Place : Amravati, Date : 30.09.2026 | Portal of E-Auction: https://baanknet.com/ | AUTHORISED OFFICER, CANARA BANK

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PNB House, Kingsway, Nagpur – 440001
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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

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 (Mortgagers 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 (Rs.) / B)EMD Amount / C) last Date of EMD Deposit / C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
Date/ Time of E-Auction : 27.10.2026 (11.00 AM to 4.00 PM), EMD Date : 26.10.2026						
1.	Kingsway, Nagpur Mr. Vilas Shivagir Giri (Borrower/Mortgagor)	All that piece and parcel of land bearing Khasra No. 42 containing admeasuring 2.02 HR of Mouza Kuhi, PH No. 53 together with all that piece and parcel of plot No. 6 area admeasuring 5176.21 Sq. Ft. (481.34 Sq. Mtr.), situated in Layout to be known and styled as "Santaji Nagar" and standing on the Kh. No. 42 land Tahsil-Kuhi and Dist. Nagpur Bounded as under: East: Layout boundry and Nalha, West: 9 Mtr Road, North: Plot No. 5, South: 9 Mtr Road **Owner: Mr. Vilas Shivgir Giri**	A) 24.06.2025 B) Rs. 47,66,979/- plus further interest and other charges w.e.f. 09.06.2025 C) 23.09.2025 D) Symbolic Possession	A) Rs. 34,10,000/- B) Rs. 3,41,000/- C) 26.10.2026 D) 10000.00	27.10.2026 (11.00 AM to 4.00 PM)	Not Known
2.	Surya Nagar, Nagpur Shri Sheikh Mohmadali Hak Jahuraiam Alam (Borrower/Mortgagor) Sh. Nazim Mohmadali Hak (Guarantor)	All that Piece and Parcel of residential block comprising House No. 950, having area of 69.29 Sq. meter built up on first floor of building situated in Maskasath close to Cradok Road Circle No. 13/19, Div No. 4, City Survey No.496, Sheet No. 131 Mouza Nagpur, Tehsil & District Nagpur & Bounded as under: East: Sambhaji Kasar Road, West: House of Shri. Devidas Nimje, North: Lane, South: Maroti Temple & House of Shri Devidas Nimje **Owner: Shri Sheikh Mohmadali Hak Jahuraiam Alam**	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.06.2017 + intt & charges w.e.f. 01.07.2017 C) 09.11.2022 D) PHYSICAL Possession	A) Rs. 27,45,000/- B) Rs. 2,74,500/- C) 26.10.2026 D) 10000.00	27.10.2026 (11.00 AM to 4.00 PM)	Not Known
3.	Kingsway, Nagpur Mr. Madhusudan Narayanprasad Sharma (Borrower/Mortgagor) Smt. Smita Manmohan Sharma (Guarantor)	All that piece and parcel of Apartment having No. 202 on the Second Floor having its Super Built up area 86.402 Sq. Mtrs with 1.631% undivided proportionate share and interest in the Building Complex constructed out of ALL THAT piece and parcel of plot No. 24 and 25 Both Jointly admeasuring about 218.99 Sq. Mtr i.e. 23519.35 Sq. Ft. in the lay out Popularly known as J. P. Radiance Complex out of all That Town Planning and Collector Nagpur sanctioned lay out having Survey No. 147 admeasuring about 1.38 Hec i.e. 13800.00 Sq. Mtr Situated at Mouza: Sukali (Gup) P.S.K. No 45 Land Revenue Rs 276, Tahsil- Hingna and District- Nagpur and All That piece and parcel of land having Survey No 148 admeasuring about 1.81 Hec i.e. 18100.00 Sq. Mtr Situated at Mouza- Sukali (Gup), P.S.K. No. 45 Tahsil- Hingna and District- Nagpur and bounded as under: East: Flat no 211, West: Flat no 201, North: Main Road, South: Flat No 203 **Owner: Mr Madhusudan Narayanprasad Sharma**	A) 29.11.2022 B) Rs. 22,07,873.00 + intt & charges w.e.f. 01.11.2022 C) 10.06.2024 D) PHYSICAL Possession	A) Rs. 20,00,000/- B) Rs. 2,00,000/- C) 26.10.2026 D) 10000.00	27.10.2026 (11.00 AM to 4.00 PM)	Not Known
4.	Surya Nagar, Nagpur Shri Gatav Abhiman Borkar (Borrower/Mortgagor)	All that Piece and Parcel of Apartment No. 305, 3rd Floor in the building Hitesh Vihar –II, City Survey No. 58, Sheet No. 488/12, Mouja Benaki, Ward No. 43,NMC House No.1559/E/252 & 1559/E/253, Pachpoli Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur Bounded as under: East : Road, West : Plot No 257,258,259, North : Plot No 251, South : Plot No 254 **Owner: Shri Gatav Abhiman Borkar**	A) 13.07.2017 B) Rs. 26,18,000.00 + intt. and other charges w.e.f. 01.07.2017 C) 23.06.2022 D) PHYSICAL Possession	A) Rs. 19,15,000/- B) Rs. 1,91,500/- C) 26.10.2026 D) 10000.00	27.10.2026 (11.00 AM to 4.00 PM)	Not Known
5.	Surya Nagar, Nagpur Shri. Ashwin Vithobaji Bhoyar (Borrower) Shri. Vithobaji Motiram Bhoyar (Co-borrower/Mortgagor)	All that piece and parcel of land bearing House No. 162, Ward No. 1, City Survey No. 424, Mouza- Takalghat, Tehsil- Hingna, District- Nagpur Bounded as under: On the East: Office of Gram Panchayat, On the West: Remaining land of the above said property, On the North: House of Chindhabaji Yengde, On the South: Common Road **Owner: Shri. Vithobaji Motiram Bhoyar**	A) 17.07.2018 B) Rs. 32.77 Lakh as on 30.06.2018 + further Interest and Other Charges w.e.f. 01.07.2018 C) 14.02.2019 D) SYMBOLIC Possession	A) Rs. 31,60,800/- B) Rs. 3,16,080/- C) 26.10.2026 D) 10000.00	27.10.2026 (11.00 AM to 4.00 PM)	Not Known
Date/ Time of E-Auction : 03.11.2026 (11.00 AM to 4.00 PM), EMD Date : 02.11.2026						
6.	Bharatnagar, Nagpur M/s Kiran Masale (Borrower) (Prop. Shri. Dhanraj Vishnusav Sonwane) Shri. Dhanraj Vishnusav Sonwane (Proprietor/Mortgagor) Smt. Sunita Dhanraj Sonwane (Guarantor)	1. All that piece and parcel of Plot No. 69, containing by admeasurement 139.354 Square Meter situated in layout of SAI SEVAASHRAM SAHAKARI GRUHNIRMAN SANSTHA LTD. of Mouza- Ranala, P.H. No. 18, being portion of Khasra No. 33 within the limits of Gram Panchayat- Ranala, Tehsil- Kamptee, District- Nagpur in the name of Shri. Dhanraj Vishnusav Sonwane Bounded by: East: 25 Feet wide Road, West: Plot No. 89, North: Plot No. 68, South: Plot No. 70 **Owner: Shri. Dhanraj Vishnusav Sonwane**	A) 06.02.2018 B) Rs. 47,41,570.51 as on 31.12.2017 + further interest and other charges w.e.f. 01.01.2018 C) 25.06.2018 D) SYMBOLIC Possession	A) Rs. 16,57,500/- B) Rs. 1,65,750/- C) 02.11.2026 D) 10000.00	03.11.2026 (11.00 AM to 4.00 PM)	Not Known
		2. All that piece and parcel of Plot No. 70, containing by admeasurement 139.354 Square Meter situated in layout of SAI SEVAASHRAM SAHAKARI GRUHNIRMAN SANSTHA LTD. of Mouza- Ranala, P.H. No. 18, being portion of Khasra No. 33 within the limits of Gram Panchayat- Ranala, Tehsil- Kamptee, District- Nagpur in the name of Shri. Dhanraj Vishnusav Sonwane Bounded by: East: 25 Feet wide Road, West: Plot No. 88, North: Plot No. 69, South: Plot No. 71 **Owner: Shri. Dhanraj Vishnusav Sonwane**	A) 06.02.2018 B) Rs. 47,41,570.51 as on 31.12.2017 + further interest and other charges w.e.f. 01.01.2018 C) 25.06.2018 D) SYMBOLIC Possession	A) Rs. 16,57,500/- B) Rs. 1,65,750/- C) 02.11.2026 D) 10000.00	03.11.2026 (11.00 AM to 4.00 PM)	

TERMS AND CONDITIONS"

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be ""online through e-auction"" portal **https://www.baanknet.com**

2. The intending Bidders/Purchasers are requested to register on portal **(https://baanknet.com .com)** using their email-id and mobile number. The process of eKYC is to be done through Digi locker. Once the e-KYC is done, the Intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal, The registration, verification of e- KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet, Bidders, not depositing the required EMD online, will not be allowed to participate ate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https://baanknet.com) for e-Auction will be provided by e-Auction service provider **M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.BAANKNET@psballance.com).** 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.

5. The Sale Notice containing the General Terms and Conditions of Sale is available/ published in the following websites/ web page portal, **https://baanknet.com, www.pnbindia.in**

6. 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 from e-auction portal **(https://baanknet.com).**

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in Inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider **M/s PSB Alliance Pvt. Ltd**. details of which are available on the baanknet portal.

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of ""The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. In case of failure to deposit the amounts as above time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to [illegible] defaulting bidder shall not have any claim over the forfeited