

SOUTH INDIAN BANK
The South Indian Bank Ltd, Collection and Recovery Department - Mumbai
Ground Floor, "C" Building, Chitrapur Co-Operative Housing Society Pandurang Marg, 27th Road, Bandra West, Mumbai, Pin - 400 050. E-mail: ro1001@sib.co.in

E - AUCTION SALE NOTICE
Ref: MUM/REC/MSME/66/2025-26 Date: 08.07.2025
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) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Borrower
1) **M/s Ahuja Plast**, (Represented by its proprietor Mr.Kishore Baldev Ahuja), Shop No. 6, Bharat Apartment, Near BK no: 543, Jhulelal Trust School, Ulhasnagar-421002
2) **Mrs. Sadhna Kishore Ahuja**-Flat no: 203, Bharat Apartment, 2nd floor, Near Jhulelal Trust School, Ulhasnagar-421002,
Notice is hereby given to the public in general & in particular to the borrower/guarantor that the below described immovable property mortgaged to The South Indian Bank Ltd (Secured Creditor), the Physical possession of which has been taken by the Authorised Officer of The South Indian Bank Limited (Secured Creditor), will be sold on "as is where is" basis, "as is what is" & "whatever there is" condition on 31.07.2025 for recovery of an amount of **Rs.1,28,59,997.78 (Rupees One Crore Twenty Eight Lakhs Fifty Nine Thousand Nine Hundred Ninety Seven and Paise Seventy Eight Only)** as on 07.07.2025 with future interest, costs & expenses etc. thereon due to The South Indian Bank Limited, Branch Kalyan (Secured Creditor), from the above mentioned Borrower/Guarantor

Name of Property Owner:- Mr.Kishore Baldev Ahuja
Description of property:- All that piece and parcel of Flat no: 203 comprising 700.00 sq.ft, Bharat Apartment, Plot no: U.No: 263,CTS no: 10369, sheet No: 64, Near Jhulelal Trust School, Ulhasnagar Camp no: 2, Ulhasnagar-421002, Thane, owned by Mr.Kishore Baldev Ahuja vide Agreement of Gift no: UHN-1, 61/2017 dated 12.01.2017
Reserve Price:- Rs.36,86,000/- (Rupee Thirty Six Lakhs Eighty Six Thousand Only)
Earnest Money Deposit (EMD):- Rs.3,68,600 /- (Rupees Three Lakhs Sixty Eight Thousand Six Hundred Only) EMD shall be deposited on or before 30.07.2025 till 04.00 PM
EMD shall be deposited on or before 30.07.2025 till 04.00 PM
Bid incremental amount:- Rs.10,000 /-
Date and time of E-auction :- 31.07.2025 from 11.00 AM to 12.00 PM (with 5 minute unlimited auto extensions till sale is concluded)
Encumbrances known to the Bank:- Nil Encumbrances from 01.01.2017 to 31.12.2024
For detailed terms and conditions of the sale, please refer to the link provided in web portal of South Indian Bank Ltd. (Secured Creditor) website i.e. www.southindianbank.com. Details also available at <https://bankauctions.com>
For any further clarification with regards to inspection of property, terms and conditions of the e-auction or submission of bids, kindly contact South Indian Bank Ltd on 9446894511 / 9074563915
Date: 08.07.2025
Place: Mumbai
AUTHORISED OFFICER (ASSISTANT GENERAL MANAGER)

CITY UNION BANK LIMITED
Credit Recovery and Management Department
Administrative Office: No.24-B, Gandhi Nagar, Kumbakonam - 612001, E-Mail Id: crmo@cityunionbank.in, Phone: 0435-2432322, Fax: 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002
The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.15,76,819/- (Rupees Fifteen Lakh Seventy Six Thousand Eight Hundred and Nineteen only)** as on 27-04-2025 together with further interest to be charged from 28-04-2025 onwards and other expenses, any other dues to the Bank by the Borrowers / Guarantors (No.1) **M/s. Mahalaxmi Traders, 1st Floor, Gururupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.2) Ms. Salvi Varsha Prakash, D/o. Bakul Banda Khot, 1st Floor, Gururupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203. No.3) Mrs. S. Patil Madhurami, 1st Floor, Gururupa Bunglow, Star Colony, Dombivili (E), Thane District - 421203.**

