



**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**

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 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.	Name of the Branch		Description of the Immovable Properties Mortgaged	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 of the Account			B) Outstanding Amount as on NPA date	B) EMD (to be deposited MSTC wallet before Auction Date)		
Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account			Name of Mortgagor / Owner of property	C) Possession Date u/s 13(2) of SARFESI ACT 2002	C) Bid Increase Amount	Name & No. of the contact person	
				D) Nature of Possession Symbolic/ Physical/ Constructive			
1	CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mr Prashant Anant More, Mrs Jayshir Anant More, Mrs Anamika Anant More, Mr Smita Anant More, Mr Anant Dhondu More, Flat No 203, 02nd Floor, Sai Shrushti CHS, N.S Phadke Marg, Saiwadi, Phadke Road Andheri East, Mumbai-400069		Flat No 203, 02nd Floor, Sai Shrushti CHS, N.S Phadke Marg, Saiwadi, Phadke Road Andheri East, Mumbai-400069, In the name of Mr Prashant Anant More, Mrs Jayshir Anant More, Mrs Anamika Anant More, Mr Smita Anant More, Mr Anant Dhondu More, Area admn 225 sq.ft carpet area. <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCSPRASHANT (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)	A) 06-05-2021 B) Rs 31,80,156.00 plus further interest and charges less recoveries. C) 27-07-2021 D) Symbolic	A) Rs 37,00,000.00 B) Rs 3,70,000.00 C) Rs 5000.00	07-02-2024 10:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc Any other encumbrances not known to Authorised Officer, 9935189143, 7984032293 8976973349
2	CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mrs Jasmine Imran Ulde, 505, G N Tower B Wing Behind Sunteck Grandeur, S V Road, Andheri West, Mumbai -400058 Ms Jamitha Mohd Hussain Madar, No G-24 Ground Floor, B- Wing ICON Honey Pool, Kanchanayakanahalli Village, Jigani, Hubli, Anekal Taluk Bangalore 560099 Mr Gulam Mohd Peshimam, Flat No 501, Lily Villa St. Andrew Road, Bandra West Mumbai -400050.		Flat No G-24 Ground Floor B- Wing Icon Honey Pool, Kanchanayakanahalli Village, Jigani, Hubli, Anekal Taluk Bangalore 560099 area admn 805 sq.ft super builtup with car parking. In the name of Mrs Jasmine Imran Ulde, Ms Jamitha Mohd Hussain Madar, <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCSJASMINE (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)	A) 03-10-2017 B) Rs 12,46,052.00 plus further interest and charges less recoveries. C) 21-10-2023 D) Symbolic	A) Rs 42,00,000.00 B) Rs 4,20,000.00 C) Rs 5000.00	07-02-2024 10:00am to 04:00pm	Any unpaid society maintenance dues, unpaid utility bills etc Any other encumbrances not known to Authorised Officer, 9935189143, 7984032293 8976973349
3	CIRCLE SASTRA MUMBAI WESTERN Mr Bhupendra Premshankar Jani and Mrs Bhavana Bhupendra Jani Flat No 303&304, 3rd Floor, Laxmi Heights CHSL, Nr St.Paul School, Highness Park, Mira Road East, Thane 401107.		Merged Flat No 303&304, 3rd Floor, Laxmi Heights CHSL, Nr St.Paul School, Highness Park, Mira Road East, Thane 401107. Admeasuring area 896.13 sq.ft. built up Owned by Mr Bhupendra Premshankar Jani and Mrs Bhavana Bhupendra Jani <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS444400177 (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)	A) 30.01.2020 B) 59,32,969.66/- plus further interest and charges. C) 10.04.2020 D) Symbolic	A) Rs 63,50,000.00 B) Rs 6,35,000.00 C) Rs 5,000.00	07-02-2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9723930002 8591296152 8976973349
4	CIRCLE SASTRA MUMBAI WESTERN Mr Jai Shalish Rahchh & Ms Kavita Rahchh, Flat No 802, 8th Floor, Tennessee, next to CRPF camp, Express Highway, Village Wadgaon, Taluka, Maval Dist Thane 412106.		Flat No 802, 8th Floor, Tennessee, Next to CRPF camp, Express Highway, Village Wadgaon, Taluka, Maval Dist Pune 412106. (adm n 2065 sq.ft built up area) in the name of Mr Jai Rahchh & Ms Kavita Rahchh, <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS44440037 (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)	A) 01.06.2019 B) Rs 80,23,148.16 plus interest and charges since date of NPA. C) 19.09.2019 D) Symbolic.	A) Rs 73,00,000.00 B) Rs 7,30,000.00 C) Rs 5,000.00	07-02-2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known to Authorised Officer Mobile 9723930002 8591296152 8976973349
			Flat No 803, 8th Floor, Tennessee, Next to CRPF camp, Express Highway, Village Wadgaon, Taluka, Maval Dist Pune 412106. (adm n 2065 sq.ft built up area) in the name of Mr Jai Rahchh & Ms Kavita Rahchh, <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS44440038 (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)	A) 01.06.2019 B) Rs 80,47,204.16 plus interest and charges since date of NPA. C) 19.09.2019 D) Symbolic.	A) Rs 73,00,000.00 B) Rs 7,30,000.00 C) Rs 5,000.00	07-02-2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known to Authorised Officer Mobile 9723930002 8591296152 8976973349

