



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

**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 provision to Rule 8 (B) 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 Physical 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**

Lot No.	Name of the Branch	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagers of Property(ies))	A) Dt. of Demand Notice U/s. 13(2) of SARFAESI ACT 2002	A) Reserve Price (₹ in Lacs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B) Outstanding Amount	B) EMD (₹ in Lacs)		
	Name & Addresses of the Borrower / Guarantors Account		C) Possession Date U/s. 13(4) of SARFAESI ACT 2002	C) Bid Incremental Amt. (₹ in Lacs)		
			D) Nature of Possession Symbolic / Physical / Constructive			
	<b>Zonal SASTRA Centre, Mumbai</b>	<b>Property No. 1 :-</b> Office No. 1 on 2 <sup>nd</sup> Floor, United Infotech Park (Core Knowledge Centre), Plot No. R-797, Trans Thane Creek (TTC) Industrial Area, within the village limits of Savli, District Thane, Oppsite Millenium Business Park, Mahape, within the limits of Navi Mumbai Municipal Taluka, Navi Mumbai-400 701 admeasuring 22983 sq. ft. (Carpet Area) alongwith 15 Car Parking Spaces. Property in the name of <b>CORE EDUCATION &amp; TECHNOLOGIES LTD.</b> (Erstwhile Core Projects & Technologies Ltd.)	A) 14.03.2016 B) ₹ 53.90 Cr. as on 29.02.2016 plus further interest and charges thereon w. e. f. 29.02.2016 C) 06.08.2016 D) Physical Possession	A) ₹ 1712.70 B) ₹ 171.50 C) ₹ 5.00	28.11.2023 11:00 a. m. to 04.00 p. m.	Not Known
	<b>M/s. Core Education and Technologies Ltd.</b>					
	<b>M/s. Core Education and Technologies Ltd.</b> i. Unit - No. 1-4, Building No. 4, Sector III, Millennium Business Park, Mahape, Navi Mumbai-400 710, Maharashtra, India AND ii. Lotus Neelkamal Business Park, 10 <sup>th</sup> Floor, Plot No. C-21, Dalia Industrial Estate, Off. Link Road, Opp. SAB TV, Andheri-West, Mumbai-400 053, Maharashtra, India.					
	<b>2. Sanjeev Gandhavraj Mansotra</b> (Director / Guarantor) 131, Monisha Towers, 4 <sup>th</sup> Cross Lane, Lokhandwala Complex, Andheri (W), Mumbai-400 053, Maharashtra, India	<b>Property No. 2 :-</b> Office No. 1A on 5 <sup>th</sup> Floor, United Infotech Park (Core Knowledge Centre), Plot No. R-797, Trans Thane Creek (TTC) Industrial Area, within the Village limits of Savli, District Thane, Opp. Millenium Business Park, Mahape, within the limits of Navi Mumbai Municipal Taluka, Navi Mumbai-400 701, Admeasuring 11492 sq. ft. (Carpet Area) alongwith 8 Car Parking Spaces. Property in the name of <b>CORE EDUCATION &amp; TECHNOLOGIES LTD.</b> (Erstwhile Core Projects & Technologies Ltd.)	A) 14.03.2016 B) ₹ 53.90 Cr. as on 29.02.2016 plus further interest and charges thereon w. e. f. 29.02.2016 C) 06.08.2016 D) Physical Possession	A) ₹ 856.17 B) ₹ 90.00 C) ₹ 2.00	28.11.2023 11:00 a. m. to 04.00 p. m.	Not Known
	<b>3. Nikhil Champaklal Morsawala</b> (Director) 7B/32, Sangeeta Appartment, Juhu Road, Mumbai-400 049, Maharashtra, India.					
	<b>4. Sunder Shyam Dua</b> (Director) L 327, Tarapore Tower, Oshiwara, Andheri (W), Mumbai-400 058, Maharashtra, India					
	<b>5. Harihar Krishna Iyer</b> (Director) 8925, Ridgemont Dr., Atlanta, Georgia, 30350, United States of America					
	<b>6. Wisdom Global Enterprises Ltd.</b> (Corporate Guarantor) B-101/102, Remi B13 Courtveera Dessai Road, Andheri (West), Mumbai-400 053, Maharashtra, India					



<b>Zonal SASTRA Centre, Mumbai</b>	<b>Property No. 1 :-</b> Factory Land situated at Plot No. 1, Gut No. 439 (Part) Situated at Village : Biloshi, Behind Accord Engineering Industry, Off Palsalphata - Khaniwali Road, Taluka : Wada, District : Palghar-421 312, Maharashtra.	A) 20.07.2012 B) ₹ 13.69 Cr. as on 20.07.2012 plus further interest and charges thereon w. e. f. 20.07.2012 C) 18.09.2012 D) Physical Possession	A) ₹ 111.15 B) ₹ 11.20 C) ₹ 2.00	28.11.2023 11:00 a. m. to 04.00 p. m.	Not Known
<b>Zonal SASTRA Centre, Mumbai</b>	<b>Property No. 1 :-</b> Flat No. 6202, 62 <sup>nd</sup> Floor, Tower B, Building Known As Omkar 1973 Worli Situated at Cadastral Survey No. 2/914, 4/914, 914, 3/914, 1/914, 915, 1A/913(Part), 913 (Part) & 286 (Part) of Lower Parel Division of Lower Parel Division, Pandurang Budhakar Marg, Next to Century Mill, Off. Annie Besant Road, Near Neelam Centre, Worli, Mumbai-400 030.	A) 07.06.2023 B) ₹ 52.32 Cr. as on 31.05.2023 with further interest and charges thereon w. e. f. 31.05.2023 C) 10.08.2023 D) Physical Possession	A) ₹ 2368.00 B) ₹ 237.00 C) ₹ 5.00	12.12.2023 11:00 a. m. to 04.00 p. m.	Not Known
<b>Zonal SASTRA Centre, Mumbai</b>	<b>Property No. 2 :-</b> Flat No. 6203, 62 <sup>nd</sup> Floor, Tower B, Building Known As Omkar 1973 Worli Situated at Cadastral Survey No. 2/914, 4/914, 914, 3/914, 1/914, 915, 1A/913(Part), 913 (Part) & 286 (Part) of Lower Parel Division of Lower Parel Division, Pandurang Budhakar Marg, Next to Century Mill, Off. Annie Besant Road, Near Neelam Centre, Worli, Mumbai-400 030.	A) 07.06.2023 B) ₹ 52.32 Cr. as on 31.05.2023 with further interest and charges thereon. C) 10.08.2023 D) Physical Possession	A) ₹ 2361.00 B) ₹ 237.00 C) ₹ 5.00	12.12.2023 11:00 a. m. to 04.00 p. m.	Not Known
<b>M/s. Ashtavinayak Steel Pvt. Ltd.</b> (Borrower) 331, Nav Vyapar Bhawan, 49 P. D'Mello Road, Carnac Bunder, Mumbai-400 009. <b>Mr. Ashish Goel</b> (Director) 331, Nav Vyapar Bhawan, 49 P. D'Mello Road, Carnac Bunder, Mumbai-400 009. <b>Mrs. Kiran Goel</b> (Director) 331, Nav Vyapar Bhawan, 49 P. D'Mello Road, Carnac Bunder, Mumbai-400 009.	<b>Vikas Kamalkishore Gupta</b>	<b>Mr. Vikas Kamalkishore Gupta</b> (As Borrower) Flat No. 18, 19 <sup>th</sup> Floor, Aashiana Building, August Kranti Marg, Next to Bank of Baroda, 25 Napeansea Road, Malabar Hills, Mumbai-400 006.	<b>Mr. Tarachand Mulchand Verma</b> (As Guarantor) A/1306, Raheja Sherwood Co-Op. Soc., Western Express Highway, Nerlon Compound, Goregaon (E), Mumbai-400 063		

**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", "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://www.mstcecommerce.com> on date and time mentioned in the above table. 4. The Authorised Officer reserves the right to accept or reject any / all bids, 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. 5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser. 6. For detailed term and conditions of the sale, please refer [www.ibapl.in](http://www.ibapl.in), [www.mstcecommerce.com](http://www.mstcecommerce.com), <https://eprocure.gov.in/epublish/app> & [www.pnbindia.in](http://www.pnbindia.in).

Place: Mumbai  
Date : 07.11.2023

Sd/-  
Authorized Officer,  
Punjab National Bank, Secured Creditor