Immovable Property Mortgaged to our Bank (Property Owned by Ms. Salvi Varsha Prakash, D/o. Bakul Banda Khot)
All that piece and parcel of Shop No.S-10, on the Ground Floor, admeasuring 190 Sq.ft., built-up area, In the B-Wing of building known as Loda Heights Vastu, Dombivili East, lying and being at Survey No.242 and Survey No.31, in the Revenue Village - Bhopar, Taluka Kalyan and District Thane, within the Registration Sub-District Kalyan, District Thane and within the limits of Kalyan Municipal Corporation.

Reserve Price : Rs.13,00,000/- (Rupees Thirteen Lakh only)

Date of Re-Tender-cum-Auction Sale	Venue
04-08-2025	City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. Telephone No.0251-2203222, Cell No.9325054252.

Terms and Conditions of Re-Tender-cum-Auction Sale:
(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Mumbai-Kalyan Branch, 1-E, Ramakrishna Nagar, Murbad Road, Kalyan West, Mumbai, Thane - 421304. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12.00 Noon on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact Telephone No.0251-2203222, Cell No.9325054252. (5) The properties are sold on "As-is-where-is", "As-is-what-is" and "whatever there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at 01.00 p.m. on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of the sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after the receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.
Place : Kumbakonam, Date : 08-07-2025
Authorized Officer
Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612001, CIN - L65110TM1904P0001287, Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com

M. P. ENTERPRISES & ASSOCIATES LIMITED (IN LIQUIDATION)
CIN U34999PN1998PLC012981
Liquidator's Office: 401, Darshan CHS Ltd., Raghunath Dadaji Street, Fort, Mumbai 400001

E - AUCTION - SALE OF ASSETS UNDER IBC, 2016
Date and Time of Auction: July 30, 2025 (Wednesday) at 11:00 A.M. to 1:00 P.M. (with unlimited extension of 5 minutes each)

Sale of 114 vehicles including buses, concrete mixers owned by M. P. ENTERPRISES & ASSOCIATES LIMITED (In Liquidation) forming part of Liquidation Estate under Sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process Regulations. E-Auction will be conducted on "AS IS WHERE IS, AS IS WHAT IS BASIS AND WHATEVER THERE IS BASIS". The Sale will be done by undersigned through e-auction service provider Banknet Auction Platform via website <https://ebkray.in>

Details of vehicles to be Auctioned, their locations, lot details, Reserve Price, EMD and Incremental Bid amount is to be read as same as laid down in the Process Document uploaded on the auction website. GST to be paid extra.

Submission of BID forms as per E-auction process document to be uploaded on the website.
Site visit and inspection period : 26th July 2025 (Saturday)
Last date of EMD submission : 28th July 2025 (Monday)
Date and time of E-Auction : 30th July 2025 (Wednesday) at 11:00 A.M. to 1:00 P.M.

Note: The detailed Terms & Conditions, applicable taxes, E-Auction Bid Document, Declaration & other details of online auction sale are available in the related process memorandum/document read with details given at <https://ebkray.in>

The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.

In case of any clarifications, please contact the undersigned at mpent.cirp@gmail.com
Place : Mumbai
Date : July 10, 2025
Subhash Laxminarayana Nathuramka
Liquidator of M.P. Enterprises & Associates Limited
Mobile no. 85910 95341; 92323 30576
IBBI/PA-001/IP-00472/2017-2018/1081
AFA Validity-31/12/2025

PUBLIC NOTICE
Notice to the public at large that, I am investigating the title of my client **Smt. Pravina Jitendra Mehta (Owner)** in respect of property more particularly described in the schedule hereto (**Said Flat**) and her interest in the shares issued by City View Co-operative Housing Society Ltd., (**Said Society**) bearing share Nos. 1 to 5 vide certificate No.1 (**Said Shares**) issued by society pertaining to said Flat. Originally the said Flat was held by her husband **Shri Jitendra Durlabhji Mehta (said deceased)** on ownership basis and by that reason admitted to the membership of said Society and held the said Shares in his lifetime. He died at Mumbai on 21/09/2020 and upon his death all legal heirs quit claim and relinquished their respective claims right and interest in the said Flat and said shares into said Owner under a registered indenture of release Dated 15/05/2025 registered with J. Sub Registrar Mumbai-24 Mumbai under Sr.No. Mumbai 24 /5377/2025.
Furthermore, amongst the chain of title deeds pertaining to said Flat, the duly registered original Agreement for sale Dated 10/05/1982 registered with J. Sub Registrar Mumbai Bandra under No. P-1271/1983- executed between M/s. Kazi and Kazi Promoter builders of one part and one Mr. Muhammed Khalid Usman Reshamwala and Mr. Usman Adam Reshamwala of other part (**said Document**) is misplaced and lost and yet untraceable.
All person or persons having any claim against or in respect of the said Flat or any part thereof or said Shares issued by said Society claiming either under said deceased Or on the basis of having in his custody the original of said Document Or otherwise or by way of allotment, arrangement, sale, exchange, mortgage, charge, gift, lien, inheritance, its pendens, or howsoever are hereby called upon to make the same known in writing to the undersigned at her office @ Vivek Shalekar & Co., Shop No. 17, Parshwa Girraj, Opp. Madhura Hall, Dahisar (East), Mumbai-400068 WITHIN A PERIOD OF 7 (SEVEN) DAYS from the date of publication of this notice (along with all available supporting documents) falling which the claim, if any, shall be deemed to have been waived and abandoned for all intent and purposes and such claims shall not be binding on my clients.
DESCRIPTION OF THE PROPERTY
All that residential premises or Flat No. 630 on 6th Floor of Building called City View also known as City View Co-operative Housing Society Ltd., situated at Ovaripada, Dahisar (East), Mumbai-400068 bearing C.T.S. No. 1823 part, Village Dahisar, Taluka Borivali M.S.D.
Sd/-
Mrs. Priya K. Gajjar (Shalekar)
Advocate High Court, Bombay
Email id: visco.dhr@gmail.com
Place: Mumbai
Date: 10/07/2025

Bank of India BOI
Mumbai South Zone
Add:-Bank of India Building, First Floor, 70-80, Mahatma Gandhi Road, Fort, Mumbai - 400 001
Tel: 022-22659623/22623657

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 following Borrower (s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Bank of India (secured creditor), the physical possession of which has been taken by the Authorized Officers of Bank of India will be sold on "as is where is basis", "as is what is basis" and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposited is shown there against each secured asset.
The sale will be done by the undersigned through e-auction platform provided hereunder.

Sr. No.	Branch Name / Name of the borrowers/ Guarantor and Amount outstanding	Description of the properties	Reserve price (Rs. In lakhs)	EMD of the property (Rs. In lakhs)	Contact Number
1	CP Tank Mrs. Sushma Sudhakar Lad & Sanjukta Sudhakar Lad. Amt.O/S: 13.82 Lakhs+ Interest + Cost of expenses/charges	EQM of immovable property flat no 407/4th floor B Wing Garden View Star Garden View CHSL Naring Road Taluka Vasai Virar East Dist Palghar Pin 401305. Area of Flat - Carpet 370.00Sq.ft (on the basis of Physical possession)	14.15	1.41	Mob No- 831702862
2	Churchgate Mr. Ashish Vijay Prajapati & Mrs. Sonal Ashish Prajapati Amt.O/S:Rs.15.19 Lakhs+ Interest+Cost of expenses/charges	EQM of Residential Flat No. 209, 2nd Floor, A-Wing, Gagangri Apartment, Village-Naring, Virar-East, Taluka- Vasat, Palghar District - 401305. (on the basis of Symbolic possession)	21.93	2.19	Mob No- 9160506775
3	Churchgate Mr. Vijay Krishna Patankar & Mrs. Vedika Vijay Patankar Amt.O/S:Rs.17.85 Lakhs+ Interest+Cost of expenses/charges	EQM of Residential Flat No. 001, Ground Floor, D-Wing, Building No. 2, Sai Swarna Apartment No.2, Manvelpada Road, Virar-East, Taluka- Vasat, Palghar District - 401305. (on the basis of Symbolic possession)	15.78	1.58	Mob No- 9160506775
4	CP Tank Mr. Shyambabu Chandishbhagat Chaurasiya Amt.O/S:Rs.17.75 Lakhs+ Interest+Cost of expenses/charges	EQM of Flat No. C - 104, 1st Floor, C Wing, Shalini Complex CHSL, Building no. C&D Wing CHSL, Old Survey no.331, New Survey no. 27, Hissa no. 2, Village- Goddevy, Opp Garden City, Near Seven Eleven High School, medtiya Nagar Road, Mira Road Eadt., Dist Thane - 401107. (On the basis of Symbolic possession)	49.65	4.96	Mob No- 831702862
5	Dadar West Mr. Sachin Suresh Sawant & Mrs. Rupali Sachin Sawant Amt.O/S:Rs.30.76 Lakhs+ Interest+ Cost of expenses/Charges	Flat No: 101, 1st floor B bldg., Shree Govind Darshan Co. op.hsg. Soc. Ltd. near kalish Dham, Mahalaxmi Nagar Road, Near Shivaji Abaji kolkar Vidyalaya Village Vadaval, Ambemath east Thane 421501. (On the basis of Symbolic possession)	35.02	3.50	Mob No- 9766938651
6	Grant Road Mr. Abdul Haleem Choudhary M/s.KGN Enterprises Amt.O/S: 45.76 Lakhs+ Interest + Cost of expenses/charges	EQM of Shop No. 05 on Ground Floor, 'A Wing', Building known as 'Rama Chande Complex' situated at Survey No. 57/Part A of Village Asangaon, Shivranjli Nagar, Front of Marahi Z.P., Asangaon (West), Taluka Shahapur, District Thane - 421 601 (On the basis of Symbolic possession)	23.97	2.40	Mob No- 9019397681
