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Phoenix ARC

Phoenix ARC Private Limited

Regd. Office: 3rd Floor, Wallace Tower 139-140/1B, Crossing of Sahar Road and Western Express Highway
Vile Parle (East) Mumbai - 400 057 Tel: 022- 6849 2450, Fax: 022- 6744 2313
CIN: U07190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.


Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (Enforcement) Rules, 2002 (SIRE Rules) is **AS IS WHERE IS AS IS WHATEVER THERE IS AND WITHOUT RECURSE BASIS**, by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 through website: www.phoenixarc.co.in as per the details given below

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LKNAG00315-160041458 Branch: NAGPUR Borrower: Ajay Ashok Raut Co-Borrower: Pushpa Ajay Raut	23-10-2019 For Rs. 2010163/- (Rupees Twenty Lac Ten Thousand One Hundred and Sixty Three Rupees Only)	Flat No. 101, Shaktimata Nagar, Near Water Tank Watoda, S.No. 59, 60, 61, Ward No. 21, Near Gaganjan Temple, Agni Nagar, Pune-411 003	Reserve Price: Rs. 900000/- (Nine Lakh Only) EMD: Rs. 90000/- (Ninety thousand Only) Last date of EMD Submission: 28-04-2025	Date: 28-04-2025 Time: 11:00 AM to 02:00 PM (with unlimited extension of 15 minute each)

Terms and Conditions of E-Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> for our e-Auction Service Provider, M/s. ARC EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukhadia** Ranit.9372705454 & **Manish Ramsingh Panwar** CS317205231, ishan.de@828273231, details available in the above mentioned Web Portal and may contact their Centresial Help CS.9371996966, e-mail id: contact@auctionbazaar.com. 2. All the intending purchasers/bidders are required to enter their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user id and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers' bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may be required to cancel the bid/offer or post-tote the auction without assigning any reason therefor and without any stamp duty or any other expenses. purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees etc. as it is required to be paid in order to get the secured asset conveyed/delivered in his/her/s purchase as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorised officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due. 7. The prospective intending bidder shall furnish an undertaking that he/she is not disclosed as per provisions of Sec 19 (A) of Insolvency and Bankruptcy Code 2016 and failing to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: NAGPUR
Date: 07.04.2025

