

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized 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 Branch	Detail of Immovable Properties Mortgaged/ Owner's Name (Mortgagers of propert(ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002	A) Reserve Price (Rs. In Lacs)	Date/Time of E-Auction	Details of the encumbr ances known to the secured creditors
	Name of Account		B) Outstanding Amount w.e.f the date of Intt & Charges (In Lakhs)	B) EMD (Last Date of Deposit of EMD)		
	Name & address of the Borrower/ Guarantors Account		C) Possession Date u/s 13(4) of SARFESI Act 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/ Physical/Constructive			
1	BHARAT NAGAR, NAGPUR M/s Abhishek Enterprises (Borrower) Shri. Madhukar Shobharam Ukey (Proprietor)	All that RCC superstructure comprising of Residential Apartment/Flat No. B-201, on the 2nd Floor of Wing- B in the Scheme of "Shewalkar Gardens" having Built up area 1130.97 Sq. ft (or 105.07 Sq.Mtr) with terrace adjacent to the said flat having an area of 780 Sq. feet (or 72.46 Sq. Mtr) along with Parking No. P—9 and P-10 on Lower Ground Floor together with 1.023% proportionate undivided share in interest in the land bearing kh no. 38, Mouza- Parsodi, City Survey No. 19, Sheet No. 6/16, Ward No. 74, Gopal Nagar, S.A. Road Opp. VNIT Campus, Nagpur, within the limits of Nagpur Municipal Corporation. And Bounded as under: East- Apartment No. A-204, West- Apartment No. B-204, North- S.A. Road, South- Apartment No. 202. Owner: Shri. Madhukar Shobharam Ukey	A) 10/01/2023 B) Rs. 37,93,555.20 as on 31/12/2022 + intt & other charges w.e.f. 01/01/2023 C) 19/09/2024 D) Symbolic Possession	A) Rs.1,44,92,000.00 B) Rs. 14,49,200.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
2	LAKADGANJ, NAGPUR Shri. Sebastian S/o Milon Muttahil Thampy (Borrower & Mortgagor) Smt. Elsamma W/o M. M. Thampy (Co- Borrower & Mortgagor)	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 98 out of the layout of Jai Durga Co-operative Housing Society, Nagpur, Containing by admeasurement 3032.76 Sq.Ft (281.75 Sq. Mtr) being a portion of entire land bearing Kh No. 30/1 and 30/2 of Mouza- Zingabai Takli, PH No. 11, bearing Corporation House No. 525/98, city survey No. 36, Sheet No. 33, togetherwith the entire R.C.C superstructure comprising Apartment No. 301, covering a super built-up area of 83.61 Sq. Mtrs, alongwith Garden/Terrace area of 66.42 Sq. mtr on the Third Floor of a Building constructed thereon and known and Styled as "Vaishali Apartments" situated at Zingabai Takali, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur. Bounded as Under: East: Plot No. 74, West: 7.50 Mtrs wide Road, North: Kh. No. 28, South: Plot No. 97. Owner: Smt. Elsamma W/o M. M. Thampy	A) 06-07-2024 B) Rs. 15,74,579.24 as on 30/06/2024 + intt & other charges w.e.f. 01/07/2024 C) 30-09-2024 D) Symbolic Possession	A) Rs.33,08,000.00 B) Rs. 3,30,800.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
3	NAGPUR MIDC M/s. Sonu Cement Products (Borrower) Ms. Sonu Shivkumar Tiwari (Proprietor)	All that piece and parcel of Property i.e land bearing Plot No. 6, containing by admeasurement 226 Sq. Mtr. Being the protion of land bearing Kh. No. 460 (Old Nos. 15,17 & 19) of Mouza- Godhni (Railway), PH No. 12, Situated at behind Collector Colony, Rajlaxmi Society Layout, Godhni (Railway), within the limits of Grampanchayat- Godhni (Railway) in Tah. Nagpur (Rural) & Dist. Nagpur. Bounded as Under: East- Road, West- Kh. No. 16 (old), North- Plot No. 5, South- Plot No. 7 Owner: Shri. Shivkumar Ramchandra Tiwari	A) 20-10-2023 B) Rs. 15,73,068.41 as on 30/09/2023 + intt & other charges w.e.f. 01/10/2023 C) 20-09-2024 D) Symbolic Possession	A) Rs.32,54,000.00 B) Rs. 3,25,400.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
4	DHARAMPETH, NAGPUR Shri. Rajeshkumar krushnarao Shirpurkar (Borrower) Smt. Ashabai Krushnarao Shirpurkar (Co- Borrower & Mortgagor)	All that piece and parcel of land bearing Plot No. 145, containing by admeasuring 167.9470 Sq. mtr, being the Portion of land bearing Kh. No. 75 of Mouza- Somalwada, PH. No. 44 togetherwith the Double Storied (Ground + First Floor) House Standing thereon, covering a total built up area of about 103.782 Sq. Mtr, bearing City Survey No. 529, Corporation House No. 3492/145, Situated at Shilpa Society, Narendra Nagar, Nagpur within the limits of NMC, ward No. 15, in tah & Dist. Nagpur.Bounded as Under: East- 7.5 Mtrs wide Road, West- Plot No. 98, North- 7.5 Mtr wide Road, South- Plot No. 146. Owner: Smt. Ashabai Krushnarao Shirpurkar	A) 23-07-2023 B) Rs. 22,30,932.21 as on 22/07/2024 + intt & other charges w.e.f. 01/07/2024 C) 30-09-2024 D) Symbolic Possession	A) Rs.78,00,000.00 B) Rs. 7,80,000.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
