

## 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 (i) 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 public in sold on "AS IS WHERE IS" basis. "AS IS WHERE IS" means that the property is sold in its existing state and the purchaser shall be responsible for any loss or damage to the property. "AS IS WHAT IS" means that the property is sold in its existing state and the purchaser shall be responsible for any loss or damage to the property. "WHATEVER THERE IS" means that the property is sold in its existing state and the purchaser shall be responsible for any loss or damage to the property. The details of the properties are given in the table below against the respective properties.

### SCHEDULE OF THE SECURED ASSETS

Sr No	Name of Branch Name of Account Name & Address of the Borrower/ Guarantors Account	Detail 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	E) Reserve Price F) EMD (Last Date of Deposit of EMD) G) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1)	Branch : Nandanwan Nagpur Sh. Dilip Pandurangji Gomase (Borrower/Mortgagor)	All that Piece and Parcel of leasehold property comprising of Ground+3 Storied Building Bearing Tenement No. E/215, Corporation House No. 1128/C/D/E/215 admeasuring 350.00 sq ft, (32.51 Sq. Mtr) under Wathoda Street Scheme of NIT, behind KDK College, out of Khasara No. 319, Mouza Nagpur, Ward No. 20, City Survey No. 101, Sheet No. 248, Division South Tahsil and Dist Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in the name of Shri Dilip Pandurangji Gomase.	10/06/2024 Rs. 9,80,544.00 as on 31/05/2024 + further Intt & other charges 02/12/2024 Symbolic Possession	Rs. 10,15,000/- Rs. 1,01,500/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
2)	Branch : PWS Kamptee Nagpur Smt. Varsha Yogiraj Shende (Borrower/Mortgagor)	All that Piece and Parcel of "VYAPARI SANKUL" Shop No. FF-33, on the First Floor, Built Up area 7.432 Sq.Mt. Corporation House No. 3/FF-33, KH No. 3123, City Survey No. 1784, Sheet No. 75, Municipal Corporation House No. 3/FF-33, Ward No. 71, Mouza Sitabuldi, Variety Square, Gorepoth, Near Eternity Mall, situated in Leasehold Plot in Civil Expansion scheme of NIT, Morbhavan, Sitabuldi, Warda Road Nagpur within the limits of NMC and NIT, Tah and Dist Nagpur in the name of Smt Varsha Yogiraj Shende.	30/10/2024 Rs. 8,73,943.50 as on 30/09/2024 + further Intt & other charges w.e.f. 01/10/2024 07/01/2025 Symbolic Possession	Rs. 12,96,000/- Rs. 1,29,600/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
3)	Branch :Taroda Mis Rajat Krishi Mandir (Borrower) Shri Ashok Krishna Timande (Borrower & Mortgagor) Shri Manohar Narayan Borkar (Guarantor) Shri Rambhau Balaji Timande (Guarantor)	All that Piece and Parcel of Residential Land and Building bearing House No. 291, admeasuring 1558 sq ft, G P Ward No 04, Mouza Taroda, Situated at Ward No. 01, Beside Sawali-Taroda Road, within the limits of Gram-panchayat-Taroda and Tah and Dist Wardha in the name of Ashok Krishna Timande. The description of the house and its land is as under-Total area 1197 Sq. ft. Bounded: East-House of Shri Rambhauji Timande, West- Sawali-Taroda Road, North-Gram Panchayat Road, South-Field of Shri Ashok Timande.	14/05/2024 Rs. 52,04,919.03 as on 30/04/2024 + further Intt & other charges 01/05/2024 02/08/2024 Symbolic Possession	Rs. 13,03,000/- Rs. 1,30,300/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
4)	Branch : Taroda Shri Ashok Krishna Timande (Borrower & Mortgagor) Shri Subhash Chhantapli Chambhare (Guarantor) Shri Manohar Narayan Borkar (Guarantor)	All that Piece and Parcel of Residential Land and Building on Plot No 09, Survey No 40/3, T S No 25, Ward No 03, Mouza No 40, admeasuring 1990.60 sq ft, Mouza Chinchala situated at Chandana layout, Samrudhi Nagar, Infront of Water Tank, Kala Lawn Road, within the limits of Grampanchayat-Chitoda Tah and Dist Wardha in the name of Ashok Krishna Timande. Boundaries- East- 06 mt wide layout Road and then Open Plot, West- Open Plot No 06, North- Open Plot No 10, South- Open Plot No 08.	14/05/2024 Rs. 40,23,316.68 as on 30/04/2024 + further Intt & other charges 01/05/2024 02/08/2024 Symbolic Possession	Rs. 53,83,000/- Rs. 5,38,300/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
