



punjab national bank
Together for the better

Mumbai Western Circle SASTRA,
PNB, Pragati Towers, 3rd Floor, Plot no C-9, G-Block, Bandra
Kurla Complex, Bandra East, Mumbai- 400 051.
Email : cs4444@pnb.co.in

**SALE NOTICE FOR SALE OF
SECURED ASSETS
UNDER SARFAESI ACT**

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 the Borrower(s) and Guarantor(s) and Mortgagor (s) in particular that the below described immovable / movable property mortgaged / charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues due to these above named secured creditor banks from the respective Borrower(s), Mortgagor(s) and Guarantor(s). The Reserve price and the earnest money deposit is 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(s) / Mortgagor(s) / Guarantors Account	Description of the Immovable Properties Mortgaged Name of Mortgagor / Owner of property	A) Date of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. In Lacs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors Name & No. of the contact person
			B) Outstanding Amount as on NPA date	B) EMD (to be deposited MSTC wallet before Auction Date)		
			C) Possession Date u/s 13(2) of SARFESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/ Physical/ Constructive			
1	CIRCLE SASTRA MUMBAI WESTERN Mr Irfan Shamsuddin Shaikh, Mrs Najma Shamsuddin Shaikh. Flat No 702, A- Wing No -1, Navratna CHSL, Opp Bhoomi Tower, 8th Road, Jaku Club, Santacruz East, Mumbai-400055	Flat No 702, A- Wing No -1, Navratna (SRA) CHSL, Opp Bhoomi Tower, 8th Road, T.P.S 5 Jaku Club, Santacruz East, Mumbai-400055. Carpet 225.00sq.ft approx. In the name of Mr Irfan Shamsuddin Shaikh, Mrs Najma Shamsuddin Shaikh. Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, any unpaid dues/liabilities etc. The above list is indicative and not exhaustive)	A) 19.03.2019 B) Rs. 35,99,563.50 C) 19-03-2020 D) Symbolic (Order obtained for physical possession)	A) Rs 54,00,000.00 B) Rs 5,40,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc. In case of successful auction, all non bank outward liabilities to be borne by auction purchaser. Any other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
2	CIRCLE SASTRA MUMBAI WESTERN M/s Fair Deal Enterprise, Mr Parth Milan Sanghvi A-603, Radhika Darshan CHS Ltd, Mathuradas Extn Road, Kandivali West, Mumbai- 400067. Mr Milan Sanghvi, (Guarantor) C/o M/s Dipen Trading Company, Flat No A-602, Radhika Darshan, Hemu Kalani, Cross Road, No-2, Kandivali West, Mumbai- 400067	Commercial Shop No L-12, situated at Lower Ground Floor, "Prime Mall" in Iria CHSL, Vile Parle West Mumbai 400056, bearing survey no 191-A, Hissa No 6/1, (Part) 9,11,12 and part B, New CTS No 433,433/1 to 57 Landmark :Behind HP Petrol Pump, area of shop admeasuring 141.48 sq.ft built up area. In the name of Parth Milan Sanghvi.	A) 16.03.2022 B) Rs. 1,83,51,355.82 C) 13-03-2024 D) Physical Date of Physical Inspection 22-06-2024.	A) Rs 37,00,000.00 B) Rs 3,70,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc. In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. Any other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
		Commercial Shop No L-95, situated at Lower Ground Floor, "Prime Mall" in Iria CHSL, Vile Parle West Mumbai 400056, bearing survey no 191-A, Hissa No 6/1, (Part) 9,11,12 and part B, New CTS No 433,433/1 to 57 Landmark :Behind HP Petrol Pump, area of shop admeasuring 200.60 sq.ft built up area. In the name of Parth Milan Sanghvi.	SAME AS ABOVE. Date of Physical Inspection 22-06-2024.	A) Rs 54,00,000.00 B) Rs 5,40,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	
		Commercial Shop No L-17, situated at Lower Ground Floor, "Prime Mall" in Iria CHSL, Vile Parle West Mumbai 400056, bearing survey no 191-A, Hissa No 6/1, (Part) 9,11,12 and part B, New CTS No 433,433/1 to 57 Landmark :Behind HP Petrol Pump, area of shop admeasuring 172.95 sq.ft built up area. In the name of Parth Milan Sanghvi	SAME AS ABOVE. Date of Physical Inspection 22-06-2024.	A) Rs 45,50,000.00 B) Rs 4,55,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	
		Commercial Shop No L-15, situated at Lower Ground Floor, "Prime Mall" in Iria CHSL, Vile Parle West Mumbai 400056, bearing survey no 191-A, Hissa No 6/1, (Part) 9,11,12 and part B, New CTS No 433,433/1 to 57 Landmark :Behind HP Petrol Pump, area of shop admeasuring 165.58 sq.ft built up area. In the name of Parth Milan Sanghvi	SAME AS ABOVE. Date of Physical Inspection 22-06-2024.	A) Rs 43,50,000.00 B) Rs 4,35,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	
3	CIRCLE SASTRA MUMBAI WESTERN MS Hydro Solutions Pvt Ltd, Office 303, Gyan Darshan, 3rd Floor Near Municipal Garden Shankar Cross Lane Kandivali West Mumbai-400067. Mr Satish Khanna (Director), Flat No A/1701 & A1702 Ekta Terrace, Near Kamala Vihar Sports Complex, Mahavir Nagar, Kandivali West, Mumbai, Mumbai-400067 Mr Chetan Khanna, (Director), Flat No A/1701 & A1702 Ekta Terrace, Near Kamala Vihar Sports Complex, Mahavir Nagar, Kandivali West, Mumbai, Mumbai-400067 Mrs Madhu Satish Khanna, Flat No A/1701 & A1702 Ekta Terrace, Near Kamala Vihar Sports Complex, Mahavir Nagar, Kandivali West, Mumbai, Mumbai-400067	Merged Flat No A/1701 in the name of Satish Shriram Khanna (Area 759.19 sq.ft BUA) & A1702 (Area 904 sq.ft BUA) in the name of Madhu Satish Khanna, Ekta Terrace, Near Kamala Vihar Sports Complex, Mahavir Nagar, Kandivali West, Mumbai, Mumbai - 400067.	A) 12-07-2022 B) Rs. 4,68,24,721.00 C) 15-10-2022 D) Symbolic ORDER FOR PHYSICAL POSSESSION OBTAINED.	A) Rs 3,53,00,000.00 B) Rs 35,30,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc. In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. Also mortgaged in M/s S.K Enterprises. Any other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
4	CIRCLE SASTRA MUMBAI WESTERN Mr Vikas Jeeraj Singh, Flat No 11, 3rd Floor, Mehul Apartment CHSL, Dattapada Road, No 2, Plot Bearing CTS no 272, Kanheri, Borivali East Mumbai -400066. Area admeasuring 336sq.ft built up area in the name of Mr Vikas Jeeraj Singh, Landmarks: Dattapada Subway, Satish Restaurant, Mhatre Wadi. Other Details: Building Construction 1979, Ground plus 3 Floors, No Lift.	Flat No 11, 3rd Floor, Mehul Apartment CHSL, Dattapada Road, No 2, Plot Bearing CTS no 272, Kanheri, Borivali East Mumbai -400066. Area admeasuring 336sq.ft built up area in the name of Mr Vikas Jeeraj Singh, Landmarks: Dattapada Subway, Satish Restaurant, Mhatre Wadi. Other Details: Building Construction 1979, Ground plus 3 Floors, No Lift.	A) 15-12-2023 B) Rs. 55,49,279.96.00 C) 28-02-2024 D) Symbolic	A) Rs 53,00,000.00 B) Rs 5,30,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc. In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. Any other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
5	CIRCLE SASTRA MUMBAI WESTERN Mrs Kakuben Karamsee Balat, Mr Karamsee Ramji Balat, Flat 103, 1st Floor, Balaji Villa Plot No 100, Sector -44, Near S.S High School, Nerul, Navi Mumbai-400706.	Flat 103, 1st Floor, Balaji Villa CHSL Plot No 100, Sector -44 A, Near S.S High School, SealWood Naya Karve at Nerul, Navi Mumbai-400706. Area admn 428.00 sq.ft in the name of Mrs Kakuben Karamsee Balat & Mr Karamsee Ramji Balat,	A) 10-01-2024 B) Rs. 55,83,247.20 C) 30-03-2024 D) Symbolic	A) Rs 58,00,000.00 B) Rs 5,80,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc. In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. Any other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
6	CIRCLE SASTRA MUMBAI WESTERN Mr Bilal Abbas Seliya, Mrs Rubina Bilal Seliya, Flat No C-301, 3rd Floor, Chandresh Arcade CHS, Lodha Road, Opp Laxmi Park, Naya Nagar, Mira Road East, Thane -401107	Flat No C-301, 3rd Floor, C- Wing Chandresh Arcade CHSL, Lodha Road, Opp Laxmi Park, Naya Nagar, Mira Road, East Thane -401107. In the name of Mr Bilal Abbas Seliya & Mrs Rubina Bilal Seliya area admn 404. Sq.ft built up.	A) 23-08-2023 B) Rs. 13,17,406.02 C) 24-11-2024 D) Symbolic	A) Rs 31,00,000.00 B) Rs 3,10,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc. In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. Any other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143