<p>5 <b>CIRCLE SASTRA MUMBAI WESTERN</b>  <b>Mrs Kashmira Ureshi Doshi,</b>  <b>Mr Uresh Jayantilal Doshi,</b>          Flat No 1102, 11th Floor B – Wing Span          Exotica A-B CHSL, Village Bhayander Near          D-Mart Indralok Bhayandar West, Thane          401105.</p>	<p>exhaustive)          Flat No 1102, 11th Floor B – Wing Span          Exotica A-B CHSL, Village Bhayander Near D-          Mart Indralok Bhayandar West, Thane          401105. Area admn 60.56 sq.meters carpet          in the name of Kashmira Doshi and Uresh          Jayantilal Doshi.  <a href="https://ibapi.in">https://ibapi.in</a> Property ID:          PUNBCSKASHMIRA          (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)</p>	<p>A) 01.04.2019          B) Rs 42,86,964.00 plus interest          and charges since date of NPA.          C) 11.07.2019          D) Symbolic.</p>	<p>A) Rs 86,00,000.00          B) Rs 86,00,00.00          C) Rs 5,000.00</p>	<p>07-02-2024          10:00am to          04:00pm</p>	<p>Unpaid society          Maintenance charges          and Municipal Taxes          etc. Any other          encumbrances          Not Known to          Authorised Officer</p> <p>Mobile          9723930002          8591296152          8976973349</p>
<p>6 <b>CIRCLE SASTRA MUMBAI WESTERN</b>  <b>Mr Satyaprakash Sharma &amp; Mrs Lalita</b>  <b>Satyaprakash Sharma</b>          Flat No 603, 6Th Floor, Royal Plaza II CHSL,          Beverly Park, Kanakia Road, Mira Road          East,Thane 401107</p>	<p>Flat No 603, 6Th Floor, Royal Plaza II CHSL,          Beverly Park, Kanakia Road, Mira Road          East,Thane 401107 in the name of Mr          Satyaprakash Sharma &amp; Mrs Lalita          Satyaprakash Sharma. Admeasuring 464          sq.ft built up  <a href="https://ibapi.in">https://ibapi.in</a> Property ID:          PUNBCSSATYA</p>	<p>A) 18-08-2023          B) Rs 21,37,695.29 plus interest          and charges since date of NPA.          C) 14-12-2023          D) Symbolic.</p>	<p>A) Rs 43,00,000.00          B) Rs 4,30,000.00          C) Rs 5,000.00</p>	<p>07-02-2024          10:00am to          04:00pm</p>	<p>Unpaid society          Maintenance charges          and Municipal Taxes          etc. Any other          encumbrances          Not Known to          Authorised Officer</p> <p>Mobile          9723930002          8591296152          8976973349</p>

**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 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. 4.Platform (<https://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 <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](http://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 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 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. 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 Authorised Officer, but the Authorised 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/>, [www.pnbindia.in](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 **07th Feb 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 bidded 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: 06.01.2024  
 Place: Mumbai

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