



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 Tel :- 022-41027300 , 41027305-24, 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(mortgaggers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 30.06.2023 C) Possession Date u/s 13(2) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/	A) Reserve Price B) EMD C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors	Name & No. of the Contact person & Date of Inspection
1	BO: Circle SASTRA Centre, Mumbai City Mushtaque Abdul Kadar Abbjuma	Flat No. 22 & 23, 4th Floor, A Wing, Building Name Rizvi Nagar Co-operative Housing Society Ltd CTS No. 1628, 1629, Plot No. 24,29, 30B, TPS VI, Khira Nagar, Vile Parle, S.V. Road, Santacruz, Mumbai- 400054. Built Up Area : 474 Sq Ft	A) 09.02.2021 B) Rs. 8572432/- C) Dated: 22.04.2021 D) SYMBOLIC	A) Rs. 62,60,000.00 /- B) Rs.6,26,000.00 /- C) Rs 30,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
2	BO: Circle SASTRA Centre, Mumbai City ATULKUMAR SARABHAI PARIKH	Flat No.803 B-wing,8th floorShreenath Darshan Oppoiste Bhandup Police Station sadan Wadi vihar lake road Bhandup (west) Mumbai-400078 Built up area-839 Sq.ft	A) 17.06.2019 B) Rs. 26540589.04 C) Dated:06.09.2019 D) SYMBOLIC	A) Rs.1,63,84,000.00 /- B) Rs. 1,63,84,000.00 /- C) Rs. 50,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
3	BO: Circle SASTRA Centre, Mumbai City SWATI VIJENDRAKUMAR PANDEY	Flat No.208, 2nd floor Xrbia Vangani City Phase III, Aarde Village road,Survey No.24/1-3,24/11-13,25/ 3/B Village Khadyachapada Taluka Karjat District Raigad-410101 Built up area-395 Sq.ft	A) 29.06.2021 B) Rs. 1061079/- C) Dated:27.10.2021 D) SYMBOLIC	A) Rs.10,66,500.00 /- B) Rs.10,66,500.00 /- C) Rs. 20,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
4	BO: Circle SASTRA Centre, Mumbai City ASCEN CONSTRUCTION	Office No.101 &102,1st Floor Prabhat Heights Plot No.178 Sector-9 Village Ulwe Navi Mumbai-421206 Built up area-1387 Sq.ft	A) 17.05.2021 B) Rs. 24072416.83 C) Dated:28.09.2021 D) SYMBOLIC	A) Rs. 1,59,50,500.00 /- B) Rs. 1,59,50,500.00 /- C) Rs. 50,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
5	BO: Circle SASTRA Centre, Mumbai City MHASKAR MASALA STORES	Flat no.B-303,3rd Floor Om Sai Leela Apartment C.H.S Ltd,Survey No.179,Hissa No.1/3 Village Virar(East) Taluka Vasai District Palghar-401305. Built up area-620 Sq.ft	A) 17.10.2018 B) Rs. 2775123.19 C) Dated:12.04.2019 D) SYMBOLIC	A) Rs. 30,69,000 /- B) Rs.3,06,900.00/- C) Rs.20,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
6	BO: Circle SASTRA Centre, Mumbai City M/s Samstar	Flat No. 3401, 34th Floor, Thakkar Tower, Willingdon View CHS Ltd, Tulsiwadi, RTO Road, Ratan Tata Colony, Mumbai Central, Tardeo, Mumbai- 400034 Built up Area: 1121 Sq Ft	A) 08.02.2015 B) Rs. 39261990.95 C) Dated: 15.02.2016 D) PHYSICAL	A) Rs. 4,23,73,800.00 /- B) Rs.42,37,380.00 /- C) Rs 50,000 /-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
7	BO: Circle SASTRA Centre, Mumbai City Mr. Lokesh Kishanlal Jaiwal	Flat No 105, 1st Floor, B Wing, D Building, Golden Isle CHSL, Village- Maroshi, Aarey Milk Colony, Goregaon East, Mumbai-400065 Built up Area: 308 Sq. Ft	A) 10.06.2019 B) Rs. 11247067.35 C) Dated: 08.01.2021 D) SYMBOLIC	A) Rs. 41,77,800.00 /- B) Rs. 41,77,800.00 /- C) Rs 20,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
8	BO: Circle SASTRA Centre, Mumbai City Mr. Avinash Gulabrao Walve	Ground Floor Of The Building No.F-80, Known As Giri Darshan Co Op Hsg. Society Ltd Situated At 21/22, CBD Belapur, Navi Mumbai 400614, Taluka And Dist. Thane Built Up-1141.00 Sq Ft	A) 01.07.2019 B) Rs. 8308165/- C) Dated:21.11.2019 D) SYMBOLIC	A) Rs.97,56,000/- B) Rs.9,75,600/- C) Rs. 50,000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Hussain 7991212110
9	Punjab National Bank, BO: Circle Sastra Centre, Mumbai City Rahul Hindurao Gaikwad	Flat No.102,1st Floor,B-Wing ,New Star Apartment CHS Ltd,Near GCC Club ,Mira Bhayander Road(East)- Dist-Thane-401107	A) 28.05.2021 B) Rs.33,99,454/- C) Dated: 21.01.2022 D) SYMBOLIC	A) Rs 38,75,000/- B) Rs. 3,87,500/- C) Rs.20000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Husain 7991212110

