



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. No.	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	<b>CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mr Vinay Ramashankar Mishra Mrs Pratima Vinay Mishra</b> Flat No 103, 1st Floor Building No 16, Chandresh Accord, Building No 16 & 17 CHSL, Opp Silver Park, Mira- Bhayandar Road, Mira Road East Thane - 401107. Admn 396.00 sq.ft built up in the name of Mr Vinay Ramashankar Mishra, Mrs Pratima Vinay Mishra <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS0033 (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)	Flat No 103, 1st Floor Building No 16, Chandresh Accord, Building No 16 & 17 CHSL, Opp Silver Park, Mira- Bhayandar Road, Mira Road East Thane - 401107. Admn 396.00 sq.ft built up in the name of Mr Vinay Ramashankar Mishra, Mrs Pratima Vinay Mishra <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS0033 (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) 26.12.2022. B) Rs 52,10,310.00 plus further interest and charges. C) 04.03.2023 D) Symbolic	A) Rs 48,00,000.00 B) Rs 4,80,000.00 C) Rs 5,000.00	18-01-2024 10:00AM TO 04:00PM	Not known to Authorised Officer,  9935189143, 7984032293 8976973349	
2	<b>CIRCLE SASTRA MUMBAI WESTERN Mr Nitin Shrinath Habivant, Mrs Pallavi Vilas Mahadaye,</b> Room No 7, Simon Chawl, Kranti Nagar, Behram Baug, Behind Trimurti Shiv Mandir, Jogeshwari West, Mumbai 400102 Also, Flat No 14, 3rd Floor, Nisarg Palace Building House, Nr Shanti Temple, Behind New Marathi School, No 2213, Village Gaskopari, Virar East, Palghar Thane 401305	Flat No 14, 3rd Floor, Nisarg Palace Building House, Nr Shanti Temple, Behind New Marathi School, No 2213, Village Gaskopari, Virar East, Palghar Thane 401305  (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) 17-02-2020 B) Rs 10,46,719.00 plus further interests and charges. C) 04-05-2023 D) Physical. Kindly contact given mobile nos. in column - 7 for scheduling physical inspection	A)Rs 10,80,000.00 B) Rs 1,08,000.00 C) Rs 3,000.00	18-01-2024 10:00AM TO 04:00PM	Any unpaid society maintenance dues, utility bills, etc, any other encumbrances  Mobile 9935189143 8966990840 7984032293	
3	<b>CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mrs Sachi Kamal Gwalani</b> Flat No B/204 2nd Floor, Malvani Shree Ashtvinayak CHSL, Plot No 25, RSC 2, Malvani MHADA, Layout, Malad West, Mumbai -400095	Flat No B/204 2nd Floor, Malvani Shree Ashtvinayak CHSL, Plot No 25, RSC 2, Malvani MHADA, Layout, Malad West, Mumbai -400095  <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCSSACHI (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) 08-07-2023 B) Rs 60,06,723.52 plus further interest and charges less recoveries. C) 25-09-2023 D) Symbolic	A) Rs 65,00,000.00 B) Rs 6,50,000.00 C) Rs 5,000.00	18-01-2024 10:00AM TO 04:00PM	Any unpaid ,society dues,property dues, utility bills Any other encumbrances not known to Authorised Officer,  9935189143, 7984032293 8976973349	
4	<b>CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mr Mahendra Mangaldas Bhanushali, Mrs Savita Mahendra Bhanushali,</b> Flat No 302, 3rd Floor, A- Wing Bldg No 3 Shangrila CHSL, Village 90 Feet Road, Shethia Nagar, Sakinaka Kurla, Mumbai 400 072	Flat No 302, 3rd Floor, A- Wing Bldg No 3 Shangrila CHSL, Village 90 Feet Road, Shethia Nagar, Sakinaka Kurla, Mumbai 400 072  <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCSMAHENDRA (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) 20-04-2021 B) Rs 35,53,832.56 plus further interest and charges less recoveries. C) 27-07-2021 D) Symbolic	A) Rs 44,50,000.00 B) Rs 4,45,000.00 C) Rs 10,000.00	18-01-2024 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	
5	<b>CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mr Sandip Sham Bhatia,</b> Flat No 201, 2nd Floor, Green Vile CHSL, Sanghvi Garden Nr Union Bank of India, Manpada Road, Nadivali, Dombivali East, Dist Thane 421306	Flat No 201, 2nd Floor, Green Vile CHSL, Sanghvi Garden Nr Union Bank of India, Manpada Road, Nadivali, Dombivali East, Dist Thane 421306  <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS44440050 (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) 06-11-2019 B) Rs 24,67,124.00 plus further interest and charges less recoveries. C) 02-12-2022 D) Physical Date for physical inspection 12-01-2024 from 12:00pm to 02:00pm	A) Rs 24,00,000.00 B) Rs 2,40,000.00 C) Rs 5,000.00	18-01-2024 10:00AM TO 04:00PM	Any unpaid property dues, utility bills Any other encumbrances not known to Authorised Officer,  9935189143 7984032293 8976973349	
