



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
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

| 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 |
|---------|---|--|--|--|---------------------------------------|--|
| | | | B) Outstanding Amount as on date | B) EMD | | |
| | | | C) Possession Date u/s 13(2) of SARFESI ACT 2002 | C) Bid Increase Amount | | |
| | | | D) Nature of Possession Symbolic/ Physical/ Constructive | | | |
| 1 | PNB-CIRCLE SASTRA, MUMBAI WESTERN Mrs. Upasana Janish Suratwala and Mr. Janish Suratwala Flat No. 1603, Tower Orchid Suburbia, Link Road Kandivali West, Mumbai-400 067. Mr. Nikhil Kamlesh Suratwala 504, Om Sainath CHSL, Babhai Naka, Ram Mandir Road, Borivali West, Mumbai-400092. | Fiat No. 102, 1st Floor, New Bellevue CHSL, Opposite Seth Hemraj School, Seth Gopalji Hemraj Road, Village Kanheri, Taluka-Borivali (E), Mumbai-400066 admeasuring 569 Sq. Ft. Carpet area including 02 No. of Car Parking. Portal https://ebkgray.in/ property ID- PUNBCS444400002. | A) 06.12.2021 B) Rs 71,96,999.11/-plus further interest and charges since date of NPA. C) 03.02.2024 D) Physical | A) Rs. 85,50,000/- B) Rs. 8,55,000/- C) Rs. 5,000/- | 08.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 2 | PNB-CIRCLE SASTRA, MUMBAI WESTERN M/s Karan Textiles, Prop. Mr. Hasso Gurdasmal Kukreja Shop No.310,311 &312 (all three merged unit) and 313, 3rd Floor Wing 1 to 14, Shanti Market, BRK no 14, Siddhi Vinayak Nagar Ulhasnagar - 421001. | Shop No. 204 & 205 (both merged units) admeasuring 265 Sq. Ft. Built-Up Area and Shop No. 207, admeasuring 170 Sq. Ft. Built-Up on 2nd Floor of "Shanti Market". Situated and Constructed on Plot of Wing No. 1 to 14 of Brk. No. 14, CTS No. 2614, Siddhi Vinayak Nagar, Ulhasnagar, District- Thane -421001 in the name of Mr. Hasso Gurdasmal Kukreja. | A) 11.12.2017 B) Rs. 1,25,15,000/-plus further interest and charges since date of NPA. C) 18.12.2019 D) Physical | A) Rs. 17,00,000/- B) Rs. 1,70,000/- C) Rs. 5,000/- | 08.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 3 | PNB-CIRCLE SASTRA, MUMBAI WESTERN M/s Karan Textiles, Prop. Mr. Hasso Gurdasmal Kukreja Shop No.310,311 &312 (all three merged unit) and 313, 3rd Floor Wing 1 to 14, Shanti Market, BRK no 14, Siddhi Vinayak Nagar Ulhasnagar - 421001. | Shop No. 310, 311 & 312 (all three merged unit) admeasuring 470 Sq. Ft. Built-Up and Shop No. 313, 3rd Floor, admeasuring 200 Sq. Ft. Built-Up of "Shanti Market". Situated and Constructed on Plot of Wing No. 1 to 14 of Brk. No. 14, CTS No. 2614, Ulhasnagar, District- Thane -421001 in the name of Mr. Hasso Gurdasmal Kukreja. | A) 11.12.2017 B) Rs. 1,25,15,000/-plus further interest and charges since date of NPA. C) 18.12.2019 D) Physical | A) Rs. 27,00,000/- B) Rs. 2,70,000/- C) Rs. 5,000/- | 08.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 4 | PNB-CIRCLE SASTRA, MUMBAI WESTERN M/s Karan Textiles, Prop. Mr. Hasso Gurdasmal Kukreja Shop No.310,311 &312 (all three merged unit) and 313, 3rd Floor Wing 1 to 14, Shanti Market, BRK no 14, Siddhi Vinayak Nagar Ulhasnagar - 421001. | Shop No. 208, admeasuring 105 Sq. Ft. Built-Up, 2nd Floor, of "Shanti Market". Situated and Constructed on Plot of Wing No. 1 to 14 of Brk. No. 14, CTS No. 2614, Ulhasnagar, District- Thane -421001 in the name of Mr. Hasso Gurdasmal Kukreja. | A) 11.12.2017 B) Rs. 1,25,15,000/-plus further interest and charges since date of NPA. C) 18.12.2019 D) Physical | A) Rs. 4,50,000/- B) Rs. 45,000/- C) Rs. 5,000/- | 08.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 5 | PNB-CIRCLE SASTRA, MUMBAI WESTERN M/s Karan Textiles, Prop. Mr. Hasso Gurdasmal Kukreja Shop No.310,311 &312 (all three merged unit) and 313, 3rd Floor Wing 1 to 14, Shanti Market, BRK no 14, Siddhi Vinayak Nagar Ulhasnagar - 421001. | Shop No. 209, admeasuring 105 Sq. Ft. Built-Up, 2nd Floor, of "Shanti Market". Situated and Constructed on Plot of Wing No. 1 to 14 of Brk. No. 14, CTS No. 2614, Ulhasnagar, District- Thane -421001 in the name of Mr. Hasso Gurdasmal Kukreja. | A) 11.12.2017 B) Rs. 1,25,15,000/-plus further interest and charges since date of NPA. C) 18.12.2019 D) Physical | A) Rs. 4,50,000/- B) Rs. 45,000/- C) Rs. 5,000/- | 08.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 6 | PNB-CIRCLE SASTRA, MUMBAI WESTERN M/s Balaji Traders, Prop. Mr. Ravi Kashwani, 101, Sai Vinayak Tower, B - Wing, Opp. Hotel Gurudev NX, Khadakpada, Kalyan (W), Thane-421301. | All Piece and Parcel of land with construction in Industrial Gala No. 107, 1st Floor, Kohinoor Industrial Estate "A", constructed on piece and parcel of land/plot bearing U. No. 26(part), Sheet No. 14, situated near Bk. No. 957, Station Road, Ulhasnagar-3, Thane- 421003. Admeasuring area about 1275 sq.ft super built up in the name of Mr. Ravi Rameshlal Kashwani. | A) 30.06.2015 B) Rs. 1,02,09,476/-plus further interest and charges since date of NPA. C) 03.10.2015 D) Physical | A) Rs. 29,84,000/- B) Rs. 2,98,400/- C) Rs. 5,000/- | 08.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 7 | PNB-CIRCLE SASTRA MUMBAI WESTERN M/s National Extrusion, B-52 Sarita Sagar Society, Chikuwadi, Nana Varacha Varachha Road, Surat -395006 & Office No. 2002, Ground Floor Rustormjee Ozone, Nr Telephone Exchange, Malad West Mumbai-400064. Mr Ratilal Mataria, B-52 Sarita Sagar Society, Opp Water Tank Chikuwadi Nana Varacha Varachha Road, Surat 395006. Mr Dhirajlal T Nandasana, A-301, Mansivihar Dutt Mandir Road, Malad East Mumbai-400097. Mr Vinod Chaggalal Choradia, Shop No 1, Nemani Building S.V Road, Malad West, Mumbai-400064. Smt. Trupti P. Sanepara, 54, Mira Nagar Society, Opp Saurashtra Patel Samaj Bhavan, Mini Bazar, Varachha Road Varachha Road, Surat -395006. | Gala No Q-10, Sagar Industrial Estate, Dhuma Nagar, Valiv, Vasai East, Palghar -401208. S. No. 46, Hissa 01, admeasuring 2880 sq. ft. built-up in the name of Mr. Dhirajlal T. Nandasana. | A) 20.04.2023 B) Rs 5,87,13,043.77/- plus further interest and charges since date of NPA. C) 06.07.2023 D) Symbolic | A) Rs. 110,00,000/- B) Rs. 11,00,000/- C) Rs. 5,000/- | 30.09.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |
| 8 | PNB-CIRCLE SASTRA MUMBAI WESTERN M/s SPA TECHNICAL SERVICES PVT. LTD. 21/22, Navketan Industrial Premises CHSL, Mahakali Caves Road, Andheri East, Mumbai-400093. Mr. Akhil Mohnot (Director), Mr. Surendra Mohnot (Director) & Mrs. Pramila Mohnot (Director) Ruby B, Ground Floor, 52 Presidency Society, 7th Road, Juhu Scheme, Mumbai-400049. | Industrial Unit No. 21 and 22 having area of 1500 Sq. Ft. Built Up and Unit No. 23, Having Area of 750 Sq. Ft. Built Up on the Ground Floor of the building "The Navketan Industrial Premises CHSL, Plot bearing CTS No. 35 and S. No. 77 of Part 1, Situated at Village- Mulgaon, Mahakali Caves Road, Andheri East, Mumbai-400093 in the name of M/s SPA Properties Private Limited. | A) 07.10.2023 B) Rs 6,17,93,663/- plus further interest and charges since date of NPA. C) 16.01.2024 D) Symbolic | A) Rs. 4,56,98,000/- B) Rs. 45,69,800/- C) Rs. 5,000/- | 23.10.2024 11:00 AM TO 04:00 PM | Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950 |

