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Stressed Asset Management Branch, Mumbai
PNB Pragati Tower, 1st Floor, Plot No. C-9, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai-400 051, **Email :** ZS8356@pnb.bank.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 PROVISION 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 properties mortgaged / charged to the Secured Creditor, the **SYMBOLIC / PHYSICAL POSSESSION** (Orders Received from CJM court for Physical 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 **26.11.2026** From **11:00 A. M. to 4:00 P. M.** with 10 minutes extension if necessary, through e-auction 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

Sl. No.	Name of the Branch / Name of the Account / Name of the Borrower / Guarantor's 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) O/s. Amt. as on 30.06.2025 C) Possession Date U/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs.) / B) EMD (Rs.) / C) Bid Increase Amount (Rs.)	Date / Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	**SAMB, Mumbai**	➢**PROPERTY 1** : Residential Building on Plot No. 28 (Eastern Part) **admeasuring** 1542.60 Sq. Ft., bearing Field Survey No. 7/2 & 25/2, Mouza : Rajapeth, situated Near Sewani Maternity Hospital, Dastur Nagar Road, Daulat Deep Nagar, Bapu Colony, Amravati, Tahasil and District Amravati. **Owner :** Shri. Pramod Motiramji Rathod.	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) **Symbolic Possession** (Orders received from CJM Court for **Physical Possession**)	A) Rs. 77,71,000/- B) Rs. 7,77,100/- C) Rs. 50,000/-	26.11.2026 11.00 a. m. to 4:00 p. m.	Not known
	PNB Pragati Tower, 1st Floor, G-Block, C-9, Bandra Kurla Complex, Bandra (E), Mumbai-400 051. **Mail :** Zs8356@Pnb.bank.in	➢**PROPERTY 2 :** Residential Apartment No. 202 on First Floor of **"Saraswati Vas Apartments"** with 10% undivided share in Plot No. 30 **Admeasuring** 4230 Sq. Ft. (392.979 Sq. Mtrs.), Survey No. 81, Mouza Rajapeth, situated Nr. Ice Factory, Amravati, Tahasil & District Amravati. **Owner :** Shri. Dilipkumar Ridhomal Hirwani	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) **Physical Possession**	A) Rs. 25,09,000/- B) Rs. 2,50,900/- C) Rs. 50,000/-	26.11.2026 11.00 a. m. to 4:00 p. m.	Not known
	(i) **M/s. Sindh Garments** (Borrower) (ii) **Shri. Sanjay Premchand Harwani** (Partner / Mortgagor & also Legal heir of Late Mr. Premchand Narumal Harwani, Mortgagor since deceased) (iii) **Shri. Sankalp Sanjay Harwani** (Partner) (iv) **Mr. Anil Premchand Harwani** (Guarantor / Mortgagor & also Legal Heir (v) **Mr. Shyamlal Chandanmal Notwani** (Guarantor / Mortgagor) (vi) **Mrs. Rekha Shyamlal Notwani** (Guarantor / Mortgagor) (vii) **Mr. Pramod Motiramji Rathod** (Guarantor / Mortgagor) (viii) **Mr. Dilip Ridhomal Harwani** (Guarantor / Mortgagor) (ix) **Mrs. Bhavana Anil Kapoor** (Guarantor)	➢**PROPERTY 3** : Commercial Shop No. 118 on 1st floor of **Shri Balaji Market Complex**, Municipal Corporation House No. 342 A (Part), Ward No. 26A with built up area of 236.174 Sq. ft. (21.941 Sq. Mtrs.) and bearing Shop Premises No. 222 on 2nd Floor of Shri Balaji Market Complex, Municipal Corporation House No. 342 T (Part), Ward No. 26A with built up area of 209.064 Sq. Ft. (19.422 Sq. Mtrs.), on Plot No. 77/2 & 77/2/ABC, within the limits of Municipal Corporation, situated Nr. Hotel Amrapali, Jawahar Road, Amravati, Tah. & Dist. Amravati. **Owner :** Dr. Shri Anil Premchand Harwani	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) **Physical Possession**	A) Rs. 22,18,000/- B) Rs. 2,21,800/- C) Rs. 50,000/-	26.11.2026 11.00 a. m. to 4:00 p. m.	Not known
		➢**PROPERTY 4 :** Commercial Shop bearing No. 401 to 420 situated on the 4th Floor and having built up area of 363.82 Sq. Mtrs. of building named and styled as **"Dreamz Landmark"**, on Plot No. 127/4, 123(Part), 127/5, 124/2, 122(Part), situated at Amravati : Badnera Main Road, Near Rajkamal Chowk, Amravati, Tahasil & District : Amravati. **Owner: M/s. Dreamz Infrastructure** through its partners Shri. Sanjay Premchand Harwani & Shri. Narendra Gopichand Harwani	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) **Physical Possession**	A) Rs. 2,86,10,000/- B) Rs. 28,61,000/- C) Rs. 1,00,000/-	26.11.2026 11.00 a. m. to 4:00 p. m.	Not known
		➢**PROPERTY 5** : Commercial Shop No. B6-001 to B6-040 having **Total carpet area admeasuring** 3468.80 Sq. Mtrs. and built up **Area admeasuring** 3762.14 Sq. Mtrs. (40495.67 Sq. Ft.) on Ground & First Floor (which includes Mezzanine / First) out of Wing-B, **"Dreamzland Business Park"**, situated at Mouje : Borgaon, Pragane : Nandgaon Peth, Tehsil & District : Amravati. All the Shops are internally connected to each other & it is being treated as single unit / showroom. **Owner** : Shri. Premchand Narumal Harwani, Shri. Sanjay Premchand Harwani (Through Power of Attorney Holder Shri. Vicky Roopchand Shadi)	A) 13.02.2025 B) Rs. 27.65 Cr. + further interest and charges from date of NPA. C) 04.06.2025 D) **Symbolic Possession** (Orders received from CJM Court for Physical Possession)	A) Rs. 9,89,00,000/- B) Rs. 98,90,000/- C) Rs. 5,00,000/-	26.11.2026 11.00 a. m. to 4:00 p. m.	Not known

TERMS AND CONDITIONS : The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2 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 Author 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.com on 26.11.2 from 11.00 a. m. to 04:00 p. m.**
4. It is further informed that Securitization applications No. 198/2025 and various IAs under this SA filed by the Borrower at Hon'ble D