Sd/-Authorized Officer
Phoenix ARC Private Limited

 "Circle SASTRA CentrePNB House, Kingspur, Nagpur – 440001 Ph: 0712- 6603753, 6630484, Email: cs6795@pnb.co.in		"Circle SASTRA CentrePNB House, Kingspur, 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 (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. In Lacs) B)EMD (Last Date of Deposit of EMD) C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbr ances known to the secured creditors															
1.	LAKADGANJ Sh. Damodar Munnalalji Katre (Borrower) Smt. Manda Damodar Katre (Co-Borrower)	The undivided 0.624% share & interest in all that piece & parcel of land containing by admeasuring 2651.10 Sq Mtrs being the portion of entire land bearing Khasara No 33/3 of Mouza Khamla P S K 9 together with the entire RCC superstructure comprising Apartment No A/504 covering a built up area of 36.368 Sq Mtrs on 5th floor in Wing A of building styled & known as "Shree Gauri Ganesh Apartment" bearing corporation House No 3378/B/A/504, City Survey No 901/1 & 901/2, Sheet No 20 of Mouza Khamla situated at Gumasta Layout, Near Urvela Colony, Kotwal Nagar, Nagpur within the limits of NMC Ward No 75 Teh & Dist Nagpur in the name of Sh. Damodar M.Katre. Bounded as East- Land of antar bharati ashram, West- Open land & 9mtr road, North- 9 Mtr Road, South- Shree Ganesh Heights.	A) 09/09/2021 B) Rs.38,56,776.55 as on 31/08/2021 + intt & other charges w.e.f. 01/09/2021 C) 27/12/2021 D) Symbolic Possession	A) Rs.35,40,000.00 B) 3,54,000.00 C) 28/04/2025 D) 10000.00	29/04/2025 11.00 AM to 4.00 PM	Not Known															
2.	MECL Nagpur M/s Meena Super Bazar Prop. Smt. Meena Puri w/o Sh. Sukhdeo Singh Puri	All that Piece and Parcel of Property bearing Flat No. 502 having area 51.57 Sq. Mtrs (555.10 Sq.ft) on 5th floor of "Hawa Palace Apartment" Constructed on Malik magbuzia Plot bearing No. 156/7 admsg. 929.03 Sq. Mtr on Mouza- Binakhi bearing city Survey No. 1161 Sheet No. 386 Municipal House No. 785 Chalta No. 188, ward No. 22, Mudliyar layout, Shanti Nagar, within the limits of NMC and NIT Mouza- Binakhi Tahsil & Dist. Nagpur in the Name of Shri. Sukhdev Singh Puri & Smt. Meena Sukhdevsingh Puri. Boundaries: East- Road, West- Road, North- Plot No. 156/6, South- Plot No. 156/8.	A) 13/02/2023 B) Rs.29,50,006.67 as on 31/01/2023 + intt & other charges w.e.f 01/01/2023 C) 12/06/2023 D) Physical Possession	A) Rs.22,98,000.00 B) 2,29,800.00 C) 28/04/2025 D) 10000.00	29/04/2025 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 Apartment No B/201 containing by admeasurement approx 116,127Sq Mtrs on 2nd floor of 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) Rs.54,60,000.00 B) 5,46,000.00 C) 28/04/2025 D) 10000.00	29/04/2025 11.00 AM to 4.00 PM	Not Known															
4.	Taroda M/s Rajat Krishi Mandir (Borrower) Shri Ashok Krushna Timande (Borrower & Mortgagor) Shri Manohar Narayan Borkar (Guarantor) Rambhao 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 Grampanchayat-Taroda and Tah and Dist Wardha in the name of Ashok Krushna Timande. The description of the house and its land is as under-Total area 1197 Sq.ft.Boundaries- East- House of Shri Rambhauji Timande, West- Sawali- Taroda Road, North- Gram Panchayat Road, South- Field of Shri Ashok Timande.	A) 14/05/2024 B) Rs.52,04,919.03 as on 30/04/2024 + intt & other charges w.e.f. 01/05/2024 C) 02/08/2024 D) Symbolic Possession	A) Rs.13,03,000.00 B) 1,30,300.00 C) 28/04/2025 D) 10000.00	29/04/2025 11.00 AM to 4.00 PM	Not Known															
5.	Somalwada Sh.Trushankumar Thaganlal Kawale , Smt. Niropa Trushankumar Kawale	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, Babulkhedda, Nagpur having super builtup area 101.572 Sq Mtrs., Owner - Sh Trushankumar s/o Thaganlal 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.40,22,000.00 B) 4,02,200.00 C) 28/04/2025 D) 10000.00	29/04/2025 11.00 AM to 4.00 PM	Not Known															
6.	Nagpur Bajainagar (OBC) Shrihari Ginning And Oil Industry Partners- 1. Ramesh Vaidya 2.Prashant Vaidya 3.Satish Vaidya 4.Guarantor- Usha Vaidya	All that piece & parcel of Non-agriculture immovable property i.e. Plot Nos. 01 to 05 Total admeasurement 1651.50 Sq. mtrs. out of survey no 201/7 admeasure 2000 sq.mtrs., PH No 05, Mouza – Narkhed (as Per Town Planning Dept. Sanctioned layout plan in the name of Shri Satish Rameshrao Vaidya for Plot No. 01 to 05 Total Nos. 01 to 05 Total Admeas. 1651.50sq. mt Survey No. 201/7. PH. No. 5 Mouza – Narkehd), in Tahsil Narkhed, Distt. Nagpur	A) 12/12/2022 B) Rs.7,99,60,720.60 as on 30/11/2022 + Intt & Charges w.e.f. 01/12/2022 C) 04/03/2023 D) Symbolic Possession	A) Rs.1,11,47,000.00 B) 11,14,700.00 C) 28/04/2025 D) 10000.00	29/04/2025 11.00 AM to 4.00 PM	Not Known															
7.	Nandanwan M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardhi (Propriet																				