

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 properties mortgaged / charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Indian Bank, Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" AND WHATEVER THERE IS BASIS" on the date mentioned below for recovery of due to the Secured Creditor form the below mentioned Borrower/s and Guarantor/s. The Reserve Price and the Earnest Money deposit and short description of immovable properties are also mentioned hereunder.

Sr. No.	Name of Borrowers & Name of Guarantors	Detailed Description of the Immovable property with known encumbrances, if any and Name of Mortgagor / owner and the Type of the Possession & ebkgray Property ID	Reserve Price, EMD, Bid Increase Amount
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NAGPUR BRANCH (AUTHORISED OFFICER: JAYSHEEL SHARMA, MOB. NO. 9026371110)

1.	1.M/S Pathak Engineers Pvt Ltd (Borrower & Mortgagor) Address:- F-1,1st floor, Sai Shankar Enclave, Mohan Nagar, Salce Road, Nagpur 440010 2. Mr. Surendra Ramanand Pathak (Director/Mortgagor) 3. Mrs. Vibha Surendra Pathak (Director/Mortgagor Guarantor) 4. Mrs. Nirmala Kamlesh Pathak (Director /Mortgagor Guarantor) Address:- Plot no 78 and 79, Survey No.38,Maharana Nagar, Gorewada, Nagpur 440013	Type of possession: (Physical Possession) Property ID : IDIB06186719280 All that piece and parcel of Commercial Shop No F-9, on First Floor, in the building known as "Acharaj Tower- II", on land bearing House No 631, City Survey No 2480/1, Sheet No 56/60, Ward No 60, situated at Chhindwara Road, Chhaoni, Mouja- Jaripatka, District Nagpur in the name of M/s Pathak Engineers Pvt Ltd. Adjoining properties/boundaries, Towards East:- Road known as Chhindwara Road, Towards West:- Exide House, Towards North:- House of Javheri Bungalow, Towards South:- Achraj Tower.	RP : Rs. 76.00 Lakhs EMD : Rs. 7.60 Lakh BD : 10,000/- Date & Time of e-Auction 11.12.2024 10.00 A.M to 05.00 P.M.
		Type of possession: (Physical Possession) Property ID : IDIB06186719280 All that piece and parcel of Duplex House consisting of Ground and First Floor, admeasuring about 110.334 Sqm built up area, built on Plot No 78, admeasuring about 159.15 sqm, in the Layout of Kh No 36/2, bearing City Survey No 38, Sheet No 35/35, of Mouja Gorewada, situated in Maharana Nagar, Gorewada Road, Nagpur in the name of Mr. Surendra Ramanand Pathak. Adjoining properties/boundaries: Towards East:- Plot No 93, Towards West:- Layout Road, Towards North:- Plot No 79, Towards South:- Layout of Kh No 35.	RP : Rs. 120.00 Lakhs EMD : Rs. 12.00 Lakh BD : 10,000/- Date & Time of e-Auction 11.12.2024 10.00 A.M to 05.00 P.M.
		& All that piece and parcel of Duplex House consisting of Ground and First Floor, admeasuring about 107.142 Sqm built up area, built on Plot No 79, admeasuring about 135 sqm, in the Layout of Kh No 36/2, bearing City Survey No 38, Sheet No 35/35, of Mouja Gorewada, situated in Maharana Nagar, Gorewada Road, Nagpur in the name of Mrs. Vibha Surendra Pathak. Adjoining properties/boundaries: Towards East:- Plot No 92, Towards West:- Layout Road, Towards North:- Plot No 80, Towards South:- Plot No 78.	RP : Rs. 32.00 Lakhs EMD : Rs. 3.20 Lakh BD : 10,000/- Date & Time of e-Auction 11.12.2024 10.00 A.M to 05.00 P.M.
		Type of possession: (Physical Possession) Property ID : IDIB06777058715 All that piece and parcel of Apartment no F1(A) & (B), F2- (A) & (B) and F-3 (A) & (B), on First Floor, totally admeasuring about 62.055 Sqm built up area (each apartment admeasures about 20.685 Sqm), in the building named as "SAI SHANKAR ENCLAVE", constructed on Plot No 183, 348A and 348C, totally admeasuring about 839.895 Sqm, bearing City Survey No 1128 & 1129, Sheet No 28 of Mouja Wadpakad, bearing Municipal Corporation House No 842/F/1 (New), 842/F/2 (New) and 842/F/3 (New), Ward No 64 situated on P K Salve Road, Mohan Nagar, Nagpur along with the undivided 3.8634 % share in the above said plot of land belonging to Mr. Surendra Ramanand Pathak. Adjoining properties/boundaries: Towards East:- House No 804, Towards West:- Nazul Land, Towards North:- House No 841, Towards South:- Public Road.	RP : Rs. 32.00 Lakhs EMD : Rs. 3.20 Lakh BD : 10,000/- Date & Time of e-Auction 11.12.2024 10.00 A.M to 05.00 P.M.

Total Dues in Rupees Rs. 2,62,01,574/- plus interest and incidental charges and other expenses w.e.f. 15.04.2024 till the date of realization

HUDKESHWAR BRANCH (AUTHORISED OFFICER: JAYSHEEL SHARMA, MOB. NO. 9026371110)

2.	Raju Hari Kumbhare (Borrower & Mortgagor) Pushpa Raju Kumbhare (Guarantor) (Borrower & Mortgagor) Both 1 & 2 Resided At:- Ward no. 24,Binki Mehandigagh Corner, Near Kalbadevi Mandir Dr. Ambedkar Marg Nagpur-440017.	Type of possession: (Physical Possession) Property ID : IDIBA07 All that piece and parcel of residential apartment no. A-201 on 2nd floor in block "A" and Wing "B" out of group housing resident Multi storied building constructed on plot of land, known and styles as "KRUSHNAM NAGARI" covering a carpet area of 33.33 sq.mtr and built up 36.70sq.mtr and super built up area up.62.52Sq.mtr situated at Village Narsala within the limits of Grampanchayat Narsala ward no.6, Tahsil Nagpur (Gramin) and Dist. Nagpur and the same is bounded as under:- Towards East:- Open space, Towards West:- Krushanam Nagari Block B, Towards North:- Kh. No. 117 and 118, Towards South:- Kh.No.112.	RP : Rs. 13.00 Lakhs EMD : Rs. 1.30 Lakh BD : 10,000/- Date & Time of e-Auction 11.12.2024 10.00 A.M to 05.00 P.M.
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Total Dues in Rupees Rs.22,55,000/- as on 18.06.2024 with further interest, costs, other charges and expenses thereon.

Terms and Conditions:

1. The e-auction will be conducted through Bank's approved service provider **M/s SISL Infotech Pvt. Ltd.** at their web portal <https://www.ebkgray.in> The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://www.ebkgray.in>. 2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid documents, Training/ Demonstration, Terms & conditions on online Inter-se Bidding etc., may visit the website <https://www.ebkgray.in>. 3. For detailed terms and conditions of the sale, please refer to the link provided in Indian Bank, the Secured Creditor's website <https://www.indianbank.in> and website <https://www.ebkgray.in> Statutory Notice under Rule 8(6) of the SARFAESI Act: This is also a notice to the Borrower/Guarantor of the above loan under Rule 8(6) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date. 4. Property can be inspected with prior appointment with authorised officer/on/before auction date.

Enquiry: **PRABHAT SHRIVASTAV, Mobile No. 9598011819, Jaysheel Sharma, Mobile No.9026371110**

Date: **21.11.2024**

Place: **Nagpur**

Authorized Officer
Indian bank