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

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**0231 2524017**

## 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<br>Name of the Account<br>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<br>B) Outstanding Amount as on 31.01.2025<br>C) Possession Date u/s 13(4) of SARFESI ACT 2002<br>D) Nature of Possession Symbolic/Physical/Constructive | A)Reserve Price (Rs. in Lacs)<br>B) EMD<br>C)Bid Increase Amount | Date/ Time of E-Auction | Details of the encumbrances known to the secured creditors |
|---|---|---|---|---|---|---|
| 1 | Margao - Goa<br>Borrower: M/s Charlie cloth and tailor<br>proprietor – MR. RAJ KUMAR TOMAR | PLOT NO.X3, ADMEASURING ABOUT 347 SQ.MTS. IS PART OF THE BIGGER PROPERTY KNOWN AS 'ADIALEM' OR 'BELLEM' SITUATED WITHIN THE LIMITS OF VILLAGE PANCHAYAR OF TELAULIM TALUKA SALCETE, DISTRICT OF SOUTH GOA, STATE OF GOA. IT IS SURVEYED UNDER SURVEY NO. 75/2. THE PROPERTY IS DESCRIBED IN THE LAND REGISTRATION OFFICE UNDER NO.25017 AND 25023 AND ENROLLED IN THE TALUKA REVENUE OFFICE UNDER NO.2028. | A) 29.08.2023<br>B) Rs. **14,84,521.72** + further interest<br>C) 05.01.2024<br>D) Symbolic | A) Rs 38.50Lac<br>B) Rs 3.85 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| 2. | Margao - Goa<br>Borrower : MR. DHANANJAY DEVKAR | Flat No.C-301, Third Floor, Lotus Heights Building C at Aqueim Malbhat Margao GOA 403601admeasuring 107.12 Sq. Mtrs | A) 17.01.2024<br>B) Rs. **39,10,435.94** + further interest | A) Rs 51.50 Lac<br>B) Rs 5.15 Lac | 29.03.2025<br>From 11.00 | Not Known |

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| | Co-borrower : MR. VIKAS JAGANNATH DEVKAR | | C) 22.04.2024<br>D) Symbolic | C) Rs 0.25 Lac | AM to 4.00 PM | |
| **3** | Margaon - Goa<br>Borrower : Hirfan Mohammed Mukashi | House No LIG-L450 Tenement in goa hosing board, rumdamol , Davorlim village Salcete taluka , south goa dist Salcete Goa | A) 20.09.2021<br>B) Rs. 30,02,180.00 + further interest<br>C) 29.12.2021<br>D) Symbolic | A) Rs 41.50 Lac<br>B) Rs 4.15 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **4** | GOA-MARGAO<br>Borrower : Mr. SACHIDANAN DA DAS<br>Co-borrower : Mrs. BABITA NAYAK | Residential Flat No. 7 admeasuring 91 Sq. Mtrs. of built up area with open terrace of 40 Sq. Mtrs., on the 2nd Floor of Building named Giridhar Complex situated at Dramapur, Navelim, Goa, bounded by: EAST: On Ground set back compound wall and road, WEST: On Same Floor staircase and Flat No 6, SOUTH: Set back compound wall and vacant plot, NORTH: On Ground 6m road. | A) 18.10.2021<br>B) Rs. 20,58,933.55 + further interest<br>C) 29.11.2022<br>D) Symbolic | A) Rs 30.00 Lac<br>B) Rs 3.00 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **5** | GOA-PANJIM<br>Borrower : M/s Shining Spirit (Prop. Mr. Carmo Borges)<br>Mortgagor : Mrs. Jennifer Immaculate Borges | EM of vacant Plot in survey No. 83/6 admeasuring 1750 Sq.Mtr Navelim Salcete Goa. Bounded by East: by the property of Jose Luis de Cunha Alvares, West: by Fabrica of the church of Navelim, now Minuel Joan Gomes, North: by Jose Antonio Coutinho and South : by Roque Herodiano Rodrigues. | A) 19.09.2022<br>B) Rs. 34,24,303.40 + further interest<br>C) 06.01.2023<br>D) Symbolic | A) Rs 210.00 Lac<br>B) Rs 21.00 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **6** | GOA-VERNA<br>Borrower : Mr. DINESH RAMESH SAKHALKAR<br>CO-borrower : Mrs. PUNAM DINESH SAKHALKAR | SHOP No 112, (M H No. 14/1851) having Built Up Area 29.89 Sq Mtr, First Floor, Mabai Hotel, constructed on property known as CASAS DE MARGAO, Opp GRACE CHURCH, Varde Valvaikar Road, Margao, Distt: South Goa, Goa PIN 403 601, Bounded by: EAST: Corridor and Part of Building, WEST: Corridor, NORTH: Part of Building belonging to Mabai Hotel, SOUTH: Part of Building belonging to Walter De Costa. | A) 09.09.2021<br>B) Rs. 16,54,451.00 + further interest<br>C) 19.09.2024<br>**D)** Symbolic | A) Rs 17.00 Lac<br>B) Rs 1.70 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |

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| **7** | GOA-VERNA<br>Borrower : Mr. DINESH RAMESH SAKHALKAR<br><br>CO-borrower : Mrs. PUNAM DINESH SAKHALKAR | Residential Flat on Ground Floor having Super Built Up area of 80 Sq Mtr (56.85 Sq Mtr as per Approved Plan) on Ground Floor of Building constructed at Chalta No. 152 of P T Sheet No. 241, in a plot of Land known as "NAICALEM BATA" situated at Aqueim, Margao, Goa. | A) 09.09.2021<br>B) Rs. 13,49,000.11 + further interest<br>C) 19.09.2024<br>**D)** Symbolic | A) Rs 35.20 Lac<br>B) Rs 3.52 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **8** | GOA MARGAO<br>Borrower : Mrs. SARASWATHI KRISHNAN<br>Co-borrower : Mr. BALASUBRAMANIAM S/o K PANDIAN | Residential FLAT 301, THIRD FLOOR, PRIME HARMONY, AIRPORT ROAD, CHICALIM, VASCO DA GAMA, GOA: PIN: 403 711, HAVING SUPER BUP AREA OF 140.00 Sq Mtr, bounded by<br>NORTH: Partly BY FLAT 302, PARTLY BY 1.5 M LANDING AND LIFT,<br>SOUTH: PREMISES IDENTIFIED AS MP-8,<br>EAST: FRONT SETBACK OF BUILDING AND AIRPORT ROAD,<br>WEST: REAR SETBACK OF BUILDING | A) 16.02.2023<br>B) Rs. 43,25,502.84 + further interest<br>C) 27.04.2023<br>**D)** Symbolic | A) Rs 67.50 Lac<br>B) Rs 6.75 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **9** | GOA Margao<br>Borrower : M/s Shantadurga Ramnath Damodar Enterprises<br>Co-borrower : Mr. Dinesh C. Karapurkar & Mrs. Sapna Dinesh Karapurkar | A plot of Land in Chalta No. 163 part of PTS 251 of area 118.80Sq.mtrs with residential house of area 80 Sq.m at Malbota Margao Goa 403521 | A) 27.07.2017<br>B) Rs. 57,22,012.00 + further interest<br>C) 12.10.2017<br>**D)** Symbolic | A) Rs 10.60 Lac<br>B) Rs 1.06 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **10** | GOA - PANJIM<br>Borrower : Mr. Shashank Mohan Sagvekar<br>Co-borrower : Mrs. Srushti Shashank Sagvekar | Flat No. BET-4, 8th Floor' 'B' Building, Akar Heights, Sancoale, Vasco Da Gama, Goa 400037. Super built up Area of 76.16 Sq.mtrs | A) 12.10.2021<br>B) Rs. 57,22,012.00 + further interest<br>C) 29.09.2022<br>D) Symbolic | A) Rs 40.00 Lac<br>B) Rs 4.00 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **11** | GOA -MAPUSA<br>Borrower : Mr. Nandlal Mourya<br>Co-borrower : Mrs. Rajkumari Nandlal Kushawaha | Residential Flat no. 007, Bearing Municipal House no. 1/3249/F-007, On Third Floor, In The Building "BANJARA HILLS" In Plot No. AA-13, Bearing Survey No. 65/0 (Part), Situated at Village Bordem, Taluka Bicholim, Goa, admeasuring 63 Sq. Mtrs.<br>Bounded by: EAST: Open Space, WEST: Flat No. 008, NORTH: Staircase block, SOUTH: Open Space. | A) 15.04.2024<br>B) Rs. **49,30,052**.00 + further interest<br>C) 19.09.2024<br>D) Symbolic | A) Rs 28.50 Lac<br>B) Rs 2.85 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |

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| **12** | GOA -MAPUSA<br>Borrower : Mr. Nandlal Mourya<br>Co-borrower : Mrs. Rajkumari Nandlal Kushawaha | Residential Flat no. 008, Bearing Municipal House no. 1/3249/F-008, On Third Floor, In The Building "BANJARA HILLS" In Plot No. AA-13, Bearing Survey No. 65/0 (Part), Situated at Village Bordem, Taluka Bicholim, Goa, admeasuring 63 Sq. Mtrs.<br>Bounded by: EAST: Flat no. 007, WEST: Open Space, NORTH: Staircase block, SOUTH: Open Space. | A) 15.04.2024<br>B) Rs. **49,30,052**.00 + further interest<br>C) 19.09.2024<br>D) Symbolic | A) Rs 28.50 Lac<br>B) Rs 2.85 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **13** | GOA -MAPUSA<br>Borrower : Mrs. SHASHIKALA ANILKUMAR SINGH<br>Co-borrower : Mr. ANIL KUMAR SINGH | Residential Flat at Banjara Hills Apartment, 1st Floor No 003, Laker Bordem Bicholim North Goa 403504 admeasuring 48.95 Sq. Mtr and the said flat is bounded as under:<br>East- By Plot AA 12<br>West- By Plot AA 11<br>North- By Plot Road<br>South- By Plot AA 11 | A) 14.08.2024<br>B) Rs. 22,24,452.86 + further interest<br>C) 10.01.2025<br>D) Symbolic | A) Rs 28.50 Lac<br>B) Rs 2.85 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>From 11.00 AM to 4.00 PM | Not Known |
| **14** | GOA -MAPUSA<br>Borrower : Mr. Thaverappa Keshwappa Lamani<br>Co-borrower : Mrs. Sharu Thaverappa Lamani | Flat no.009, Banjara Hill, Galvaril Dongor or Laker situated at village Bordem, SY no. 65/0, Plot No. AA13, within the limit of Bicholim Municipality, Taluka and Sub District of Bicholim, Mapusa, North Goa, Goa, Pin: 403504 admeasuring 65.76 Sq. Mtrs along with terrace area of 20.73 Sq. Mtrs. | E) 22.05.2024<br>F) Rs. 32,83,522.86 + further interest<br>G) 10.01.2025<br>H) Symbolic | C) Rs 28.50 Lac<br>D) Rs 2.85 Lac<br>C) Rs 0.25 Lac | 29.03.2025<br>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 29.03.2025 @ 11.00 AM
4. For detailed term and conditions of the sale, please refer **https://baanknet.in & www.pnbindia.in**.

Abhijeet Katavare

**Date: 05/03/2025**
**Place: Kolhapur**

**Authorized Officer**
**Punjab National Bank**
**Secured Creditor**