



"Circle SASTRA Centre PNB House, Kingsway, Nagpur – 440001
Ph: 0712- 6603753, 6630484, Email: cs6795@pnb.co.in"

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 Name of Account Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor(s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price B) EMD (Last Date of Deposit of EMD) C) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbran- ces known to the secured creditors	8. Lakadganj	All that piece & parcel of Apartment No 406, 4th floor in the building known & styled as Gurukrupa Palace covering buildup area of 68.59 Sq Mtrs having 2.646% of undivided share & interest on NIT Plot area admeasuring 1453.841 Sq Mtrs Survey No329, Sheet No 29, Ward No 21, Middle ring road (East) NMC House 1206/280 Mouza Pardi within the limits of NMC & NIT bhandra road, east Wardhaman Nagar Tah & Dist Nagpur in the name of Jitendra Narsingdas Khurana. Bounded as - East:Plot No 279, West: Plot No 281, North: Road, South: Road				A) 07-09-2021 B) Rs.30,77,654.50 as on 31/08/2021 + intt & other charges w.e.f. 01/09/2021 C) 23-12-2021 D) Physical Possession		26/11/2024 11.00 AM to 4.00 PM	Not Known
							9. Hanuman Nagar	All That Piece and Parcel of eastern Portion of land admeasuring about 36.731 Sq. Mtrs. (395.50 Sq. Ft), bearing Corporation House NO.841/A, Satranjpura, Circle No.11/16, togetherwith existing house construction standing thereupon, City Survey No.256, Sheet No.157, Ward No.38, Mouza-Nagpur, area admeasuring 395.50 sq. ft., Owner – Smt. Vijaya Haribhau Tajne, Shri Sachin Haribhau Tajne, Smt. Sarika Suresh Bhojar w/o Suresh Bhojar(Borrower), Smt. Swati Mahesh Khamankar, Boundaries: East-Open Land, West-Portion of Smt. Suman Shankarrao Tajne and others, North-Open Land, South-House of Shri Maheshkumar Jejani				A) 19-01-2023 B) Rs.36,79,739.50 as on 31/12/2022 + intt & other Charges w.e.f. 01/01/2023 C) 04-05-2023 D) Symbolic Possession	A) Rs.31,62,000.00 B) 3,16,200.00 C) 25-11-2024 D) 10000.00		
1.	Amravati "M/s Nirman Marketing (Borrower) Sh. Sanjay Newandram Panmani (Proprietor/ Mortgagor)"	All R.C.C. Super Structure comprising the tentative Shop No. 007 out of Wing-A, Building No. 05, having buildup area ground floor admeasuring 66.92 sq. mtr, Mezzanine floor admeasuring 41.95 Sq. Mtrs., First floor admeasuring 66.86 Sq. Mtrs., Second Floor admeasuring 66.86 sq.mtr, Third Floor admeasuring 66.86 sq. mtr total admeasuring 3,331.25 Sq. ft (309.45 Sq. Mtrs), from out of building/complex known as "Dreamland Business Park" on the land/Plot Bhumapan No. 119, 144, 39/3, 37/2, Field Survey No. 38/1, 42/1, 38/2, 39/1, 42/1, 39/1, 39/3, 135, hereinabove, alongwith 0.140% undivided share in said Plot, Situated at Mouje-Borgao Pragane- Nandgaon, Tq & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati Rural, within limits of Zilla Parishad, Amravati, which is bounded as under: East: Shop No. A5-008, West: Road and Common Parking, North- Shop No. A5-005, South- Shop No A5-009. Owner: Sanjay Newandram Panmani.	A) 30/10/2023 B) Rs.1,01,42,051.00 as on 30/09/2023 + intt & other charges w.e.f. 01/10/2023 C) 25/01/2024 D) Symbolic Possession	A) 30/10/2023 Rs.44,60,000.00 B) 4,46,000.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known	10. LAKADGANJ	The Undivided 0.97% share & interest in all that piece & parcel of landbearing Plot No.R-1, Admeasuring 3586.80 Sq. Mtrs. Being the portion of the entire land bearing KH No. 29 & 30 of Mouza Lava, P H No.4, together with the RC superstructure comprising Apartment No.209 covering buildup area 80.90 Sq. Mtrs. on 2nd Floor, in "Om Shrushti Wing B" House NO. 899, Lava, Tah & Dist Nagpur in the name of Sh. Deepesh B Agrawal & Smt. Jaya Deepesh Agrawal				A) 22-09-2022 B) Rs.34,15,757.00 as on 31/08/2022 + intt & other charges w.e.f. 01/09/2022 C) 06-01-2023 D) Physical Possession	A) Rs.23,30,000.00 B) 09,757.70 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known
2.	Dharampeth Sh. Lakhvinder Singh Madan Singh Dutt (Borrower/ Mortgagor) Smt. Pritikaur Lkhavinder Singh Dutt (Co-Borrower)	All that piece & parcel of land & building on Plot No 18 admeasurement of plot is 116.89 Sq Mtrs in Indora Housing Accommodation Scheme of NIT, Ward No 57, Division North of Mouza Nari, PSK No 11, Sheet No 341/93, City Survey No 324, NMC House No 2172/A/18, bearing KH No 141/1,145/3,146/10 situated at NArivithin the limits of NMC & NIT Tah & Dist Nagpur in the name of Sh. Lakhvinder Singh Madan Singh Dutt. Bounded as - East: Plot NO 19, West: Nala & Open Land, North- Road, South- Plot No 17	A) 07/05/2024 B) Rs.35,68,874.85 as on 06/05/2024 + further intt & other charges C) 16/07/2024 D) Symbolic Possession	A) 07/05/2024 Rs.45,66,000.00 B) 4,56,000.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known	11. Bajaj Nagar	All that piece & parcel of Flat No 102, 1st Floor, "Shiv Darshan Apartment" Plot No 1-C, Mahesh Nagar, Near Ananat Nagar, Katol Road, Khasara NO 93/3,95/1, Mouza Borgao, Ward No 61, PH No 8, City Survey No 328, Sheet No 18, Corporation House No 482/A/6/1/C, Nagpur. 440013				A) 01-08-2019 B) Rs.13,91,183.00 as on 31/07/2019 + further intt & other charges C) 03-10-2019 D) Physical Possession	A) Rs.21,00,000.00 B) 2,10,000.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known
3.	Somalwada Sh. Ayaz Ahmed Nisar Ahmed Sheikh (Borrower) Smt. Shabana Ayaz Ahmed Sheikh (Co- Borrower)	The undivided 33.00% share & interest in all that piece & parcel of land bearing Plot No 19 admeasuring 144 Sq Mtrs togetherwith A Partment No B/201 containing by admeasurement approx 116.127 Sq Mtrs on 2nd floorof the building named & styled as PARAS Apartment WING B in the layout of Western Coalfield Employees CO-op Housing Society out of Khasara No 79/1, 85/2, 86/1 Patwari Halka No 8 of Mouza Gorewada, within the limits of NMC & NIT, Tah & Dist Nagpur in the name of Sh. Ayaz Ahmed Nisar Ahmed Sheikh. Boundries of Plot-East:Plot No 18, West: Plot No 20, North: Road, South: Plot No 14.	A) 20/02/2024 B) Rs.36,07,891.58 as on 31/01/2024 + further intt & other charges C) 03/05/2024 D) Physical Possession	A) 20/02/2024 Rs.54,60,000.00 B) 5,46,000.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known	12. Somalwada	All piece & parcel of Flat No 201, 2nd floor, Sai Gajanan Apartment, Plot No 45/1 (45 North Part), Corporation House No 5037, Kh No 71, Sheet No. 51, CS No 4362, Ward No 14, Dwarakapuri Layout, Babulkheda, Nagpur having super buildup area 101.572 Sq Mtrs., Owner - Sh. Trushan Kumar s/o Thaganal Kawale, Boundries: East: 9.14 Mtrs wide road, West: Lane, North: Plot No 40, South: Plot No 45				A) 06-10-2017 B) Rs.37,62,933.00 as on 30/09/2017 + intt & other charges w.e.f. 01/10/2017 C) 17-02-2018 D) Physical Possession	A) Rs.33,50,000.00 B) 3,35,000.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known