7	Jacob Circle Rajubhai Ramkrushna Gujar & Rekha Rajubhai Gujar Amt.O/S: 20.07 Lakhs+ Interest + Cost of expenses/charges	EQM of Flat 504, 5th floor, Wing - A, Building No. 1, Kedarnath Building, Nikhant Srusheti Coplex, Village Wadeghar, Kalyan West, Dist Thane Maharashtra - 421301. (On the basis of Symbolic possession)	36.90	3.69	Mob No- 9158483060
8	Khodad Circle Mr.Amit Suresh Kadam Amt.O/S:Rs.43.54 Lakhs+ Interest+Cost of expenses/Charges	EQM of Flat no. A/202, 2nd Floor, 'A' Wing, Building known as 'Sai Heritage', Near Ganpati Mandir Naranangi Phata, Veer Savarkar Marg, Village Naranagi, Virar (East) Palghar. (On the basis of Physical possession)	35.79	3.58	Mob No- 9665121618
9	Lower Parel Nilesh Suresh Gavnnuk & Priti Nilesh Gavnnuk Amt.O/S: Rs.20.05 Lakhs+ Interest+Cost of expenses/charges	EQM of Flat No.A/101, 1st Floor, Building No.13, Building known as 'Atharva' in atharva Co-op.Hsg.Soc.Ltd. on Plot bearing Survey no.110(A/P), 111/3(P)/9/13/14, 127 (P),352 Village - Virar East, Situated at Shree Ganesh Sankul, Phoolpada Road, Taluka - Vasai, Dist - Palghar - 401305. (On the basis of Symbolic possession)	20.71	2.07	Mob No- 6379494934
10	Mazgaon Kushipakant Shyamrao Kamble & Kavita Pushpakant Kamble Amt.O/S:Rs.28.84 Lakhs+ Interest+ Cost of expenses/Charges	EQM flat no. 302, 3rd floor, Building No. 1, Anand House, Plot No B-19, Sector 20, CBD Belapur, Navi Mumbai, Thane - 400 706. (On the basis of Symbolic possession)	25.63	2.56	Mob No- 7736587736
11	Worli Naka Kiran Bhupendra Raval & Jigna Kirankumar Raval Amt.O/S:Rs.32.59 Lakhs+ Interest+Cost of expenses/charges	EQM of Flat no. 301, 3rd Floor, Building No. A1, Known as 'Mandakini Residency', Titwala (East), Thane - 421605. (On the basis of Physical possession)	34.90	3.49	Mob No- 9004002428
12	Wadala West Mr.Sameer Iqbal Sheikh Amt.O/S:Rs.12.91 Lakhs+ Interest+ Cost of expenses/Charges	EQM Flat No.203,2nd floor, Building No.E.Wing E-1,Konark heaven,Gat No-5/4,5/6,5/7,5/8, Village -Chindran,Tal-Praveel,Dist. Raigad, Maharashtra-410218. (On the basis of Symbolic possession)	17.85	1.78	Mob No- 8605908777
13	Walkeshwar M/s. Jatin Textiles Proprietor- Mr.Anand Kumar Inderchand Baheti. Amt.O/S:Rs.113.63 Lakhs+ Interest+ Cost of expenses/Charges	Registered mortgage of Flat No. 22, 6th Floor, admeasuring area about 920sq.ft Build up area (which is inclusive of the area of balconies), M.H.No 483/F22 Building known as " Shiv Shakti ", Mahesh Park, Kasar Ali, Gokul Nagar, Bhiwandi 421302 constructed on land bearing survey No. 52/3/2, City Survey No. 3743(P), CTS No. 1291, Survey No. 55A(P), CTS No. 3745(P) and Survey No. 55B, CTS No. 3747 of village Bhiwandi District-Thane. (On the basis of Symbolic possession)	35.00	3.50	Mob No- 8390512300/ 9304396195