5)	Branch : Dharampeth Nagpur Shri Vijay Kumar Palesa (Borrower) Smt. Rajani Vijay Palesa (Co-Borrower)	Residential flat No 402 in Valbhav Sunrise Apartment at Plot No. 14, Suraj Grih Samasya Niwaran Sanstha, Near Jayanti nagari 3, Corp House No 1504/B/14, CS No 76 KH No 24/1, Ward No 75, Mouza Chichbhuvan Nagpur. Builtup area 65.918 Sq Mtrs Bounded : East-Plot No 9,10, West- Road, North-Plot No 15, South-Plot No 13.	15/04/2021 Rs. 23,48,853.95 as on 30/09/2021 + further Intt & other charges 30/10/2021 Symbolic Possession	Rs. 33,08,000/- Rs. 3,30,800/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
6)	Branch : Warora (e-OBC) M/s Shriram Krishi Kendra (Borrower) Sh. Jalram Wasudeo Parakhi (Proprietor) Sh. Wasudeo Dadaji Parakhi (Guarantor)	All that piece & parcel of diverted Plot No 24 area 139.40 Sq Mtrs towards northern side out of area 272.81 Sq Mtrs of S No 28 alongwith House Property No 689 standing thereon situated at Mouza Warora Colliery, PH No 15, Tah Warora, Dist Chandrapur within Registration Dist Chandrapur, Sub- registration Dist Warora. Owner- Wasudeo Dadaji Parakhi. Bounded as-East-Layout road, West- Layout road, North- House of Arvind Bodhale & Sh. Chawale, South- Remaining Part of Plot No 24 owned by Suresh Kayaker.	18/04/2023 Rs. 13,20,710.85 as on 31/03/2023 + further Intt & other charges w.e.f. 01/04/2023 24/07/2023 Symbolic Possession	Rs. 20,87,000/- Rs. 2,08,700/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
7)	Branch : Dharampeth Nagpur Shri Vinod Kumar Singh Thakur (Borrower) Smt Sudha Thakur (Co-Borrower) Shri Abhishek Singh Thakur Shri Rohit Singh Thakur	Mouza Khas Wadgaon TS. No. 11 an undivided share of 91.257 Sq. Mtr. of land out of total area of 0.19 HR out of diverted Survey No 622 consisting of office No 2 builtup area 100.640 Sq. Mtrs. on the upper ground floor & family restaurant having undivided share of 164.007 Sq. Mtrs. & builtup area of 186.68 Sq. Mtrs. total undivided share of 255.264 Sq. Mtrs. & total builtup area of 298.320 Sq. Mtrs. situated on building name "Gaj Tower" Tehsil & Dist Chandrapur	26/03/2019 Rs. 1,65,15,074.55 as on 31/12/2018 + further Intt & other charges 07/03/2019 Symbolic Possession	Rs. 1,45,79,000/- Rs. 14,57,900/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
8)	Branch : Dharampeth Nagpur RHA Developers Partners : 1) Shri Abhishek Singh Thakur 2) Shri Rohit Singh Thakur	All that piece & parcel of building constructed on Plot No. 63, KH No 10754-A admeasuring 920.02 Sq Mtrs covering total builtup area is 210.00 Sq Mtrs, Near Shiv Sai Temple, Jalraj Nagar, Ward No 2, Mouza Deval Govindpura Sr No. 11 Tah & Dist Chandrapur	20/03/2019 Rs. 4,11,05,751.75 as on 31/12/2018 + further Intt & other charges 07/03/2019 Symbolic Possession	Rs. 2,51,50,000/- Rs. 25,15,000/- (30/03/2025) Rs. 10,000/-	31/03/2025 11.00 AM to 04.00 PM	Not known
9)	Branch : Dharampeth Nagpur M/s. Chetan R. Dahake Building Materials Supplier And Earth Movers Prop. Shri Chetan R. Dahake	House No 96, Survey No 340, Plot No 80, Ward No 19, Mouza Pulgaon (Gunikheda), Nagar Parishad Pulgaon, Tah Wardha in the name of Sh. Chetan Dahake, Plot Area-600 Sq Ft. Bounded as-East-Gall, West-Road, North-House of Yadav, South House of Lathe	17/07/2019 Rs. 1,82,02,835.70 as on 14/07/2019 + further Intt & other charges 02/11/2019 Symbolic Possession	Rs. 17,60,000/- Rs. 1,76,000/- (30/03/2025) Rs. 10,000/-	31/03/2025 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 Authorised Officer, but the Authorised 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://banknet.com> on 31/03/2025 @ as per above.
- For detailed term and conditions of the sale, please refer [www.pnbindia.in](http://www.pnbindia.in) & <http://banknet.com>
- The bidder bidding for any of the above IP has to by adding minimum incremental amount i.e. Rs. 10000/- over and above the Fixed Reserve Price.
- Contact Person Mr. Sushilkumar-8420194674, Mr. R.K. Pradhan-882755943, Mr. Sanjay Nikhare-898997231, Mr. Sandeep Akhare-957394162, Mr. Deepak Madavi-904922238 & Mr. Paven Gudadhe-9423743110

Note- Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP.  
Bank will not bear any type of dues Past/Present/Future.

30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(i) OF THE SARFAESI ACT, 2002

Place : Nagpur

Authorized Officer  
Punjab National Bank, Secured Credit...