4.	Kingsway, Nagpur Sh. Sanjay Kumar Keshoshravan Sahu (Borrower), Sh. Praveen Prabhakar Bante (Guarantor)	All that piece & parcel of Apartment No 308, 3rd floor(2BHK) consisting of One Hall, Two Bedroom, One Kitchen, Latrine Bathroom, Water tap, Gallery, Electricity Light fitting, buildup area 70,589 Sq Mtrs (759.819 Sq Ft) in "Laxmi Plaza" togetherwith undivided 1.842% share & interest in Plots No 13,14 & 3, area 3032.872 Sq mtrs(32645.84 Sq Ft), PH No 11, Thak No 102, Mouza Mankapur, Khasara No 26/2, Sheet No 525/13 & 524/14 bearing City Survey No 269,270,271, Corporation House No 1284/A, 1284,1285,1285/A, Ward No 61 Tehsil & Dist Nagpur, bounded as - East: Nagpur-Koradi ROad, West: House of Sh Anchalwar, North: House of SH Yadav, South: House of Sh. Gupta & Tiwari, Owner: Sh. Sanjay Kumar Sahu S/o Keshoshravan Sahu	A) 18-08-2023 B) Rs.58,97,407.70 as on 31/07/2023 + further intt & other charges w.e.f. 01/08/2023 C) 24-11-2023 D) Symbolic Possession	A) 18-08-2023 Rs.38,16,000.00 B) 3,81,600.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known	13. Gandhibagh Nagpur	Apartment No 201 and 202 (Second Floor),(undivided land share 33.332% of gross land 484.95 sq mtrs i.e. 161.64 sq mtrs with total existing super built up area 234.1286 sq mts) "Sujata Apartments" NIT leased plot no 186, Bhamti Parsodi Street scheme of NIT, Mauza Bhamti Khasra No 19/1,20 & 21 NIT layout, city survey no 5 of sheet no 193/4,corporation House no 4017/186, ward no 75, situated abutting Trimurti nagar Ring Road, Near Trimurti Nagar chowk,Beside Tip Top convent,Nagpur in the name of Shri Prasanna Manohar Pardi Area admsg 234.1289 sq mtr East: Plot no 187, West: Plot no 185, North: Plot no 206-A & 207, South- Ring Road				A) 06-10-2017 B) Rs.1,26,64,179.00 As on 30/09/2017 + further intt & other charges C) 26-12-2017 D) Physical Possession	A) Rs.1,01,77,000.00 B) 10,17,700.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known
5.	PWS College, Kamptee Smt. Rakshita Rajesh Nandeshwar (Borrower)	The undivided 1/24th share and interest in all that Piece and Parcel of land bearing Plot No. 928, total containing by admeasurments 482.65 Sq. Mtrs out of Kh No. 30, 62, 68/2, in Pachnpauli Housing Accommodation Scheme of NIT of Mouza- Binaki, together with the entire R.C.C. Superstructure comprising Apartment No. FF-D, Covering total Built Up area of 43.00 SQ. Mtrs on the First Floor of a building constructed thereon and known and styled as "Pratibha Apartment" bearing Corporation House No. 975/13, City Survey No. 3027, Sheet No. 434/39, within the limits of the NMC Ward No. 43 in tehsil and Dist. Nagpur- and Bounded as under: East- Plot No. 927, West- 9.00 Mtr. Road, North- Plot No. 910, South- 18.00 Mtr Road. Owner: Rakshita Rajesh Nandeshwar	A) 02-05-2023 B) Rs.16,67,952.00 as on 30/04/2023 + intt & other charges w.e.f. 01/05/2023 C) 17-07-2023 D) Symbolic Possession	A) 02-05-2023 Rs.16,07,000.00 B) 1,60,700.00 C) 25-11-2024 D) 10000.00	26/11/2024 11.00 AM to 4.00 PM	Not Known	14. Bajaj Nagar (E- OBC)	A) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.57 hectare (3.885 acres), divided by East –West vibhagini, North side land with Bhogwarg class-Iright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha) sanctioned Industrial layout plan and as per Non – agriculture order for survey no 76 on the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist Wardha and same is bounded as under : On the EAST by : Land of Shri Purushottam Chordiya, On the WEST by : Road , On the NORTH by: Remaining portion of KH. No.76 sold out to shri							