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SAMD, CIRCLE OFFICE NAGPUR, KINGSWAY, NAGPUR 440010
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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
Date of E-Auction: 27.10.2026 (Last date of deposit of EMD: 26.10.2026)

Sr No.	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (b) O/S amount as on date of 13 (2) notice © Possession date u/s 13 (4) of SARFAESI Act 2002 (d) Nature of possession symbolic/physical/ constructive	(a) Reserve Price (b) EMD (c) Bid Increase Amt.	Date/Time of E-Auction
1.	**MIDC, Nagpur** **Shri. Jagan Supchand Gadge (Borrower), Smt Shushila Jagan Gadge (Guarantor)**	The Undivided 0.00944% Share and Interest in all that piece and parcel of Plot No 54, admeasuring about 2.40 Acres/Hectors, togetherwith Residential Apartment No 04, Wing II, Block –B, comprising of total 556.72 sq ft i.e 51.74 sq mtrs, Super Built up and 449.71 sq ft i.e 41.78 sq mtrs Built up on the Ground floor of the building named and styled as "RAI TOWN" in KH No 158, Bhumapan No 112/4, Mouza Digdoh, Mouza No 169, P H No 6, Ward No 1, Gram Panchayat House No 1211/1408(New No. 1408/BB/W2/04) with in the limits of Tah Hingna Dist Nagpur **in the name of Shri Jagan S Gadge.**Boundaries of Plot- East- Plots of Smruti Co-op Hsg Soc Ltd, West- Open Land, North- Plots of Smruti Co-op Hsg Soc Ltd, South- Plots of Smruti Co-op Hsg Soc Ltd.	(a) 30/01/2025 (b)Rs.6,41,462.40 as on 20.01.2025 + further intt & other charges (c) 21/04/2025 (d) SYMBOLIC	(a) Rs.15,00,000.00/- (b) Rs.1,50,000.00/- (c) Rs. 10,000/-	Date: 27.10.2026 Time: 11:00 am to 4:00 pm
2.	**Borgaon (Dist Amravati)** **Shri Dhiraj Sureshrao Bobade (Borrower & Mortgagor)**	All that Piece and Parcel of land and building bearing Residential House on Plot No 30 admeasuring 1550.00 sq ft, Mouza Parsodi, Survey No 76/1, in the layout of Yashodadevi Nagar, Tah Dhamangaon Railway District Amravati, **in the name of Shri Dhiraj Sureshrao Bobade.** Boundaries- East-Plot No 38, West- Road, North-Plot No 29, South- Plot No 21.	(a) 31/01/2025 (b) Rs. 6,80,447.22 as on 28.01.2025 + intt & other charges. (c) 18/06/2025 (d) SYMBOLIC	(a) Rs. 20,79,000.00/- (b) Rs.2,07,900.00/- (c) Rs. 10,000/-	Date: 27.10.2026 Time: 11:00 am to 4:00 pm
3.	**Kamla Nehru, Nagpur** **Sh. Shekharsingh Subhashsingh Pawar (Borrower / Mortgagor)** **Smt. Darshana Shekharsingh Pawar (Co-Borrower / Mortgagor)**	All that piece & parcel of land & building i.e. Residential House bearing Plot No 37, containing by admeasurement 136.00 Sq Mtrs (1464 Sq Ft) being a portion of entire land bearing Gat No 253/38 of Mouza Parsodi in Tehsil & Dist Bhandara. Bounded as - East: 9 Mtrs wide road, West: Plot No 34, North: Plot No 38, South: Plot No 36. **Owner- Sh. Shekharsingh Pawar & Smt. Darshana Pawar**	(a) 09/12/2024 (b) Rs.16,40,584.25 as on 30/11/2024 + intt & other charges w.e.f. 01/12/2024 (c) 10/03/2025 (d) SYMBOLIC	(a) Rs. 23,19,000.00/- (b) Rs.2,31,900.00/- (c) Rs. 10,000/-	Date: 27.10.2026 Time: 11:00 am to 4:00 pm
4.	**Achalpur, Amravati** **M/s Kale Ash Bricks Industries (Borrower) Shri. Santulal Ganesh kale (Proprietor) Mrs. Kalpana Uttamarao Ghom (Guarantor & Mortgagor)** **Mr. Uttam Vinaykrao Ghom (Guarantor) Mr. Ganesh Bhaiya Kale (Guarantor)**	All that piece and parcel of Property i.e land & Standing Structure of Residential House No. 943, on Nazul Sheet No. 3, Plot No. 212, Measuring 203.10 Sq. Mtr, (2185.35 Sq.ft) "A" Tenure, situated at Mouza- Kandali, Tq- Achalpur, Dist. Amravati **in the Name of Mrs. Kalpana Uttamrao Ghom.** Bounded as Under: East- House of Mr. Ramdas V Rawarkar, West- Govt. Raod; North- House of Mr. Vasantrao Ganorkar, South- Open Plot of Mr. Ashok Mehare.	(a) 17/01/2024 (b) Rs.39,83,255.30 as on 31/12/2023 + intt & Other Charges W.e.f 01/01/2024 (c) 02/05/2024 (d) SYMBOLIC	(a) Rs. 11,91,000.00/- (b) Rs.1,19,100/- (c) Rs. 10,000/-	Date: 27.10.2026 Time: 11:00 am to 4:00 pm

Details of the encumbrances known to the secured creditors – Not known

TERMS AND CONDITIONS OF E-AUCTION SALE

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 auction sale will be "online through e-auction" portal **https://baanknet.com/**
2. The intending Bidders/ Purchasers are requested to register on portal **(https://baanknet.com)** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider **(may take 2 working days),** the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **26.10.2026** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Platform (https://baanknet.com/) for e-Auction will be provided by e-Auction service provider **M/S PSB Alliance** having its **Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220).** The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website **https://baanknet.com/** This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
4. For details General Terms and Conditions of Sale is available / published in the following **websites/ webpage portal.**
(a) https://baanknet.com, (b) www.pnbindia.in
5. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction portal **(https://baanknet.com).**
6. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
7. The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".**
8. Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/Present/Future.

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 08.10.2026, Place: Nagpur

Sd/- Authorized Officer Punjab National Bank Secured Creditor