



STRESSED ASSET MANAGEMENT BRANCH, MUMBAI
 PNB Pragati Tower, 1st floor, Block-G, Plot C-9,
 Bandra Kuria Complex, Bandra (East), Mumbai - 400051.
 Email: za8356@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(b) 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 16.06.2026 FROM 11:00 AM to 4:00 PM 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

Sr 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(mortgagors of property(ies))	A) Dt. Of Demand Notice us 13(2) of SARFAESI ACT 2002 B) Total Outstanding Amount as on 30.06.2025 C) Possession Date us 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive		A) Reserve Price B)EMD C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
			A) 13.02.2025 B) Rs 27.65 Cr + further interest and charges from date of NPA. C)04.06.2025 D) Physical Possession (Orders Received from CJM court for Physical Possession)	A) Rs 27,28,000/- B) Rs 2,72,800/- C) Rs. 50,000/-	16/06/2026 11 AM to 4:00 PM		
1	SAMB, Mumbai PNB PRAGATI TOWER, 1st Floor, G-BLOCK, C-9, BANDRA KURIA COMPLEX, BANDRA (EAST), MUMBAI- 400051. MAIL: za8356@pnb.co.in (I) M/s Sindh Garments (Borrower) (i) Shri Sanjay Premchand Harwani (Partner Mortgagor & also Legal heir of Late Mr. Premchand Narumal Harwani, Mortgagor since deceased) (ii) Shri Sankalp Sanjay Harwani (Partner) (iii) Shri Anil Premchand Harwani (Guarantor/Mortgagor & also Legal Heir (iv) Mr. Anil Premchand Harwani (v) Mr. Shyamal Chandanul Notwani (Guarantor/ Mortgagor) (vi) Mrs. Rekha Shyamal Notwani (Guarantor/ Mortgagor) (vii) Mr. Pramod Motiramji Rathod (Guarantor/ Mortgagor) (viii) Mr. Dilip Ridhoma Harwani (Guarantor/ Mortgagor) (ix) Mrs. Bhavana Anil Kapoor (Guarantor)	Property no 1 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 near Ice Factory, Amravati, Tahasil and District Amravati. Owner: Shri Dilipkumar Ridhoma 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 (Orders Received from CJM court for Physical Possession)	A) Rs 27,28,000/- B) Rs 2,72,800/- C) Rs. 50,000/-	16/06/2026 11 AM to 4:00 PM	Not known	
		Property No. 2 Commercial Shop No 118 on first 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 Second 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 near Hotel Amrapali, Jawahar Road, Amravati, Tahasil and District Amravati.	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 22,18,000/- B) Rs 2,21,800/- C) Rs. 50,000/-	16/06/2026 11 AM to 4:00 PM	Not known	
		Property No. 3 Residential Bungalow on Plot No 04 (Part) & Plot No. 5, total admeasuring 3422.00 sq ft (318.96 sq mtrs), Survey No 88 (New), situated near Harwani Hospital, Dastur Nagar Road, Vivekanand Colony, Amravati, Tahasil and District Amravati. Owner: Shri Sanjay Kumar Premchand Harwani	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 2,42,05,000/- B) Rs 24,20,500/- C) Rs. 1,00,000/-	16/06/2026 11 AM to 4:00 PM	Not known	
		Property No. 4 Commercial Shop bearing No 401 to 420 situated on the fourth floor and having built up area of 363.82 sq mtrs. of building named and styled as "Dream Landmark", on Plot no. 127/4, 123/Part(m) 127/5, 124/2, 122/Part), situated at Amravati - Badnera Main Road, Near Rajkamal Chowk, Amravati, Tahasil and District Amravati. Owner: M/s Dream 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) Symbolic Possession (Orders Received from CJM court for Physical Possession)	A) Rs 3,01,15,000/- B) Rs 30,11,500/- C) Rs. 1,00,000/-	16/06/2026 11 AM to 4:00 PM	Not known	
		Property No. 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- Bargaon, Pragane - Nandgaon Peth, Tehsil and District Amravati. All the shops are internally connected to each other and it is being treated as single unit/showroom. Owner: Shri Premchand Narumal Harwani, Shri Sanjay Premchand Harwani (through Power of Attorney Holder Shri Vicky Ropchand 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 10,86,38,000/- B) Rs 1,08,63,800/- C) Rs. 5,00,000/-	16/06/2026 11 AM to 4:00 PM	Not known	

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. SA No. 198/2025 is pending at DRT Nagpur. The auction sale will be "online through e-auction" portal <https://baanknet.com>
- The intending Bidders/Purchasers are requested to register on portal <https://baanknet.com> using their email-id and mobile number. The process of e-KYC is to be done through Digi-locker. Once the e-KYC is done, the intending Bidders/Purchasers may transfer the EMD amount to their e-Wallet using online/channel 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.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/channel mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://baanknet.com>) for e-Auction will be provided by a Auction service provider **M/s. PSB Alliance Pvt. Ltd.** having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkay@psballiance.com). The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>. This Service Provider will also provide online demonstration/training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/web page portal, (1) <https://baanknet.com> (2) www.pnbindia.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related Otherwise-Auction from e-auction portal (<https://baanknet.com>)
- Bidder's e-Wallet should have sufficient balance (>EMD amount) at the time of bidding.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned.
- 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the offer of 10 minutes to the latest highest bid, the e-auction shall be closed.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the (<https://baanknet.com>).
- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above-mentioned service provider through SMS/ email. (On mobile no/ email address given by them/ registered will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of NEFT / RTGS / TRANSFERs issued / transferred from a Scheduled Commercial Bank under Account Name: SUNDARY - NPA/ SARFAESI / AUCTION RELATED, Account No: 835600317118A, IFSC: PUN0835600, Branch: SAMB MUMBAI, Bank: PUNJAB NATIONAL BANK. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 19A-1 of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
- The Authorized 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.
- The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.
- The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing officer as per the details provide.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the Bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
- It is open to the Bank to appoint a representative and make self-bid and participate in the auction.
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in

Date: 28.05.2026
 Place: Amravati

Authorized Officer
 Punjab National Bank
 Secured Creditor