	Rafat Husain Sarkar		D) SYMBOLIC				
10	Punjab National Bank, BO: Circle SASTRA Centre, Mumbai City KISHANA SHARMA	Flat no.703 7th Floor ,Tower no.04, Renovo Building , Swastik Regala CHS Ltd,Sector No.06, Near Doodlass Nerolac Co.,Waghbill Road,Off Ghodbunder Road, Thane(west)-400607 Built-up area-1045.58 Sq.ft	A) 13.10.2021 B) Rs.11086209 C) Dated:28.07.2022 D) SYMBOLIC	A) Rs 94,10,220/- B) Rs.9,41,022/- C) Rs.30000/-	Date: 22-08-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Husain 7991212110
11	Punjab National Bank, BO: Circle Sastra Centre, Mumbai City Salonee Nishit Kothari	Residential Flat No.6 May Flower CHSPlot No.4C/738, Near Jaslok Hospital,Carmichael Road, ML Dahanukar Marg,Pedder Road,Grant,Mumbai-400026	A) 03/06/2021 B) Rs. 3104425.51 C) Dated: 31/12/2021 D) SYMBOLIC	A) Rs 6,30,58,000/- B) EMD : 63,05,800/- C) Rs.1,00,000/-	Date: 08-09-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Husain 7991212110
12	Punjab National Bank, BO: Circle SASTRA Centre, Mumbai City SATGURU FABRICS	Flat No.701 & 701A,7th Floor A wing Evening Star CHS Ltd.Plot Cm CTS No.119 F/1A,Building No.20 Raheja Vihar Off Chandiwali Farm Road,tungwa Village Andheri West,Mumbai-400072	A) 15/12/2021 B) Rs.26792610.4 C) Dated:15/09/2022 D) SYMBOLIC	A) Rs1,14,00,000/- B) Rs.11,40,000/- C) Rs.50000/-	Date: 08-09-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Husain 7991212110
13	Punjab National Bank, BO: Circle SASTRA Centre, Mumbai City SATGURU FABRICS	Flat No.702 & 702A,7th Floor A wing Evening Star CHS Ltd.Plot Cm CTS No.119 F/1A,Building No.20 Raheja Vihar Off Chandiwali Farm Road,tungwa Village Andheri West, Mumbai-400072	A) 15/12/2021 B) Rs.26792610.4 C) Dated:15/09/2022 D) SYMBOLIC	A) Rs 93,60,000/- B) Rs.9,63,000/- C) Rs.30000/-	Date: 08-09-2023 Time: 10:00 AM to 04:00 PM	NA	Rafat Husain 7991212110

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 auction sale will be online through e-auction portal <http://www.mstcecommerce.com/>**
- The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<http://www.mstcecommerce.com/>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <http://www.mstcecommerce.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.**
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpageportal.
(1) <https://www.ibapi.in> (2) <https://eprocure.gov.in/epublish/app> (3) <http://www.mstcecommerce.com/> (4) www.pnbindia.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-IBAPI portal (<https://www.ibapi.in>).
- The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com/>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction.
- Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as per the advertisement published to the last higher bid of the bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
- 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 and follow them strictly.
(a) In case of any difficulty or need of assistance before or during e-auction process may contact authorized representative of our e-Auction Service Provider (<http://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal.
- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- The secured asset will not be sold below the reserve price.
- 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.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
- 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 sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- 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.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide.
- 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.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/ contingencies affecting the e-auctions.
- It is open to the Bank to appoint a representative and make self bid and participate in the auction.

For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>, <http://www.mstcecommerce.com/> & www.pnbindia.in

Date : 06.08.2023

Place : Mumbai

Sd/-

Authorized Officer, Punjab National Bank