

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		A) Reserve Price (Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
			B)Outstanding Amount	C)Possession Date u/s 13(4) of SARFESI Act 2002			
			D)Nature of Possession Symbolic/ physical/Constructive		B)EMD Amount		
					C) last Date of EMD Deposit		
					C)Bid Increase Amount		
1.	Khamla, Nagpur M/s RB Travels (Borrower) Shri Rupesh Nilkanthrao Bhanuse (Proprietor/ Mortgagor)	All that piece and parcel of Plot No. 03, admeasuring 135.00 Sq. Mtr (1453.14 Sq. Ft) standing in the name of Rupesh Nilkanthrao Bhanuse being a portion of entire land bearing Kh. No. 140, Mouza- Dongargaon, PH.K 73 in Khate No. 55 of Mouza- Dongargaon within the limits of Gram Panchayat Dongargaon, Tahsil & Dist. Nagpur Boundaries of Plot: East: Plot No 4, West: Plot No. 2, North: Other Land, South: 9 Mtrs wide road Owner: Rupesh Nilkanthrao Bhanuse	A) 15.07.2022 B) Rs. 1,05,89,136.84 + interest and other charges w.e.f. 01.07.2022 C) 16.06.2023 D) SYMBOLIC Possession	A) Rs. 7,54,000/- B) Rs. 75,400/- C) 16.03.2026 D) 10000.00	17.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
2.	Itwari/ Hanuman Nagar, Nagpur Mr. Prashant Keshav Dekate (Borrower/ Mortgagor) Mrs. Nalu Keshav Dekate (Co-Borrower/ Mortgagor) Mr. Nitin Keshav Dekate (Co-Borrower/ Mortgagor) Mr. Lokesh Narayan Nikhare (Guarantor)	All that piece and parcel land & Building bearing Municipal House No. 193, adm 193.80 Sq.Mtr (2086.06 Sq. Ft), Ward No. 55, City Survey No. 949, Mouza-Hansapuri, Tah & Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust and bounded as under: East- House of Marotrao Bokde and Galli, West- House of Laxman Maroti Nagardhane, North- House of Tukaram Shankar Khapecar & Road, South- House of Shrawan Moundekar and Galli Owner: Shri Prashant Keshav Dekate & Shri Nitin Keshav Dekate	A) 08.07.2024 B) Rs. 70,45,862.37 + further interest and other charges w.e.f. 01.07.2024 C) 24.09.2024 D) SYMBOLIC Possession	A) Rs. 54,00,000/- B) Rs. 5,40,000/- C) 16.03.2026 D) 10000.00	17.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
3.	Dharampeth, Nagpur M/s S P Agro Trade And Foods Pvt. Ltd. (Borrower) Shri Pradeep Kumar Chhaganlal Dugar (Director/Mortgagor) Smt. Reeta Pradeep Dugar (Director/ Mortgagor)	EM of entire superstructure open Plot No.145, Block-D, Kh. No.31 part, 19/1, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nirman Sahakari Sanstha Ltd., Nagpur, P H No 34, Ward No 21, Sheet No. 777/7, City Survey No. 31, Corporation House No. 603/D/145, Mouza -Pardi within the limits of NMC and NIT Nagpur, Tah & Dist Nagpur owned by Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar Boundaries: East: Plot No 146, West: Plot No. 144, North: Space of Another Kharsa, South: 25 Feet Wide Road.	A) 29.07.2019 B) Rs.1,81,19,389.08 as on 23.07.2019 + intt & other charges w.e.f. 01.07.2019 C) 01.11.2019 D) SYMBOLIC Possession	A) Rs. 67,69,000/- B) Rs. 6,76,900/- C) 16.03.2026 D) 10000.00	17.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