6	<b>CIRCLE SASTRA MUMBAI WESTERN M/s Counter Safe Retail Solutions Pvt Ltd. Mr Deepak Bagra,</b> Flat No 534, Wing I Rock Enclave, Sahayadri Nagar Kandivali West, Mumbai-400067. Mr Deepak B Bagra (Director & Guarantor). Mr Rajesh Minami (Director & Guarantor)	Office Unit No 403, 4th Floor, Lotus Pride, VP Road, Phatak Bridge, CTS 1311 of Vile Parle West, Mumbai 400056. Admeasuring 444 sq.ft built up. Owned by M/s Countersafe Retail Solutions Pvt Ltd. <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS44440001 (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) 02.08.2016 B) Rs 354.14 lacs plus further interests and charges. C) 28.11.2016 D) Physical. Kindly contact given mobile in column - 7 for scheduling physical inspection.	A) Rs 55,00,000.00 B) Rs 5,50,000.00 C) Rs 5,000.00	18-01-2024 10:00AM TO 04:00PM	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer  Mobile 9935189143, 7984032293 8976973349	
7	<b>CIRCLE SASTRA MUMBAI WESTERN CIRCLE. Mr Lalit Surendra Tejwani, Mrs Hritika Lalit Tejwani,</b> C 210 Lok Aangan Near Shashtri Nagar, Mulund Colony, Mulund West, Mumbai -400082	Flat 301 Area admn 640 sq.ft carpet & 302 Area admn 640 sq.ft carpet 3rd Floor B-Wing Sai Swarg 3, Building, Rajput Mall Kashiwadi Boisar NearTarapur Road, Psthall Boisar East, Palghar 401-504. Total 1280 sq.ft carpet. In the name of Mr Lalit Surendra Tejwani, Mrs Hritika Lalit Tejwani, <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCSLALIT (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) 14-11-2022 B) Rs 57,58,214.44 plus further interest and charges less recoveries. C) 23-08-2023 D) Physical Kindly contact given mobile in column - 7 for scheduling physical inspection.	A) Rs 52,00,000.00 B) Rs 5,20,000.00 C) Rs 5,000.00	18-01-2024 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	
8	<b>CIRCLE SASTRA MUMBAI WESTERN M/s Amit Engineers (Proprietor Mr Natwarlal Panchal),</b> Unit No 25, Azim Compound, Durga Mandir Road, Kherani Road, Sakinaka, Andheri East Mumbai 400072	Shop No F-035, 1ST Floor, Krishna Signature Mall Station Road, Plot No 177, Old SL. No 1258/ Palki, GIDC Colony, Umbergaon Valsad Gujrat -396165. Landmark Bharat Petrol Pump. Area admn 247. Sq.ft built up in the name of Mr Natwarlal Panchal. <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCSAMITENG (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) 10-06-2019 B) Rs 17,86,291.78 plus further interests and charges less recoveries. C) 13-11-2019 D) Physical Kindly contact given mobiles in column - 7 for scheduling physical inspection	A)Rs 13,50,000.00 B) Rs 1,35,000.00 C) Rs 5000.00	18-01-2024 10:00AM TO 04:00PM	Not Known to Authorised Officer  Mobile 9935189143, 7984032293 8976973349	
9	<b>CIRCLE SASTRA MUMBAI WESTERN CIRCLE. M/s Goldlight Metal Industries, Proprietor Mr Ranjan Jaiswal (Proprietor)</b> A-402, New Sea View, New Raviraj Complex, Jesal Park Bhayandar East, Thane - 401105	Land (Leasehold) & Building/Factory Shed on Plot No 10, Govt Industrial Estate, Survey No 1224, Amboli Gram Panchayat House No 509, Village Khadoli Silvasa Dadar Nagar Haveli Silvasa Pin 396230. Near Khanvel Silvasa Road Area admn 1000 . sq.mtrs in the name of M/s Goldlight Metal Industries. Latitude 20degrees 16'31.3"N Longitude 73degrees 00'26.3"E <a href="https://ibapi.in">https://ibapi.in</a> Property ID: PUNBCS0034 (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) 28-09-2022 B) Rs 2,21,15,302.68 plus further interest and charges. C) 09-02-2023 D) Symbolic (Application for physical possession filed with Dist.Magistrate, Order awaited).	A) Rs 83,00,000.00 B) Rs 8,30,000.00 C) Rs 5000.00	18-01-2024 10:00AM TO 04:00PM	Any unpaid unstated dues/lease rent of District Industries Center Silvasa. Or any other liabilities. Any other encumbrance not known to Authorised Officer,  9935189143, 7984032293 8976973349	

**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/attendat 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 18th January 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, Asss 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.**