

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) & 9(1) 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(s) 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" basis on the dates 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 / Mortgagor	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagor of property)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT, 2002 B) Outstanding Amount 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
1	SAMB Mumbai M/s Everflow Petrofils Ltd. M/s Everflow Petrofils Ltd. Also At: Office At-No. 11, Ovalwadi, Vitthalwadi, 3rd Floor, R no 50, Kalbadevi Road, Mumbai - 400 002 Also At: Room no 11 & 12, 2nd Floor, Kapadia Chambers, JSS Road, Chira Bazar, Marine Lines, Mumbai-400002 Mr. Rakeshkumar Parasmalji Jain (Guarantor) and legal heir of Late Smt Ratanben Paraskumar Jain Flat No. 1601, Chaitlya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 Mr. Pinkesh Parasmalji Jain (Director & Guarantor) and legal heir of Late Smt Ratanben Paraskumar Jain Flat No. 1601, Chaitlya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 Ms. Sapna Rakesh Jain (Director & Guarantor) Flat No. 1501, Chaitlya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 Ms. Alpa Pinkeshkumar Jain (Director & Guarantor) Flat No. 1601, Chaitlya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400 010 Aura Spinwell Ltd. (Corporate Guarantor) Office No. 09, 2nd Floor, Plot 599, Kapadia Chambers, Jagannath Shankarsheth Marg, Chira Bazar, Kalbadevi Road, Mumbai - 400 002	Lot no 1 Duplex Flat No. 1601, 16th Floor, and flat no. 1501, 15th Floor. In the building known as Chaitlya Co-Operative Housing Society Ltd. Situated at Shivdas Champasi Marg, Mazgaon, Mumbai-400 010. Constructed on Land bearing C.S. no 4/100 of Mazgaon Division in the registration District and Sub District of Mumbai City. Area Admeasuring Flat 1501-746 Sq. ft. Carpet Area & Flat- 1601-660 Sq. ft. Carpet Area Owner: M/s Ratanben P Jain Lot no 2 Office no 10,11, 12 (Merged with office no 209), 2nd Floor, Building Name "Kapadia Chambers", Near Maheshwari Bhavan, 599 JSS Road, Princess Street, CS No 959, New S no 86, Marine Line East, Mumbai-400002 Owner: Mrs Alpa Pinkeshkumar Jain, Mrs Sapna Rakeshkumar Jain & Mrs Ratanben Paras Kumar Jain	A-PNB-11.09.2020, SBI-28.02.2020, Canara Bank-19.03.2020, Union Bank of India-28.10.2020, Indian Bank-29-09-2020, Karur Vyasya Bank-01-10-2020, NKGSB Co-Op Bank Ltd.-14.10.2020 B.PNB- Rs 480361784.22 as on 10/09/2020 SBI-Rs 177758210/- as on 28/02/2020 Canara Bank- Rs 252543071.00 as on 29/02/2020 Union Bank of India- Rs 281747627.62 as on 30/09/2020 Indian Bank- Rs 163448547.00 as on 28/09/2020 plus interest from 01/09/2020 Karur Vyasya Bank- Rs 281528745.19 as on 30/09/2020 NKGSB Co Op Bank Ltd- Rs 202512360.26 as on 30/09/2020 Plus further interest minus recoveries, if any. C-17.03.2021 D- Symbolic Possession	Lot no 1 A) 5,50,00,000/- B) 55,00,000/- C) 1,00,000/- Lot no 2 A) 3,47,00,000/- B) 34,70,000/- C) 50,000/-	30/03/2026 11 am to 4:00 Pm 30/03/2026 11 am to 4:00 Pm	Not Known Not Known