The auction sale will be "online E-auction / Bidding through website - <https://ebkray.in/> / <https://BAANKNET.com> on 25.07.2025 between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each.
Bidder may visit <https://ebkray.in/> / <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:
• Step 1: Bidder / Purchaser Registration: Bidder to Register on e-Auction portal <https://ebkray.in/> / <https://BAANKNET.com> using his mobile no. and E-mail ID. (PDF/Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.)
• Step 2: e-KYC Verification to be done by the Bidder/Purchaser.
• Step 3: Transfer of EMD amount to his global EMD wallet: Online/Off-line transfer of funds using NEFT/ Transfer, using challan generated on E-auction portal.
• Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit <https://ebkray.in/> / <https://BAANKNET.com> for registration and bidding guidelines.
• Helpline Details / Contact Person Details of eBkray / BAANKNET:

Name	E-mail ID	Landline No.	Mobile No.
Helpdesk	support.ebkray@psballiance.com		8291220220

1. Last date of EMD and KYC submission will be up to 24.07.2025 (subject to website availability).
2. The intending purchasers can inspect the property on 21.07.2025 between 11.00 am and 03.00 pm.
3. The property will be sold in "AS IS WHERE IS" AND "AS IS WHAT IS" "WHATEVER THERE IS CONDITION".
4. Properties from Sr No 1, 8 & 11 are under physical possession and from Sr No 2 - 7 & 9, 10, 12 & 13 are under Symbolic possession.
5. The Bid price to be submitted shall be at least one increment over and above the reserve price and bidders are to improve their offers in multiples of Rs.50, 000/- (Rupees Fifty thousand only) in respect of property listed at Sr No 1 to 13.
6. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price including EMD already paid, within next day of acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
7. Prospective bidders are advised to peruse the copies of the title deeds within the bank premises and verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence and satisfy themselves on title and Encumbrances if any over the property.
8. Bids once made shall not be cancelled or withdrawn. All bids made from the registered user ID will be deemed to have been made by him only.
9. Bidder shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
10. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002 amended from time to time and the conditions mentioned above and also subject to pendency of cases/litigation if any pending before any court / tribunal are arisen there.
11. The bidders may participate in E-auction for bidding from their place of choice / internet connectivity shall have to be ensured by the bidder himself. Bank / service provider shall not be held responsible for internet connectivity, network problems, systems crash down, power failures etc.
12. The unsuccessful bidder will not get any interest on their bid amount and further no interest will be paid in the eventuality of litigation on the bid amount or any other publication paid by the bidder in this process.
13. The authorised officer is having absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice or assigning any reasons.
14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.
15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.
16. The sale certificate will be issued in the name of successful bidder only.
17. This notice is also applicable to borrower / guarantors and public in general.

