

**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 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**

Lot. No	Name of the Branch  Name of the Account Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagors of Property (ies))	A) Dt. 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 30.09.2022	B) EMD		
			C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
D) Nature of Possession Symbolic/Physical/ Constructive						
1.	<b>Zonal Sastra Center M/s. Everflow Petrofils Ltd.</b> At-1301, A-Wing, Naman Midtown, Dr. Babsaheb Ambedkar Nagar, Behind Kamgar Krida Kendra, Senapati Bapat Marg, Elphinstone, Mumbai -400 012 <b>And M/s. Everflow Petrofils Ltd.</b> At-No. 11, Oval Wadi, 3rd Floor, Vithalwadi, Kalbadevi, Mumbai -400 002.	<b>Property 1.</b> Office at 1301/A, Naman Midtown senapati bapat marg Mumbai-400013. Area Admeasuring: Office area 3817 Sq. Ft. and Utility Area 681 sq. Ft. Total 4498 Sq. Ft. carpet area Ms. Alpa Jain, Ms. Sapna Jain Ms. Ratanben P. Jain	<b>A- A-PNB- 11.09.2020</b> <b>SBI- 28.02.2020</b> <b>Canara Bank- 19.03.2020</b> <b>Union Bank of India-28.10.2020</b> <b>Indian Bank- 29.09.2020</b> <b>Karur Vyasya Bank- 01.10.2020</b> <b>NKGSB Co-Op Bank Ltd- 14.10.2020</b> <b>B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA.</b> <b>C-16.03.2021 / 17.03.2021</b> <b>D- Symbolic Possession</b>	<b>A-1200.00</b> <b>B-120.00</b> <b>C-1.00</b>	<b>07.02.2024</b> <b>11:00AM to 04:00PM</b>	Not known
	<b>Mr. Pinkesh Parasmalji Jain Director &amp; Guarantor</b> Flat No. 601, Chaitya Towers, CHS Ltd., Mazgaon, Mumbai - 400 010.	<b>Property 2.</b> Duplex Flat Flat No. 1601, 16th Floor, and Flat No. 1501m 15th Floor, Chaitya CHS Ltd, Mazgaon, Mumbai - 400 010. Area Admeasuring- Flat 1501- 895 Sq ft Built Up Area and Flat-1601-792 Sq Ft Built Up Area. Ms. Ratanben P. Jain	<b>A- PNB-11.09.2020</b> <b>SBI-28.02.2020</b> <b>Canara Bank-19.03.2020</b> <b>Union Bank of India-28.10.2020</b> <b>Indian Bank-29.09.2020</b> <b>Karur Vyasya Bank- 01.10.2020</b> <b>NKGSB Co-Op Bank Ltd- 14.10.2020</b> <b>B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA.</b> <b>C- 16.03.2021 / 17.03.2021</b> <b>D- Symbolic Possession</b>	<b>A-460.00</b> <b>B-46.00</b> <b>C-1.00</b>	<b>07.02.2024</b> <b>11:00AM to 04:00PM</b>	Not known
	<b>Ms. Sapna Jain Director &amp; Guarantor</b> Flat No. 601, Chaitya Towers, CHS Ltd., Mazgaon, Mumbai - 400 010.	<b>Property 3.</b> Office Premises at 209, 2nd Floor, 'Kapadia Chamber' 599, JSS Road, Princes Street, Marine Lines(E), Mumbai - 400 002. Area Admeasuring :263 Sq ft Super Built Up Area. Ms. Sapna Jain Ms. Alpa Jain	<b>A- PNB-11.09.2020</b> <b>SBI-28.02.2020</b> <b>Canara Bank-19.03.2020</b> <b>Union Bank of India- 28.10.2020</b> <b>Indian Bank- 29.09.2020</b> <b>Karur Vyasya Bank- 01.10.2020</b> <b>NKGSB Co-Op Bank Ltd - 14.10.2020</b> <b>B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA.</b> <b>C-16.03.2021 / 17.03.2021</b> <b>D- Symbolic Possession</b>	<b>A-55.19</b> <b>B-5.52</b> <b>C-0.25</b>	<b>07.02.2024</b> <b>11:00AM to 04:00PM</b>	Not known
	<b>Ms. Alpa Pinkeshkumar Jain Director &amp; Guarantor</b> Flat No. 601, Chaitya Towers, CHS Ltd., Mazgaon, Mumbai - 400 010.	<b>Property 4.</b> Office Premises at Office No 10, 11, 12 2nd Floor, 'Kapadia Chamber' 599, JSS Road, Princes Street, Marine Lines(E), Mumbai 400 002. Area Admeasuring :1022 Sq ft Super Built Up Area. Ms. Sapna Jain Ms. Alpa Jain Ms. Ratanben P. Jain	<b>A-PNB-11.09.2020</b> <b>SBI-28.02.2020</b> <b>Canara Bank-19.03.2020</b> <b>Union Bank of India-28.10.2020</b> <b>Indian Bank-29-09-2020</b> <b>Karur Vyasya Bank- 01.10.2020</b> <b>NKGSB Co-Op Bank Ltd- 14.10.2020</b> <b>B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA.</b> <b>C-16.03.2021 / 17.03.2021</b> <b>D- Symbolic Possession</b>	<b>A-215.00</b> <b>B-21.50</b> <b>C-0.50</b>	<b>07.02.2024</b> <b>11:00AM to 04:00PM</b>	Not known
	<b>Mr. Rakeshkumar Parasmalji Jain Guarantor</b> Flat No. 601, Chaitya Towers, CHS Ltd., Mazgaon, Mumbai -400 010	<b>Property 5.</b> Open Land bearing Survey No 33, Hissa No 1, situated at village Bhoini, TalukaMulshi, Dist Pune. Area Admeasuring :20000 sq mtr. Ms. Sapna Jain Ms. Alpa Jain Ms. Ratanben P. Jain	<b>A- PNB-11.09.2020</b> <b>SBI-28.02.2020</b> <b>Canara Bank-19.03.2020</b> <b>Union Bank of India-28.10.2020</b> <b>Indian Bank- 29.09.2020</b> <b>Karur Vyasya Bank- 01.10.2020</b> <b>NKGSB Co-Op Bank Ltd- 14.10.2020</b> <b>B- Consolidated Amt-Rs.183.99 Cr plus further interest and charges from the date of NPA.</b> <b>C-16.03.2021 / 17.03.2021</b> <b>D- Symbolic Possession</b>	<b>A-260.00</b> <b>B-26.00</b> <b>C-0.50</b>	<b>07.02.2024</b> <b>11:00AM to 04:00PM</b>	Not known
<b>Aura Spinwell Ltd. Corporate Guarantor:</b> Office No. 09, 2nd Floor, Plot 599, Kapadia Chambers, Jagannath Shankarsheth Marg, Chira Bazar, Kalbadevi Road, Mumbai - 400 002						

**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:

- The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- 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.
- 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.
- 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. .
- 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..
- For detailed term and conditions of the sale, please refer [www.ibapi.in](http://www.ibapi.in), [www.mstcecommerce.com](http://www.mstcecommerce.com), <https://eprocure.gov.in/epublish/app> & [www.pnbindia.in](http://www.pnbindia.in)

For Punjab National Bank

Sd/-

Chief Manager & Authorised Officer

PNB, Secured Creditor, Mob: 8637084022

Date: 19.01.2024

Place: Mumbai