5	KAMLA NEHRU MAHAVIDYALAYA, NAGPUR Shri Shreedhar Rangachari Kumanduri (Borrower) Miss. Anuhya Shreedhar Kumanduri (Co-Borrower)	The undivided 1.973% share & interest in all that piece & parcel of land on Plot No 12 admeasuring 1207.90 Sq Mtrs togetherwith Apartment No 406 admeasuring 37.686 Sq Mtrs on the fourth floor of the building named & styled as "Royal Heights" bearing Khasra No 36/1, Mouza Zingabai takli, patwari Halka No 11 City Survey No 53, Sheet No 1025(47), Ward No 61, Corporation House No 533/12 situated at Zingabai Takli, within the limits of NMC & NIT in the name of Sh. Shreedhar S/o Rangachari Kumanduri & Miss Anuhya Shrredhar Kumanduri. Apartment Bounded as - East- Boundry Wall, West- Flat No 405, North- Stair Case, South- Flat No 404. Plot Bounded as - East- Plot No 13, West- Plot No 11, North- KH No 36/2, South- Road.	A) 18-07-2023 B) Rs.4,83,504.64 as on 30/06/2023 + further intt & other charges C) 30-09-2024 D) Symbolic Possession	A) Rs.19,00,000.00 B) Rs. 1,90,000.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
6	CHANDRAPUR E-OBC Sh. Shaikh Hussain Shaikh Dada (Borrower)	All that piece & parcel of the Flat No F1 first floor, covering total builtup area approx 258.35 Sq Ft (24 Sq Mtrs) including staircase stairway, balconies, proportionate right & interest in the common areas & facilities & amenities name known as Vinayak Apartment situated on Plot No 11, land measuring 263.25 Sq Mtrs (2833.62 Sq Ft) in PH No 121, Diverted Survey No 11/4, Mouje Urja Nagar, taluka & Dist Chandrapur, within area of Gram Panchayat Urjanagar, within the jurisdiction of Sub registrar, Chandrapur. Owner- Sheikh Hussain Sheikh Dada Boundries- East- Layout Plot No 12, West- Chandrapur Tadoba Road, North- Layout Plot No 01, South- 9 Mtrs wide Road	A) 01-10-2015 B) Rs. 4,25,185.00 as on 30/09/2015 + further intt & other charges C) 31-03-2017 D) Symbolic Possession	A) Rs.10,60,000.00 B) Rs. 1,06,000.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
7	WADI Sh. Vinod Chandrashekhar Hajare (Borrower)	All that piece & parcel of Block No 26 on first floor, Plot area admeasuring 93.90 Sq Mtrs having 50% share & interest of Plot area i.e. 50.50 Sq Mtrs togetherwith the entire RCC superstore comprising on first floor having super builtup area 58.764 Sq Mtrs in the scheme known and styled as "Shree Ganesh colony" bearing Khasara No 241/1 (old 23/02) admeasuring 0.51 HR of Mouza Wadi, PH No 5 situated at Khadgaon Road, besides MHADA Colony, within the limits of Grampanchayat Wadi, tahsil Nagpur(Rural) Dist Nagpur in the name of Sh. Vinod Chandrashekhar Hajare. Bounded as - East-Road, West- Galli, North- Galli, South- Block No 25	A) 24-08-2023 B) Rs. 10,11,077.20 as on 31/07/2023 + further intt & other charges C) 14-08-2024 D) Symbolic Possession	A) Rs.11,90,000.00 B) Rs. 1,19,000.00 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 PM	Not Known
8	KINGSWAY Sh. Rajesh Mukundrao Chalisgaonkar (Borrower)	The undivided 12.65 % Share And interest in all that piece and parcel of land containing by admeasurement 327.24 Sq.Mtr being the western portion admeasuring 167.2250 Sq. Mtrs. & Being the Northern portion admeasuring 160.02 Sq. Mtrs of Plot No.98, Admeasuring 327.245 Sq. Mtrs, Bearing the portion of land Baring KH. No.71, of mouza- babulheda, PH. No.39, Togetherwith the entire RCC Superstructure comprising apartment No.201, covering a built up area 41.179 Sq. Mtrs & Super Built area 105.703 Sq. Mtrs on the First Floor of the Building stating thereon and known and styled as "Vihaan Enclave" including all connections, fitting, Fixtures, electric meter and all other easementary rights there to bearing city survey No.4362, sheet No.51, Corporation House No. 5105 & 5105/A, situated at dwarkapuri, ring Road, Nagpur Ward. No 14, Nagpur and bounded as Under: Bounded:On the East by- 9 Mtrs Road,On the West by- Lane,On the North by- Plot No. 97 On the South by- Plot No. 98 south Part & 99. Owner: Shri. Rajesh Mukundrao Chalisgaonkar	A) 29-11-2023 B) Rs. 36,13,713.00 as on 31/10/2023 + intt & other charges w.e.f. 01/11/2023 C) 07-02-2024 D) Symbolic Possession	A) Rs.40,50,000.00 B) Rs. 405000 25-11-2024 C) Rs 10,000/-	26/11/2024 11.00 AM TO 04.00 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:
- 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 here in above 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.ebkray.in> on 26/11/2024 @ as per above.
- For detailed term and conditions of the sale, please refer www.pnbindia.in, www.ebkray.in
- Contact person : R K Pradhan - 8827659943, Pavan Gudadhe - 9423743110,

30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAEFSI ACT, 2002

Date: 10/10/2024
Place: Nagpur

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK