



CUMBHAI 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. 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 & No. of the contact person
	Name & addresses of the Borrower(s) / Mortgagor(s) / Guarantors Account		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 M/S National India Contractors & Engineers(Borrower) Commercial Unit on 1st Floor, South Corner, Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road , Dadar west, Mumbai-400025. Mr Farukh Khatri (Partner & Guarantor) Mr Zuber Khatri (Partner & Guarantor) Mr Rizwan Khatri (Partner & Guarantor) 628, U K Tower, H J Khatri House, 13th Road , Near khar Telephone Exchange, Khar W , Mumbai-400052.	Registered Mortgage of Entire 1st Floor Commercial Premises (Excluding Bank premises) Mantri Corner CHSL, Junction of Gokhale Road, Sayani Road, Dadar West, Mumbai-400025 admeasuring 5200 Sq. Ft. Built up in the name of M/s National India Contractors and Engineers.	A) 10-07-2023 B) Rs 5,87,81,290.86/- plus interest and charges since date of NPA. C) 07-11-2023 D) Symbolic	A) Rs 14,50,00,000/- B) Rs 1,45,00,000/- C) Rs1,00,000/-	29-04-2025 11:00am to 04:00pm	society maintenance dues,unpaid utility bills etc. Anyother Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9920267874
2	CIRCLE SASTRA MUMBAI WESTERN Mr Laxman Tamanna Kunchikorve Mrs Laxmi Laxman Kunchikorve Mrs Anupama Shatru Kunchikorve Mr Ravi Kunchikorve Mr Shatru Tammana Kunchikorve MR Kunal Kunchikorve Flat No 1401, 14th Floor, Ganesh Niwas Plot No 11, Sion Matunga Estate, Sion East, Mumbai -400022	Flat No 1401, 14th Floor, Ganesh Niwas Building Plot No 11, Sion Matunga Estate, Sion East, Mumbai -400022, Area admn 56.95 sq.meter carpet 2BHK with one car parking in the name of Mr Laxman Tamanna Kunchikorve Mrs Laxmi Laxman Kunchikorve Mrs Anupama Shatru Kunchikorve Mr Ravi Kunchikorve Mr Shatru Tammana Kunchikorve MR Kunal Kunchikorve	A) 18-05-2023 B) Rs 2,22,36,116.00 /- plus interest and charges since date of NPA. C) 02-08-2023 D) Symbolic Order Obtained for Physical Possession	A) Rs 2,45,00,000/- B) Rs 24,50,000/- C) Rs 25,000/-	17-04-2025 11:00am to 04:00pm	society maintenance dues,unpaid utility bills etc. Anyother Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9920267874
3	CIRCLE SASTRA MUMBAI WESTERN Mrs. Sachi Kamal Gwalani, 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, Area 618 sq. ft built up 2BHK with parking in the name of Mrs. Sachi Kamal Gwalani.	A) 08-07-2023 B) Rs 60,06,723.52/- plus interest and charges since date of NPA. C) 25-02-2025 D) Physical	A) Rs 51,30,000/- B) Rs 5,13,000/- C) Rs 5,000/-	17-04-2025 11:00am to 04:00pm	Any unpaid society maintenance dues , unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer Mobile 9935189143 9903085950 9920267874

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 at the Website baanknet.com/on (as per date mentioned in above) @ 11:00 AM TO 04:00 PM.
- 4) For detailed terms and conditions of the sale, please refer - baanknet.com/ & www.pnbindia.in
- 5) Any Unpaid Society Due, Maintenance or other charges not known to authorized officer.
- 6) Name of Contact Persons: Satyendra Mishra: 9903085950, Sunil Kumar : 9935189143, Kiran Shingade: 9920267874

Date: 25.03.2025
Place: Mumbai

Sd/-
Authorised Officer,
Punjab National Bank
Secured Creditor