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|--|--|---|---|---|--|
| <p>7 PNB-CIRCLE SASTRA MUMBAI WESTERN M/s National Extrusion, B-52 Sarita Sagar Society, Chikuwadi, Nana Varacha Varachha Road, Surat -395006 & Office No. 2002, Ground Floor Rustomjee Ozone, Nr Telephone Exchange, Malad West Mumbai- 400064. Mr Ratilal Mataria, B-52 Sarita Sagar Society, Opp Water Tank Chikuwai Nana Varacha Varachha Road, Surat 395006. Mr Dhirajlal T Nandasana, A-301, Mansivihar Dutt Mandir Road, Malad East Mumbai-400097. Mr Vinod Chaggalal Choradia, Shop No 1, Nemani Building S.V Road, Malad West, Mumbai - 400064. Smt. Trupti P. Sanepara, 54, Mira Nagar Society, Opp Saurashtra Patel Samaj Bhavan, Mini Bazar, Varacha Road Varachha Road, Surat-395006.</p> | <p>Gala No Q-10, Sagar Industrial Estate, Dhuma Nagar, Valiv, Vasai East, Palghar-401208. S. No. 46, Hissa 01, admeasuring 2880 sq. ft. built-up in the name of Mr. Dhirajlal T. Nandasana.</p> | <p>A) 20.04.2023 B) Rs 5,87,13,043.77/- plus further interest and charges since date of NPA. C) 06.07.2023 D) Symbolic</p> | <p>A) Rs. 11,00,000/- B) Rs. 11,00,000/- C) Rs. 5,000/-</p> | <p>30.09.2024 11:00 AM TO 04:00 PM</p> | <p>Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950</p> |
| <p>8 PNB-CIRCLE SASTRA MUMBAI WESTERN M/s SPA TECHNICAL SERVICES PVT. LTD. 21/22, Navketan Industrial Premises CHSL, Mahakali Caves Road, Andheri East, Mumbai- 400093. Mr. Akhil Mohnot (Director), Mr. Surendra Mohnot (Director) & Mrs. Pramila Mohnot (Director) Ruby B, Ground Floor, 52 Presidency Society, 7th Road, Juhu Scheme, Mumbai-400049.</p> | <p>Industrial Unit No. 21 and 22 having area of 1500 Sq. Ft. Built Up and Unit No. 23, Having Area of 750 Sq. Ft. Built Up on the Ground Floor of the building "The Navketan Industrial Premises CHSL, Plot bearing CTS No. 35 and S. No. 77 of Part 1, Situated at Village- Mulgaon, Mahakali Caves Road, Andheri East, Mumbai-400093 in the name of M/s SPA Properties Private Limited.</p> | <p>A) 07.10.2023 B) Rs 6,17,93,663/- plus further interest and charges since date of NPA. C) 16.01.2024 D) Symbolic</p> | <p>A) Rs. 4,56,98,000/- B) Rs. 45,69,800/- C) Rs. 5,000/-</p> | <p>23.10.2024 11:00 AM TO 04:00 PM</p> | <p>Any unpaid society maintenance charges or other charges not known to authorizes officer. Mobile 9935189143. 7303850049 9903085950</p> |

TERMS AND CONDITIONS

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://ebkraj.in> on (as per date mentioned in above) @ 11.00 AM TO 04:00 PM.
- 4) For detailed term and conditions of the sale, please refer <https://ebkraj.in> & www.pnbindia.in.

Date: 13.09.2024

Place: Mumbai

Sd/-
(SUNIL KUMAR)
Authorized Officer
Punjab National Bank
Secured Creditor