



punjab national bank
Together for the better

Mumbai Western Circle SASTRA,
PNB, Pragati Towers, 3rd Floor, Plot no C-9, G-Block, Bandra
Kurfa 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(b) 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 deposits mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr.	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 SARFAESI ACT 2002	A) Reserve Price (Rs. In Lacs)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors Name & No. of the contact person																																																									
			B) Outstanding Amount as on NPA date C) Possession Date u/s 13(2) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/ Physical/ Constructive	B) EMD (to be deposited MSTC wallet before Auction Date) C) Bid Increase Amount																																																											
1	CIRCLE SASTRA MUMBAI WESTERN M/s Counter Safe Retail Solutions Pvt Ltd. Mr Deepak Bagra. Flat No 534, Wing 1 Rock Enclave, Sahayadi 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. https://bapi.in 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 (Physical Inspection date 06-05-2024 Timings 12:00pm to 02.00 pm)	A) Rs 50,00,000.00 B) Rs 5,00,000.00 C) Rs 5,000.00	13-05-2024 10:00am to 04:00pm	Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer Mobile 9935189143, 7984032293, 8976973349																																																									
2	CIRCLE SASTRA MUMBAI WESTERN CIRCLE. M/s Goldlight Metal Industries, Proprietor Mr Ranjan Jaiswal (Proprietor) 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 122/4, Amboli Gram Panchayat House No 509, Village Khadoli Silvassa Dadar Nagar Haveli Silvassa Pin 396230. Near Khanvel Silvassa Road Area adrn 1000 .sq.mtrs in the name of M/s Goldlight Metal Industries. Latitude 20degrees 16'31.3"N Longitude 73degrees 00'26.3"E https://bapi.in 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) Physical Date of Physical Inspection 06/05/2024, Timing 11:00am to 01:00pm Contact Person for Inspection: Mr Rajendra Mobile 0704 1133820.	A) Rs 83,00,000.00 B) Rs 8,30,000.00 C) Rs 5000.00	13-05-2024 10:00am to 04:00pm	Any unpaid unstated dues/lease rent of District Industries Center Silvassa. Or any other liabilities. Unpaid Electricity Dues of approximately Rs 3.50 lacs Any other encumbrance not known Not known to Authorised Officer, 9935189143, 7984032293, 8976973349																																																									
3	CIRCLE SASTRA MUMBAI WESTERN. Mr Irfan Shamsuddin Shaikh, Mrs Najma Shamsuddin Shaikh. Flat No 702, A- Wing No -1, Navratna CHSL, Opp Bhoomi Tower, 8th Road, Jaku Club, Santacruz East, Mumbai-400055.	Flat No 702, A- Wing No -1, Navratna (SRA) CHSL, Opp Bhoomi Tower, 8th Road, T.P.S Jaku Club, Santacruz East, Mumbai-400055. Admn area 240 sq ft carpet. Owned by Mr Irfan Shamsuddin Shaikh, Mrs Najma Shamsuddin Shaikh. Order obtained for physical possession.	A) 19.03.2019 B) Rs 35,99,563.50/- plus further interests and charges. C) 18.11.2019	A) Rs 54,00,000.00 B) Rs 5,40,000.00 C) Rs 5000.00	13-05-2024 10:00am to 04:00pm	Unpaid. Maintenance/Utility dues/ Taxes. Any other encumbrance. Not known to Authorised Officer, 9935189143, 7984032293, 8976973349																																																									
4	CIRCLE SASTRA MUMBAI WESTERN M/s Hydrocarbon Development Co Pvt Ltd, Bank of India Building, 5th Floor, M.G Road, Fort, Mumbai- 400023. Mr S. Ravindran (Guarantor/Ex-Director), Mr Kassehe Mayun (Guarantor/ Ex-Director), Mr S.R Das (Guarantor/ Ex-Director), The Official Liquidator, Bombay High Court.	Merged Unit nos 4122 to 4126 alongwith unit 4127, 4th Floor D- Wing, Oberoi Gardens Estate, Off Saki Vihar Chandivali, Andher East, Mumbai-400072, in the name of Hydrocarbon Development Company Pvt Ltd. (Admeasuring total area 3010.14 sq.ft built up Alongwith movable items as listed below <table border="1"> <thead> <tr> <th>No</th> <th>Inventory</th> <th>Qty</th> </tr> </thead> <tbody> <tr><td>1</td><td>Office Chair</td><td>63</td></tr> <tr><td>2</td><td>Computer Set</td><td>10</td></tr> <tr><td>3</td><td>Laptop</td><td>7</td></tr> <tr><td>4</td><td>Wooden Table</td><td>1</td></tr> <tr><td>5</td><td>Wooden Racks</td><td>1</td></tr> <tr><td>6</td><td>Reception Table</td><td>1</td></tr> <tr><td>7</td><td>Small Table</td><td>1</td></tr> <tr><td>8</td><td>Big HP Printer</td><td>1</td></tr> <tr><td>9</td><td>Printer</td><td>3</td></tr> <tr><td>10</td><td>LG Owen</td><td>1</td></tr> <tr><td>11</td><td>Locker</td><td>1</td></tr> <tr><td>12</td><td>MS Storage Locker</td><td>1</td></tr> <tr><td>13</td><td>Notice Board</td><td>1</td></tr> <tr><td>14</td><td>Projector</td><td>1</td></tr> <tr><td>15</td><td>Refrigerator</td><td>1</td></tr> <tr><td>16</td><td>Small Sofa</td><td>1</td></tr> <tr><td>17</td><td>Telephone</td><td>21</td></tr> <tr><td>18</td><td>Split AC</td><td>1</td></tr> </tbody> </table> The composite value of above movable items is incorporated in total reserve price of the immovable property. https://bapi.in Property ID : PUNBCS444400207 (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, all unpaid liabilities etc. The above list is indicative and not exhaustive)	No	Inventory	Qty	1	Office Chair	63	2	Computer Set	10	3	Laptop	7	4	Wooden Table	1	5	Wooden Racks	1	6	Reception Table	1	7	Small Table	1	8	Big HP Printer	1	9	Printer	3	10	LG Owen	1	11	Locker	1	12	MS Storage Locker	1	13	Notice Board	1	14	Projector	1	15	Refrigerator	1	16	Small Sofa	1	17	Telephone	21	18	Split AC	1	A) 20.07.2015 B) Rs 25873623.26 plus further interests and charges since date of NPA. C) 25-03-2019 (Powel Office Premises) C) 22-03-2019 (Vivar Office premises). D) Physical (Physical Inspection date 04-05-2024 Timings 12:00pm to 02:00pm)	A) Rs 2,15,00,000.00 B) Rs 21,50,000.00 C) Rs 5000.00	13-05-2024 10:00am to 04:00pm	Unpaid society maintenance dues of approximately Rs 90.00 lacs. The original property title documents for Merged Unit nos 4122 to 4126 is with Stamp Office, Old Customer House Mumbai with outstanding dues of approximately Rs 11.00 lacs plus further interests and charges. Original Agreement for unit no 4127 with Bank. Notice received from Sale Tax Dept for outstanding dues Rs 4.08 crores approximately. Any other encumbrances not known to Authorised officer. Mobile 9935189143, 7984032293, 8976973349
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<p>5 CIRCLE SASTRA MUMBAI WESTERN Mr Bhupendra Premshankar Jani and Mrs Bhavana Bhupendra Jani Flat No 303&304, 3rd Floor, Laxmi Heights CHSL, Nr SLPaul School, Highness Park, Mira Road East, Thane 401107.</p>	<p>Merged Flat No 303&304, 3rd Floor, Laxmi Heights CHSL, Nr SLPaul 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 https://ibapi.in 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)</p>	<p>A) 30.01.2020 B) 59,32,969.66/- plus further interest and charges. C) 10.04.2020 D) Symbolic</p>	<p>A) Rs 53,00,000.00 B) Rs 5,30,000.00 C) Rs 5,000.00</p>	<p>13-05-2024 10:00am to 04:00pm</p>	<p>Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9935189143, 7984032293, 8976973349</p>																																																									
<p>6 CIRCLE SASTRA MUMBAI WESTERN Mrs. Sindhu Dhananjay Pandey Flat N. 2701, Tower No.3, Challenger Tower, Thakur Village, Kandivali East-Mumbai-400101</p>	<p>Flat No. 401, 4th Floor, B wing, Kalash Building, Type-AA, Opp. Yaswanth Gaurav Complex, Vili-Achole, Nalasopara East, Tal-Vasai-Palghar-401209. Survey no 2, carpet 532 Sq. Ft. (59.33 Sq. Mt.) as per agreement in the Name Mr. Mrs. Sindhu Dhananjay Pandey</p>	<p>A) 22.08.2023 B) 26,98,141.86 plus further interest and charges. C) 24.11.2023. D) Symbolic</p>	<p>A) Rs 38,00,000.00 B) Rs 3,80,000.00 C) Rs 5,000.00</p>	<p>13-05-2024 10:00am to 04:00pm</p>	<p>Unpaid society Maintenance charges and Municipal Taxes etc. Any other encumbrances Not Known Authorised Officer 9935189143, 7984032293, 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 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 MS 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://procure.gov.in/publish/app> (3) <http://www.mstcecommerce.com/> (4) 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. (11) 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 Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/continue 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 hereto have been stated to the best of the information of the Authorized Officer, but the Authorized 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://procure.gov.in/publish/app>, <http://www.mstcecommerce.com/>, 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 13th May 2024 starting from 10:00AM 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. (29) 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 the properties bid 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 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 auctioned/sold and the balance dues, if any will be recovered with interest and costs.

Date: 24.04.2024
Place: Mumbai

Sd-
Authorized Officer,
Punjab National Bank
(Secured Creditor)