6	CIRCLE SASTRA MUMBAI WESTERN Mr Bilal Abbas Seliya, Mrs Rubina Bilal Seliya, Flat No C-301, 3rd Floor, Chandresh Arcade CHS, Lodha Road, Opp Laxmi Park, Naya Nagar, Mira Road East, Thane - 401107	Flat No C-301, 3rd Floor, C-Wing Chandresh Arcade CHSL, Lodha Road, Opp Laxmi Park, Naya Nagar, Mira Road, East Thane - 401107. In the name of Mr Bilal Abbas Seliya & Mrs Rubina Bilal Seliya area admn 404. Sq.ft built up.	A) 23-08-2023 B) Rs. 13,17,406.02 C) 24-11-2024 D) Symbolic	A) Rs 31,00,000.00 B) Rs 3,10,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	9935189143 Any unpaid society maintenance bills, any property tax, etc In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. An other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
7	CIRCLE SASTRA MUMBAI WESTERN Mr Rajesh Kanuga, Flat No 701, 7th Floor, Building No 3, Mahadev Complex, Ramdev Park Road, Mira Road East, Thane 401107.	Flat No 701, 7th Floor, Building No 3, Mahadev Complex, Ramdev Park Road, Mira Road East, Thane 401107. Area Admn 488.15 sq.ft built up area, 1 BHK, in the name of Mr Rajesh Kanuga.	A) 25-09-2023 B) Rs. 20,47,479.96 C) 11-01-2024 D) Symbolic	A) Rs 42,00,000.00 B) Rs 4,20,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. An other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
8	CIRCLE SASTRA MUMBAI WESTERN Mr Santosh Mansi Mandal, Mrs Surekha Santosh Mandal, Flat No 201, 2nd Floor, United Regency, A- Wing Building No 2, Krishna Nagari, Pamtembi, Boisar West, Palghar - 401504.	Flat No 201, 2nd Floor, United Regency, A- Wing Building No 2, Krishna Nagari, Pamtembi, Boisar West, Palghar - 401504. Carpet Area admn 350.80 sq.ft. In the name of Mr Santosh Mansi Mandal & Mrs Surekha Santosh Mandal.	A) 13-12-2023 B) Rs. 10,90,525.00 C) 04-04-2024 D) Symbolic	A) Rs 17,70,000.00 B) Rs 1,77,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. An other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
9	CIRCLE SASTRA MUMBAI WESTERN Mr Hemant Arvind Kapadia (Borrower), Mrs Geeta Hemant Kapadia (Guarantor) 206, Kapadia Business Center, Gavathan Road, Near Sai Baba Mandir, Opp Railway Station, Virar West, Palghar 401303.	Flat No B-607, B- Wing 6TH Floor, The Bank of Baroda Employees Chandralekha CHSL, Wamanrao Samant Road, Near Pragati Hospital Dahisar East, Mumbai 400068 in the name of Mr Hemant Arvind Kapadia (Borrower) Mrs Geeta Hemant Kapadia (Guarantor). Carpet area 607 sq.ft Ground Stilt + 13 floors and 2 lifts	A) 20.04.2021 B) Rs. 2,92,11,219.00 C) 29.06.2021 D) Symbolic	A) Rs 1,12,00,000.00 B) Rs 11,20,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	Any unpaid society maintenance bills, any property tax, etc In case of successful auction purchase, all non bank outward liabilities to be borne by auction purchaser. An other encumbrances not known to Authorised Officer Chief Manager Mobile no 9935189143
		Flat No B-805, B- Wing 8th Floor, The Bank of Baroda Employees Chandralekha CHSL, Wamanrao Samant Road, Dahisar East, Mumbai 400068. Carpet Area admn 525.00sq.ft. Mr Hemant Arvind Kapadia (Borrower), Mrs Geeta Hemant Kapadia (Guarantor) Ground Stilt + 13 floors and 2 lifts	SAME AS ABOVE.	A) Rs 96,40,000.00 B) Rs 9,64,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	
		Flat No B-806, B- Wing 8th Floor, The Bank of Baroda Employees Chandralekha CHSL, Wamanrao Samant Road, Dahisar East, Mumbai 400068. Carpet Area 666 sq.ft Mr Hemant Arvind Kapadia (Borrower), Mrs Geeta Hemant Kapadia (Guarantor) Ground Stilt + 13 floors and 2 lifts	SAME AS ABOVE.	A) Rs 1,23,00,000.00 B) Rs 12,30,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	
		Flat No B-807 B- Wing 8th Floor, The Bank of Baroda Employees Chandralekha CHSL, Wamanrao Samant Road, Dahisar East, Mumbai 400068. Carpet area 607 sq.ft Mr Hemant Arvind Kapadia (Borrower), Mrs Geeta Hemant Kapadia (Guarantor) Ground Stilt + 13 floors and 2 lifts	SAME AS ABOVE.	A) Rs 1,12,00,000.00 B) Rs 11,20,000.00 C) Rs 5000.00	11-07-2024 From 10:00 AM TO 04:00 PM	