punjab national bank
Together for the better

SAMB, Mumbai
PNB Pragati Tower, 1st floor, Plot C-9, Block-G, Bandra Kurla Complex, Bandra (East), Mumbai - 400051. Email: zs8356@pnb.co.in

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) & 9(1) 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(s) 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" basis on the dates 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.

Sr No.	Name of the Branch Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagors of property/ies)	SCHEDULE OF THE SECURED ASSETS			Details of the encumbrances known to the secured creditors
			A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Total Outstanding Amount as on 25.08.2025 C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. In Lacs) B) EMD C) Bid Increase Amount	Date/ Time E-Auction	
1	SAMB Mumbai M/s Everflow Petrofils Ltd. Office:At-1301,A-Wing, Naman Midtown, Dr. Babsaheb Ambedkar Nagar, Behind Kamgar Krida Kendra, Senapati Bapat Marg, Elphinstone, Mumbai-400012 M/s Everflow Petrofils Ltd. Office:At-No. 11, Ovalwadi, Vitthalwadi, 3rd Floor, R no 50, Kalbadevi Road, Mumbai-400002 M/s Everflow Petrofils Ltd. Room no 11 & 12, 2nd Floor, Kapadia Chambers, JSS Road, Chira Bazar, Marine Lines, Mumbai-400002 Mr. Rakeshkumar Parasmalji Jain (Guarantor) and legal heir of Late Smt Ratanben Parasmalji Jain Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Mr. Pinkesh Parasmalji Jain (Director & Guarantor) and legal heir of Late Smt Ratanben Parasmalji Jain Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Ms. Sapna Rakesh Jain (Director & Guarantor) Flat No. 1501, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Ms. Alpa Pinkeshkumar Jain (Director & Guarantor) Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Aura Spinwell Ltd. (Corporate Guarantor) Office No. 09, 2nd Floor, Plot 599, Kapadia Chambers, Jagannath Shankarsheth Marg, Chira Bazar, Kalbadevi Road, Mumbai - 400 002	Duplex Flat no. 1601, 16th Floor, and flat No.1501, 15th floor, in the building known as Chaitya Co-operative Housing Society Ltd situated at Shivdas Champasi Marg, Mazgaon, Mumbai-400010. Constructed on land bearing C.S no 4/100 of Mazgaon Division in the registration District and Sub District of Mumbai City. Area Admeasuring- Flat 1501-746 Sq Ft Carpet Area and Flat-1601-660 Sq Ft Carpet Area Owner: Ms. Ratanben P Jain	A) 19.04.2012 B) Rs. 268414150.06 as on 30/06/2025 plus further interest and charges minus recoveries, if any C) 21.12.2012 D) Symbolic Possession	A) Rs. 46,80,000/- B) Rs. 4,68,000/- C) Rs. 50,000/-	30/07/2025 11 am to 4:00 Pm	Not known
	M/s Everflow Petrofils Ltd. Office:At-No. 11, Ovalwadi, Vitthalwadi, 3rd Floor, R no 50, Kalbadevi Road, Mumbai-400002 M/s Everflow Petrofils Ltd. Room no 11 & 12, 2nd Floor, Kapadia Chambers, JSS Road, Chira Bazar, Marine Lines, Mumbai-400002 Mr. Rakeshkumar Parasmalji Jain (Guarantor) and legal heir of Late Smt Ratanben Parasmalji Jain Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Ms. Sapna Rakesh Jain (Director & Guarantor) Flat No. 1501, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Ms. Alpa Pinkeshkumar Jain (Director & Guarantor) Flat No. 1601, Chaitya Towers CHS Ltd., Shivdas Chapsi Marg, near Sales Tax Office, Mazgaon, Mumbai-400010 Aura Spinwell Ltd. (Corporate Guarantor) Office No. 09, 2nd Floor, Plot 599, Kapadia Chambers, Jagannath Shankarsheth Marg, Chira Bazar, Kalbadevi Road, Mumbai - 400 002	Property 1 Office Premises No.104,1st flr. Ganatra Industrial Estate CS Ltd., village Panchpakhadhi, Thane west (Built up area - 300 sq. ft.) Owner: Mr. Jagdish Prasad Agarwal & Mr Nikhil Agarwal Property 2 Flat No.402, 4th flr. Bldg. D, Shree Sai park, Azad nagar-2, Village Panchpakhadhi, Thane west (875 Sq.Ft. Built up). Owner: Mr Guman Singh Rajpurohit Property 3 Shop premises No.7, Gount Floor, Shree Sai Park, Azad nagar, Village Panchpakhadhi, Thane west (510 sqft. Built up). Owner: Guman Singh Rajpurohit Property no 4 Office premises Unit No.201, 2nd Floor, Arihant Unit Premises Co-operative Society Ltd, Ahmadabad Street, Masjid Bunder, Mandvi, Mumbai - 400009 (198 sq. ft. Built up). Owner - Mr Jagdish Prasad Agarwal and Mr. Narendra Kumar Agarwal	A) 19.04.2012 B) Rs. 268414150.06 as on 30/06/2025 plus further interest and charges minus recoveries, if any C) 21.12.2012 D) Symbolic Possession	A) Rs. 85,50,000/- B) Rs. 8,55,000/- C) Rs. 50,000/-	30/07/2025 11 am to 4:00 Pm	Not known
	M/s Shree Shyam Steel, 26, Carnec Siding Road, Room No 9, Sugar Market, Mumbai 400 009. Mr.Gumansingh Rajpurohit, 204, Matru Ashish, Ajay Nagar, 2nd Flr, Bhiwandi, Dist Thane 421308. M/s Sidhi Industries Plot No 21, Masat Industrial Estate, Near Tipoo Industries, Village Masat via Shivassa, U T Dadra & NagarHaveli, Pin 396 230.	A) 19.04.2012 B) Rs. 268414150.06 as on 30/06/2025 plus further interest and charges minus recoveries, if any C) 21.12.2012 D) Symbolic Possession	A) Rs. 38,50,000/- B) Rs. 3,85,000/- C) Rs. 50,000/-	30/07/2025 11 am to 4:00 Pm	Not known	

CONTACT PERSON: SH. P K BHISIKAR, AUTHORISED OFFICER, SAM BRANCH MUMBAI,
Mobile: 860019224, Email: zs8356000@pnb.co.in
DETAILS OF ACCOUNT IN WHICH REMAINING AMOUNT AFTER EMD IS TO BE DEPOSITED THROUGH RTGS/NEFT- AT: Punjab National Bank, BO: SAMB, Mumbai, Account No. 835600317118A, IFSC Code:PUNB0835600

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:
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 be the post 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 Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable 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.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com>.
5. Last date for deposit of EMD amount will be upto one day prior to the date of auction or as permitted by the Secured Creditor.
6. Last date for inspection of property by the intending bidders / purchasers: till two days prior to date of auction.
7. The intending Bidders/ Purchasers are requested to register on portal (<https://ebkray.in/>) using their email-id and mobile number.
The process of e-KYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
8. Earnest Money Deposit (EMD) amount of 10%, as mentioned above, shall be paid online/challan mode in