Mumbai-400 010 Mr. Pinkesh Parasmalji Jain (Director & Guarantor) and legal heir of Late Smt Ratanben Paraskumar Jain Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai -400 010 Ms. Sapna Rakesh Jain (Director & Guarantor) Flat No. 1501, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai -400 010 Ms. Alpa Pinkeshkumar Jain (Director & Guarantor) Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai -400 010 Aura Spinwell Ltd. (Corporate Guarantor) Office No. 09, 2nd Floor, Plot 599, Kapadia Chambers, Jagannath Shankarsheth Marg, Chira Bazar, Kalbadevi Road, Mumbai - 400 002	Lot no 2 Office no 10,11, 12 (Merged with office no 209), 2nd Floor, Building Name "Kapadia Chambers", Near Maheshwari Bhavan, 599 JSS Road, Princess Street, CS No 959, New S no 86, Marine Line East, Mumbai- 400002 Owner: Mrs Alpa Pinkeshkumar Jain, Mrs Sapna Rakeshkumar Jain & Mrs Ratanben Paras Kumar Jain	NKGSB Co Op Bank Ltd- Rs 202512300.26 as on 30/09/2020 Plus further interest minus recoveries, if any. C-17.03.2021 D- Symbolic Possession A-PNB-11.09.2020, SBI-28.02.2020, Canara Bank-19.03.2020, Union Bank of India-28.10.2020, Indian Bank-29-09-2020, Karur Vyasya Bank-01-10-2020, NKGSB Co-Op Bank Ltd- 14.10.2020 B.PNB- Rs 480361784.22 as on 10/09/2020 SBI-Rs 177758210/- as on 28/02/2020 Canara Bank- Rs 252543071.00 as on 29/02/2020 Union Bank of India- Rs 281747627.62 as on 30/09/2020 Indian Bank- Rs 163448547.00 as on 28/09/2020 plus interest from 01/09/2020 Karur Vyasya Bank- Rs 281528745.19 as on 30/09/2020 NKGSB Co Op Bank Ltd- Rs 202512360.26 as on 30/09/2020 Plus further interest minus recoveries, if any. C-17.03.2021 D- Symbolic Possession	Lot no 2 A) 3,47,00,000/- B) 34,70,000/- C) 50,000/-	30/03/2026 11 am to 4:00 Pm	Not Known
2 SAMB, Mumbai M/s Suvikas Alloy & Steel Pvt Ltd The Deputy Official Liquidator, M/s Suvikas Alloy & Steel Pvt Ltd (In Liquidation) Office of The Official Liquidator, High Court, Bombay, 5th Floor, Bank of India Building, Mahatma Gandhi Road, Fort, Mumbai 400 023. Mr Jagdish Prasad Agarwal, 104, Ganatra Industrial Estate,, Opp SBI, Khopat, Thane West, 400 601. Mr Anil Agarwal, 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. Smt. Anjudevi Agarwal, 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. Mr Narendra Agarwal, 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. Smt. Munni Devi Agarwal, 104, Ganatra Industrial Estate, Opp SBI, Khopat, Thane West 400 601. M/s Shree Shyam Steel, 26, Carnec Siding Road, Room No 9, Sugar Market, Mumbai 400 009. Mr Gumansingh Rajpurohit, 204, Matru Ashish, Ajay Nagar, 2nd Floor, Bhiwandi, Dist Thane 421308. M/s Sidhi Industries Plot No 21, Masat Industrial Estate, Near Tipco Industries, Village Masat via Silvassa, U T Dadra & Nagar Haveli. Pin 396 230.	Property 1 Office Premises No.104, First floor, Ganatra Industrial Estate CS Ltd., village Panchpakhad, Thane west (Built Up area - 300 Sq. Ft.) Owner: Mr Jagdish Prasad Agarwal & Mr Nikhil Agarwal Property 2 Flat No.402, 4th Floor Building D, Shree Sai Park, Azad Nagar-2, Village Panchpakhad, Thane west (875 Sq. Ft. Built up). Owner: Mr Guman Singh Rajpurohit Property 3 Shop premises No.7, Gound Floor, Shree Sai Park, Azad Nagar, Village Panchpakhad, Thane west (510 Sq. Ft. Built up) Owner: Guman Singh Rajpurohit Property no 4 Office premises Unit No.201, 2nd Floor, Anihant Unit Premises Co-operative Society Ltd. Ahmadabad Street, Masat Bunder, Mandvi, Mumbai - 400009 (198 Sq. Ft. Built up) Owner - Mr Jagdish Prasad Agarwal and Mr. Narendra Kumar Agarwal Property no 5 Office No S-8, S-9 & S-10 on 2nd Floor in the building known as Vasco Citicenter Co-op Hsg Society Ltd. Swatrantrapath, Vasco Da Gama, Taluka-Mormugao, Dist: South, Goa Area Measuring 83 Sq Mtr Super built Up Owner: M/s Shree Shyam Steels	A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C) 21.12.2012 D) Symbolic Possession A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C) 21.12.2012 D) Symbolic Possession A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C) 10.04.2017 D) Physical Possession A) 19.04.2012 B) Rs.26.84 Cr + further interest and charges from date of NPA minus recovery, if any C) 21.03.2018 D) Physical Possession	A) Rs.42,93,000 /- B) Rs.4,29,30/- C) Rs. 25,000/- A) Rs.78,80,000 /- B) Rs.7,88,000/- C) Rs. 25,000/- A) Rs 59,30,000 /- B) Rs.5,93,000/- C) Rs. 25,000/- A) Rs.36,90,000 /- B) Rs.3,69,000/- C) Rs. 25,000/- A) Rs.45,50,000 /- B) Rs. 4,55,000/- C) Rs. 25,000/-	27/03/2026 11 am to 4:00 Pm 27/03/2026 11 am to 4:00 Pm 27/03/2026 11 am to 4:00 Pm 27/03/2026 11 am to 4:00 Pm 27/03/2026 11 am to 4:00 Pm	Not Known Not Known Not Known Not Known Not Known

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:

- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 27.03.2026 & 30.03.2026 @ 11.00 AM to 04:00 PM.
- For detailed term and conditions of the sale, please refer <https://baanknet.com> and www.pnbindia.in.

Date: 12.03.2026

Place: Mumbai

Authorized Officer
Punjab National Bank
Secured Creditor