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 auction sale will be "online through e-auction" portal <https://www.mstcecommerce.com>. 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.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 3 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by one working day 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. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes 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. 4. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by 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 <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) <https://www.ibapi.in> (2) <https://eprocure.gov.in/epublish/app> (3) <http://www.mstcecommerce.com/>. (4) www.pnbindia.in. 6. 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 the e-Bkray -IBAPI portal (<https://www.ibapi.in>). 7. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.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 3 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 interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. 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 bid incremental amount 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. 10. 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. (1) 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 (<https://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal. 11. 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). 12. The secured asset will not be sold below the reserve price. 13. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. 14. 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. 15. 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. 16. 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. 17. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor. 18. 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. 19. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 20. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation. 21. 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. 22. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 23. 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. 24. 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. 25. 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/>, <http://www.pnbindia.in>. 26. The minimum (first) bid would be Reserve Price Plus one Incremental bid amount. Thereafter, bidders shall improve their offer in multiple of incremental bid amount as mentioned in advertisement. In case bid is placed in the last 5(Five) minutes of the closing time of the auction, the closing time will automatically get extended for 5(Five) minutes. (27) The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on 11th July 2024 starting from 10:00 AM to 4:00PM. (28) Bank will share/disclose all possible information available to itself however bidders to do their own due diligence regarding title of property, registration formalities, actual physical area of the property, availability of occupancy certificates, construction quality, etc. The above list is indicative and not exhaustive. In case of bidders bidding for properties in symbolic possession it is implied that they are aware about the risks involved in obtaining physical possession of properties bid such as possible uncertain time delay due to any reasons such as availability of Court Commissioners, Asst Registrars, Police Protection, any legal stay by any Court/DRT. The above list is indicative and not exhaustive. (29) In case of successful bid and upon receipt of full and final bid amount payment by or within the stipulated period, if the bidders choose to register the Sale Certificate, the costs, stamp duty, other registration, legal expenses to be borne by bidders only and the original property documents will be released only upon completion of registration of said Sale Certificate and submission of copy of registered sale certificate along with Form 16B duly signed by bidders in case of tax deducted at source on whole bid amount. Read with Rule 8(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002. The borrowers / Guarantors are hereby notified that they are entitled to redeem the securities by paying the outstanding dues/costs/charges/expenses at any time before the sale is conducted, failing which the property will be auction/sold and the balance dues, if any will be recovered with interest and costs.

Date: 01-06-2024
Place: Mumbai

Sd/
Authorised Officer,
Punjab National Bank
(Secured Creditor)