

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 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

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 u/s 13(2) of SARFESI ACT 2002		Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
			B) Total Outstanding Amount as on 30.06.2025	C) Possession Date u/s 13(4) of SARFESI ACT 2002		
			B)EMD			
			C)Bid Increase Amount			
			D) Nature of Possession Symbolic/Physical/ Constructive			
1	SAMB, Mumbai PNB PRAGATI TOWER, 1st Floor, G-BLOCK, C-9, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI- 400051. MAIL: zs8356@pnb.co.in (i) M/s Singh 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. Shyamal Chandanmal Notwani (Guarantor/ Mortgagor) (vi) Mrs. Rekha Shyamal Notwani (Guarantor/ Mortgagor) (vii) Mr. Pramod Motiramji Rathod (Guarantor/ Mortgagor) (viii) Mr. Dilip Ridhomal Harwani (Guarantor/ Mortgagor) (ix) Mrs. Bhavana Kapoor (Guarantor)	Property 1 Residential building on Plot No 30A, admeasuring 108.32 sq mtrs. built up (1166.00 sq ft), Survey No 48, situated at Shri Sitaram Baba Colony, Shankar Nagar Road, Beside Vrinda Villa, Ekvira Nagar, Amravati, Tahasil and District Amravati. Owner: Shri Anilkumar Mohanlal Kapoor	A) 13.02.2025 B) Rs.27.65 Cr + further interest and charges from date of NPA. C) 04.06.2025 D) Symbolic Possession	A) Rs.68,23,000/- B) Rs.6,82,300/- C) Rs. 50,000/-	17/10/2025 11 AM to 4:00 PM	Not known
		Property 2 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 Sawani Maternity Hospital, Dastur Nagar Road, Daulat Deep Nagar, Bagu 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	A) Rs.98,51,000/- B) Rs.9,85,100/- C) Rs. 50,000/-	17/10/2025 11 AM to 4:00 PM	Not known
		Property No.3 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 Dilip kumar Ridhomal 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	A) Rs.32,53,000/- B) Rs.3,25,300/- C) Rs. 50,000/-	17/10/2025 11 AM to 4:00 PM	Not known
		Property No.4 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. 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) Symbolic Possession	A) Rs.25,35,000/- B) Rs.2,53,500/- C) Rs. 50,000/-	17/10/2025 11 AM to 4:00 PM	Not known
		Property No.5 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	A) Rs.2,81,10,000/- B) Rs.28,11,000/- C) Rs. 1,00,000/-	17/10/2025 11 AM to 4:00 PM	Not known
		Property No.6 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 'Dreamz 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 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) Symbolic Possession	A) Rs.3,63,02,000/- B) Rs.36,30,200/- C) Rs. 1,00,000/-	17/10/2025 11 AM to 4:00 PM	Not known
		Property No.7 Commercial Shop No B6-001 to B6-040 having total carpet area admeasuring 3466.80 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 Path, 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 Roorchand 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	A)Rs.11,53,61,000/- B) Rs.1,15,36,100/- C) Rs. 5,00,000/-	17/10/2025 11 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 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 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://baanet.com> on 17.10.2025 @ 11.00 AM to 04.00 PM
4. For detailed term and conditions of the sale, please refer <https://baanet.com> & www.pnbindia.in

Date: 28.09.2025
Place: Mumbai

Authorized Officer
Punjab National Bank
Secured Creditor