4.	Lakadganj, Nagpur M/s Agrawal Sons (Borrower) Mr. Deepesh Balkishandas Agrawal (Proprietor/ Mortgagor) Mrs. Jaya Deepesh Agrawal (Guarantor/ Mortgagor)	The Undivided 0.97% share and interest in All That piece and Parcel of land bearing Plot No. R-1 Containing by admeasuring 3586.80 Sq. Mtrs, being the portion of the entire Land bearing Kh. No 29 & 30 of Mouza-Lava, P.H. No-4, togetherwith the entire RCC Superstructure comprising Apartment No. 209, Covering a Super Built-up area of 80.90 Sq.Mtr on the Second floor of the Building known as styled as "OM SHRUSHTI WING-B", bearing Grampanchayat House No. 889, situated at Lava Road, within the limits of Grampanchayat lava, Ward No3 in Tah Nagpur (Rural) & Dist Nagpur and Bounded as under: East: 9 Mtr layout Road, West: Kharsa Boundary, North: Amenity & Open Space, South: 9 mtrs wide layout road. (Owner: Mrs. Jaya Deepesh Agrawal & Mr. Deepesh Balkishandas Agrawal)	A) 22.09.2022 B) Rs. 34,15,757.00 + further interest and other charges w.e.f. 01.09.2022 C) 20.09.2024 D) PHYSICAL Possession	A) Rs. 15,30,000/- B) Rs. 1,53,000/- C) 16.03.2026 D) 10000.00	17.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
5.	Sahu Nagar Besa and Kingsway, Nagpur Mrs. Priya Vivekanand Butle (Borrower/ Mortgagor)	The undivided 16.765% share and interest in all that piece and parcel of land bearing Plot No. 80 containing by admeasurements 243 262 Sq. Mtrs. (i.e. 2618.472 Sq. Ft) being a portion of the entire land bearing Kharsa No. 81/2 of Mouza- Babulkhedha, Patwari Halka No. 39, togetherwith the entire R.C.C. Superstructure comprising Apartments No. 102, covering a carpet area of 36.991 Sq. Mtrs. and super built-up area of 85.665 Sq. Mtrs. on the first floor along with parking area of 13.238 Sq. Mtrs. of Building constructed on the said Plot and land known and styled as "Krushna Residency-9" bearing corporation House No. 3253, City Survey NO. 7110, Sheet No. 68, of Mouza- Babulkhedha situated at Deoghare layout, Babulkhedha, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil & Dist. Nagpur and Plot is bounded as under: East: 9.14 Mtrs wide Road, West: Plot No. 74, North: Plot No. 81, South: 9.14 Mtrs wide road. Owner: Smt. Priya Vivekanand Butle	A) 06.01.2024 B) Rs. 69,18,768.24 as on 31.12.2023 + intt & other charges w.e.f. 01.01.2024 C) 16.03.2024 D) SYMBOLIC Possession	A) Rs. 28,35,000/- B) Rs. 2,83,500/- C) 16.03.2026 D) 10000.00	17.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
		All that entire R.C.C. Superstructure comprising of Apartment bearing No. 104, Wing-B, admeasuring about 74.244 Sq. Mtrs of total Built up including Common area (Super built up area= 89.09 Sq. Mtrs) on first floor in the building to be known as Green Palm-1 (Block-A) togetherwith 1.095% proportionate undivided share and interest in land to be known and styled as "Green SPACE INFRA'S GREEN CITY" situated on all that piece and parcel of non-agricultural land bearing Kh No. 9/1 admeasuring about 4881.275 Sq. Mtrs land revenue Rs. 244.00 yearly with occupant Class-1, Bhumiswami rights, situated at Mouza- Gotal-Panjari, PH. No- 38/A, Tahsil Nagpur (Rural), Dist- Nagpur outside the limits of Nagpur Municipal Corporation, Tah & Dist. Nagpur and Bounded as under: East: Kh. Survey No. 8, West: Kh. Survey No. 5/1 Green City Phase -1, North: Kh. Survey No. 5/2, South: Kh. Survey No. 9/2 Owner: Smt. Priya Vivekanand Butle	A) 06.01.2024 B) Rs. 69,18,768.24 as on 31.12.2023 + intt & other charges w.e.f. 01.01.2024 C) 07.10.2025 D) PHYSICAL Possession	A) Rs. 20,25,000/- B) