पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.01.2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A)Reserve Price (Rs. in Lacs) / B) EMD / C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Margaon - Goa Borrower : Berry De Costa Co-Borrower/ Guarantor: Cliff D'costa and Avelina D'costa	Residential Plot no. 5 bearing Survey no.28/18 with bungalow bearing House no. 842/2 having 2 independent tenements situated at Appi Bhat, Mandopa, Navelim, Salcete - Goa	A) 23.11.2022 B) Rs.54,91,865.54 + further interest C) 02.03.2023 D) Symbolic	A) Rs 98.00 Lac B) Rs 9.80 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
2.	Margao - Goa Borrower : Clear Vision Computer - Proprietor -Sushant S Volvoikar	Shop no.12B, Ground Floor, Sameera Plaza, Upper Bazar, Ponda, North Goa admeasuring 20 Sq Mts.	A) 03.04.2017 B) Rs. 43,23,273.00 + further interest C) 14.06.2017 D) Symbolic	A) Rs 35.00 Lac B) Rs 3.50 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
3	Ponda - Goa Borrower : Gaurish M Dessai Co-Borrower/ Guarantor: Supriya G Dessai	Flat F-4 in Building "Ashvek Classic" at Joefil Nagar, Ponda, Goa.	A) 01.06.2019 B) Rs. 17,53,990 + further interest C) 13.08.2019 D) Symbolic	A) Rs 39.25 Lac B) Rs 3.925 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
4	Ponda Borrower : ANIL SINGH RAJPUROHIT	Flat A-6 admeasuring 83 Sq Mtr, situated on Second Floor of Building known as "Poonam Apartment" constructed in the property known a "Casas de Morada situated at Ponda, within the limits of Ponda Municipal Council of Taluka and Sub District of the North Goa District	A) 16.11.2022 B) Rs. 27,77,286.68 + further interest C) 06.02.2023 D) Symbolic	A) Rs 35.00 Lac B) Rs 3.50 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
5	Ponda - Goa Borrower : Gaurish M Dessai	Shop no.47 admeasuring about 15.00 sq. mtrs of super built area on the Ground Floor of the building " Super Market Phase II" in the property known as " Ramani Thikan" situated at Ponda, Goa (Construction in the Property bearing Survey no.164/7 of Ponda	A) 31.03.2017 B) Rs. 13,86,043 + further interest C) 13.08.2019 D) Symbolic	A) Rs 39.50 Lac B) Rs 3.95 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
6	Verna Borrower : Vishal N Chhugani Co-Borrower/ Guarantor: Suja V Chhugani	Flat no. C-501, 4th floor, Block C, Mohidins Affilence Opp. Vaddem Lake, Nr. Pai Nursing Home and Radio Mundial, Vaddem, Vasco Da Gama, Goa. Admeasuring Super Built up area 91 Sq. Mtrs (inclusive of Car Park Area)	A) 26.04.2018 B) Rs. 42,34,748.00 + further interest C) D) Symbolic	A) Rs 54.00 Lac B) Rs 5.40 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
7	Verna Borrower : VIJAY HIRALAL KIRAN	Flat no. 7 (B/H/T/7) located on the 3rd floor of B wing and Flat no. 3 (C/H/F/3) located on the 1st floor of C Wing in the scheme ' Sai Narayan' built in a plot of land known as 'Aforamento Sem Denominacao Especial situated at Rumdawado, Vasco Da Gama, South Goa, Goa, Pin – 403802. Admeasuring Built up area of 108 Sq. Mtrs.	A) 22.10.2021 B) Rs. 20,93,791.15 + further interest C) D) Symbolic	A) Rs 39.00 Lac B) Rs 3.90 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
8	Vasco Borrower : Rohidas Rama Honavarker Co-Borrower/ Guarantor: K. K. Ambika	Flat No. A 4, having Super Built Up Area Of 120 Sq Mtr on A Building, 4th Floor Of Building Piety Manor Ward Bamnimgin At Bhuteb, Mangoor, Vasco Da Gama, Goa Pin: 403 804	A) 23.09.2021 B) Rs. 19,32,538.50 + further interest C) D) Symbolic	A) Rs 48.90 Lac B) Rs 4.89 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
9	Vasco Borrower : Coirmate - Proprietor - Mr. Uday Redkar	Flat no. 301, on 3rd floor, Ahanti Building, Plot no.5, Survey no.9/1, Village Chicalim, behind Regina Mundi High School, Sub District of Mormugao, South Goa, Pin – 403802. Admeasuring Super Built up area of 129 Sq. Mt.	A) 20.02.2024 B) Rs. 92,18,531.86 + further interest C) D) Symbolic	A) Rs 64.00 Lac B) Rs 6.40 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
10	Margaon Borrower : Manojkumar Choudhary Co-Borrower/ Guarantor: Mamta Choudhary	Flat no. F-2, 1st Floor, Building – I (Building – A), Solitaire Classic, admeasuring 80 Sqm, enrolled in land revenue office no.64,bearing survey no. 3/9 at Davorlim village, Salcete, Taluka, Goa	A) 03.04.2018 B) Rs. 34,18,015.56 + further interest C) D) Symbolic	A) Rs 30.25 Lac B) Rs 3.25 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
11	Margaon Borrower : Hussain Basha Sutar Co-Borrower/ Guarantor: Naseema Sutar	Flat no. FTH-01, Located on fourth Floor of Building 'A' named as 'A & M Plaza' situated in Plot no.'M' of the Property known as 'CHONDROVADDO', bearing Chalta no. 3,4,5 & 6 of P.T. Sheet no. 25, Chandrawaddo, Fatorda, Salcete Taluka, Goa, Pin – 403602. Admeasuring SBA 60 Sq.Mtrs	A) 24.04.2023 B) Rs. 17,71,652.42 + further interest C) D) Symbolic	A) Rs 20.00 Lac B) Rs 20.00 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
12	Margaon Borrower : Hans Granite And Marbles - Proprietor Gyanchand Ramchand Sharma Co-Borrower/ Guarantor: Umesh Pandit	Plot No. 5 admeasuring 260 Sq Mtr along with Residential House No. 2/436 situated at Talvorda, Cuncolim, Salcete, Goa, of the Property Surveyed under S No. 137/I-E, owned by Mr. Umesh Pandit	A) 21.12.2021 B) Rs. 24,61,096.58 + further interest C) D) Symbolic	A) Rs 25.00 Lac B) Rs 2.40 Lac C) Rs 0.10 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
13	Margao Borrower : Om Shiv Hotel - Proprietor - Ambar Ashok Rajadhyax	Commercial Office no.8/B, 1st floor, Rajadhyax Tower built in a plot of land known as Sirvodem – Lote D Surveyed under Chalta no. 322 of P.T. Sheet no. 238, behind Bank of India, Cine Lata Road, within the limits of Margaon Municipal Council, Taluka & Sub-District of Salcete, District of Goa, Goa- 403601. Admeasuring Built up area of 87.32 Sq. Mt.	A) 22.09.2022 B) Rs. 30,78,089.15 + further interest C) D) Symbolic	A) Rs 53.50 Lac B) Rs 5.35 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
14	Mapusa Borrower : Anand Mahale Co-Borrower/ Guarantor: Anita A Mahale	Flat K-I, K-2, Ground Floor, K Building, TARA GARDENS, admeasuring 105.00 Sq Mtr, Near SARASWAT HIGH SCHOOL, VIDYANAGAR, Surveyed under City Survey Mapusa under Chalta No. 52 of P T Sheet No. 155, KHORLIM Ward, MAPUSA City, MMC of BARDEZ Taluka, GOA PIN: 403507	A) 30.09.2021 B) Rs. 31,22,496.86 + further interest C) D) Symbolic	A) Rs 50.00 Lac B) Rs 5.00 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
15	Mapusa Borrower : Mohammed Tasleem Kotekar	Flat no. 5B-9, Fifth Floor, Block B2, L & L Odyssey, Ratwaddo, Salcete, Margao, Goa, Pin - 403103 admeasuring 92.33 Sq. Mtrs.	A) 08.09.2021 B) Rs. 36,36,571.72 + further interest C) D) Symbolic	A) Rs 43.25 Lac B) Rs 4.325 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
16	Mapusa Borrower : Uday M Khorjekar Co-Borrower/ Guarantor: Purnima U Khorjekar	Flat no.G2, admeasuring 75 Sq. Mtrs., HNO 177/2, Regency Apartment, Opp Dominic & Father College Institute, Pirazona, Moira, Bardez, Goa, Pin- 403514.	A) 16.01.2023 B) Rs. 22,50,316.65 + further interest C) D) Symbolic	A) Rs 30.50 Lac B) Rs 3.05 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
17	Mapusa Borrower : Sunil Kumar Laxminarayan Choudhary Co-Co-Borrower/ Guarantor: Seeta Devi	Flat no.005 & 006 , Plot no. AA-13, Survey no. 65/0 with super built up area of 55.90 Sq Mts, 2nd Floor, Banjara Hill, Bordem, Bicholim, Near Housing Board Colony, Mapusa, Goa, North Goa-403504	A) 06.09.2021 B) Rs. 40,32,151.86 + further interest C) D) Symbolic	A) Rs 38.25 Lac B) Rs 3.825 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known
18	Mapusa Borrower : Randhir Singh	Flat no.002, Banjara Hill, admeasuring 44.38 Sq. Mts., Galvaril Dongor or Laker situated at village Bordem, SY no. 65/0,within the limit of Bicholim Municipality, Taluka and Sub District of Bicholim, Mapusa, North Goa, Goa, Pin: 403504	A) 31.12.2022 B) Rs. 40,32,151.86 + further interest C) D) Symbolic	A) Rs 15.25 Lac B) Rs 1.525 Lac C) Rs 0.25 Lac	19.03.2025 From 11.00 AM to 4.00 PM	Not Known

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and tothe 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 provided at the Website **https://baanknet.in** on 19.03.2025 @ 11.00 AM
4. For detailed term and conditions of the sale, please refer **https://baanknet.in & www.pnbindia.in**.

Date: 14/02/2025
Place: Kolhapur

Abhijeet Katavare
Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY **SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**