas Cross Lane, Opp. G.P.O. Fort, Mumbai - 400001. Built-up Area:-206.00 Sq Ft	A) 17.09.2018 B) Rs 15,98,137/- C) Dated:25.03.2021 D) SYMBOLIC	A) Rs. 35,64,000/- B) Rs.3,56,400/- C) Rs 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Maf Khan 9833496773
18	BO: Circle SASTRA Centre, Mumbai City Mr.Balu Ganpat Bhagat and Malan Balu Bhagat	Flat no 202, 2nd Floor, Shree Niwas Residency, A wing, Survey no 66, Village Belavali, Badlapur, Thane - 421503 Built-up Area:-1056 Sq Ft	A) 13.07.2022 B) Rs 38,29,775.50/- C) Dated: 27.12.2022 D) SYMBOLIC	A) Rs. 35,41,320/- B) Rs.3,54,132/- C) Rs 40,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Kishori D 9145425151
19	BO: Circle SASTRA Centre, Mumbai City M/S Keshar Steel, Mr. Kamlesh C Sheth and Chamoakial Harakchandil Sheth	Godown No, B-9, Ground Floor, Bldg Name Balaji Plaza, Survey no 37/1 of village Usatane, Taluka - Ambarnath, Talaja, Dist - Thane. Built-up Area: 968sq.ft	A) 08/01/2016 B) Rs 3,68,60,512.08 /- C) Dated: 23-02-2022 D) PHYSICAL	A) Rs.13,40,100/- B) Rs.1,34,010/- C) Rs.25,000/-	DATE: 27-01-2025 Time: 10:00 AM	NA	Sagar Umbarje 9987606724

	Mumbai City Mrs. Sushma Manoj Vishwakarma & Manoj Jagatdhari Vishwakarma	of Manordas Street, Dwarkadas Cross Lane, Opp. G.P.O. Fort, Mumbai - 400001. Built-up Area:-206.00 Sq Ft	B) Rs 15,98,137/- C) Dated: 25.03.2021 D) SYMBOLIC	B) Rs 3,56,400/- C) Rs 25,000/-	27-01-2025 Time: 10:00 AM to 04:00 PM		9833496773
18	BO: Circle SASTRA Centre, Mumbai City Mr. Balu Ganpat Bhagat and Malan Balu Bhagat	Flat no 202, 2nd Floor, Shree Niwas Residency, A wing, Survey no 66, Village Belavali, Badlapur, Thane - 421503 Built-up Area:-1056 Sq Ft	A) 13.07.2022 B) Rs 38,29,775.50/- C) Dated: 27.12.2022 D) SYMBOLIC	A) Rs. 35,41,320/- B) Rs. 3,54,132/- C) Rs 40,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Kishori D 9145425151
19	BO: Circle SASTRA Centre, Mumbai City M/S Keshar Steel, Mr. Kamlesh C Sheth and Champaklal Harakhchandji Sheth	Godown No. B-9, Ground Floor, Bldg Name Balaji Plaza, Survey no 37/1 of village Usatane, Taluka - Ambarnath, Talaja, Dist - Thane. Built-up Area: 968sq.ft	A) 08/01/2016 B) Rs 3,68,60,512.08/- C) Dated: 23-02-2022 D) PHYSICAL	A) Rs. 13,40,100/- B) Rs. 1,34,010/- C) Rs. 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sagar Umberje 9987606724
20	BO: Circle SASTRA Centre, Mumbai City M/S Keshar Steel, Mr. Kamlesh C Sheth and Champaklal Harakhchandji Sheth	Godown No. D-2, Ground Floor, Bldg Name Balaji Plaza, Survey no 37/1 of village Usatane, Taluka - Ambarnath, Talaja, Dist - Thane Built up Area: 1393sq.ft	A) 08/01/2016 B) Rs 3,68,60,512.08/- C) Dated: 23-02-2022 D) PHYSICAL	A) Rs. 19,29,600/- B) Rs. 1,92,960/- C) Rs. 25,000/-	DATE: 27-01-2025 Time: 10:00 AM to 04:00 PM	NA	Sagar Umberje 9987606724
21	BO: Circle SASTRA Centre, Mumbai City M/s. Texool Limited, Mr. Surinder Sajdeh, Mr. Jaideep Sajdeh, Mrs. Rekha Sajdeh	Gala No. 1,2,3 Shree New Arihant Godown Complex, Building Plot No.E-8, Village Kalher, Tal. Bhiwandi, Dist Thane 421302 Built Up Area 23358 Sq ft	A) 30.04.2021 B) Rs 2,11,98,678.50/- C) Dated: 29.09.2022 D) SYMBOLIC	A) Rs. 4,48,00,000/- B) Rs. 44,80,000/- C) Rs 1,00,000/-	DATE: 12.02-2025 Time: 10:00 AM to 04:00 PM	NA	Maf Khan 9833496773

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://baanknet.com> on 27.01.2025 for Lot No.1 to 14 and 16 to 20 and For Lot No.15 Date will be 26.02.2025 for Lot No. 21 Date will be 12.02.2025 @ 11.00 A.M. to 4.00 P.M respectively
4. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date : 10.01.2025

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank