



Mumbait 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	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	Name of Mortgagor /Owner of property	C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/ Physical/ Constructive			
1	CIRCLE SASTRA MUMBAI WESTERN M/s DN Polymers (Proprietor-Mr Dharmesh Babulal Shah) Flat no.101,1st Floor, Building No A-1, Kumar Perna CHS, D P Road,Aundh, Tal Haveli Pune-411007.	All that part and parcel of the property consisting Equitable Mortgaged of Residential Flat /Unit no 203, 2nd Floor. Identify Apartment, Plot No. D-41,Shiv Officer Colony Scheme ,80 feet Road, Jagatpura, Jaipur-302025.. Admn area 1050 sq. ft. Built up	A) 04-06-2024 B) Rs 3,91,20,686.32 plus interest and charges since date of NPA. C) 18.09.2024 D) Symbolic	A) Rs 33,00,000 /- B) Rs 3,30,000 /- C) Rs 5,000/-	06-03-2025 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
2	M/s Paramount Corporation, Shop No 1, Ground Floor, Mahavir Building, Nr Shrinath Building, Keshavji Naik Road, Bhat Bazar, Masjid Bunder, Mumbai- 400009 Mr Dinesh Chamanlal Joshi(Prop) Mrs Varsha Dinesh Joshi (Guarantor) Flat No 703, 7th Floor, Krishna Vihar CHSL, Near Irla Tata Compound, Vile Parle West, Mumbai, Mumbai – 400 056	Shop No 1, Ground Floor, "Mahavir Darshan CHSL" Building No. 17, CTS No 1711, Keshavji Nayak Road, Bhat Bazar, Chinch Bunder, Mumbai – 400 009. Area admeasuring 1000 sq. ft Built-up.in the name of Mr Dinesh Chamanlal Joshi ,and Mrs Varsha Dinesh Joshi	A) 15.03.2023 B) Rs 1,46,81,116.00 plus interest and charges since date of NPA. C) 11/07/2023 D) Symbolic	A) Rs 3,04,00,000 /- B) Rs 30,40,000/- C) Rs 25,000/-	06-03-2025 11:00am to 04:00pm	Extension of Mortgage Any unpaid society maintenance dues ,unpaid utility bills etc. Any other Encumbrances not known to Authorised Officer ----- Mobile 9935189143 9903085950 9920267874
3	M/s Project Field Engineers Prop- Mrs Prana V Vishwakarma, Legal Heirs Udairaj Vishwakarma Flat No 307, 3rd Floor, A2, SwapnaKiran Building , Near Gokuldhm, Off Filmcity Road, Village Malad East Taluka Borivali , Mumbai- 400097	Flat No 307, 3rd Floor, A2, SwapnaKiran Building , Near Gokuldhm, Off Filmcity Road, Village Malad East Taluka Borivali Survey No 267, Hissa No 1/1, CTS No 610 (Part), Mumbai 400097 587.sq.ft builtup. In the name of (1) Late Mr Udairaj Raurdin Vishwakarma	A) 04-08-2023 B) Rs 1,68,88,255.42 plus interest and charges since date of NPA. C) 21-03-2024 D) Symbolic	A) Rs 87,00,000 /- B) Rs 8,70,000 /- C) Rs 5,000/-	06-03-2025 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
4	Mr. Lalit Surendra Tejwani, C- 210, Lok Aangan Near Shashtri Nagar, Mulund Colony, Mulund West, Mumbai -400082	1) Flat No. B-301, 3rd Floor, B- Wing, Sai Swarg 3 Building, Rajput Mall Kashiwadi Boisar Near Tarapur Road, Village- Pasthal, Boisar East, Palghar - 401-504 Area admn. 640 sq.ft carpet.	A) 14-11-2022 B) Rs 57,58,214.44 plus interest and charges since date of NPA. C) 23-08-2023 D) Physical	A) Rs 25,00,000/- B) Rs 2,50,000 /- C) Rs 5,000/-	06-03-2025 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
	SAME AS ABOVE	2) Flat No. B- 302, 3rd Floor, B- Wing Sai Swarg 3 Building, Rajput Mall Kashiwadi Boisar Near, Tarapur Road, Village- Pasthal, Boisar East, Palghar - 401-504 Area admn. 640 sq.ft carpet.	A) 14-11-2022 B) Rs 57,58,214.44 plus interest and charges since date of NPA. C) 23-08-2023 D) Physical	A) Rs 25,00,000 /- B) Rs 2,50,000/- C) Rs 5,000/-	06-03-2025 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
5	Mr Parth Milan Sanghvi Proprietor, M/s Fair Deal Enterprise, A-603, Radhika Darshan CHS Ltd, Mathuradas Extn Road, Kandivali West, Mumbai- 400067. Mr Milian Sanghavi, (Guarantor) C/o M/s Dipen Trading Company, Flat No A-602, Radhika Darshan, Hemu Kalani, Cross Road, No -2, Kandivali West, Mumbai- 400067	1) Merged Commercial Shop No L-12, L-15,L-17 situated at Lower Ground Floor, "Prime Mall" in Irla CHSL , Vile Parle West Mumbai- 400056.bearingsurvey no 191-A, Hissa No 433,433/1 to 57 Lnadmark:Behind HP Petrol Pump, area of shop admeasuring L-12-141.48, L-15-172.95 sq. ft built up area & L-17 -165.58 sq. ft built up area. In the name of Parth Milan Sanghvi	A) 16-03-2022 B) Rs 1,83,51,355.82 plus interest and charges since date of NPA. C) 13-03-2024 D) Physical	A) Rs 1,14,00,000/- B) Rs 11,40,000/- C) Rs 10,000/-	06-03-2025 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
	SAME AS ABOVE	2) Commercial Shop No L-95, situated at Lower Ground Floor, "Prime Mall" in Irla CHSL, Vile Parle West Mumbai 400056, bearing survey no 191-A, Hissa No 6/1, (Part) 9,11,12 and part B, New CTS No 433,433/1 to 57 Landmark :Behind HP Petrol Pump, area of shop admeasuring 200.60 sq.ft built up area	A) 16-03-2022 B) Rs 1,83,51,355.82 plus interest and charges since date of NPA. C) 13-03-2024 D) Physical	A) Rs 49,00,000/- B) Rs 4,90,000/- C) Rs 5,000/-	06-03-2025 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
6	Mr Jitendra Soni (Borrower) Office No 405,4th Floor, B-Wing , Morya House Premises CHSL, Veera Industrial Estate, Plot No B-66 & B-67 of Block -B, Part of S No 41 (pt), CTS No 718 & 719 Oshiwara Off Link Road , Andheri west Mumbai-400053.Adm Carpet area of Flat 1561 Sq. ft.& built up area 1873 sq.ft	Office No 405,4th Floor, B-Wing , Morya House Premises CHSL, Veera Industrial Estate, Plot No B-66 & B-67 of Block -B, Part of S No 41 (pt), CTS No 718 & 719 Oshiwara Off Link Road , Andheri west Mumbai-400053.Adm Carpet area of Flat 1561 Sq. ft.& built up area 1873 sq.ft	A) 09-08-2024 B) Rs 83,22,165.15 plus interest and charges since date of NPA. C) 07-12-2024. D) Symbolic	A) Rs 3,43,00,000/- B) Rs 34,30,000/- C) Rs 25,000/-	06-03-2025 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
7	CIRCLE SASTRA MUMBAI WESTERN Mrs. Sachi Kamal Gwalani, Flat No. B/204 2nd Floor, Malvani Shree Ashtvinayak CHSL, Plot No 25, RSC 2, Malwani MHADA, Layout, Malad West, Mumbai -400095	Flat No. B/204 2nd Floor, Malvani Shree Ashtvinayak CHSL, Plot No 25, RSC 2, Malwani 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) 25-09-2023 D) Symbolic	A) Rs 51,30,000/- B) Rs 5,13,000/- C) Rs 5,000/-	06-03-2025 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 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.

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 <https://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 – <https://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: February 2025
Place: Mumbai

Sd/-
Authorized Officer
Punjab National Bank
Secured Creditor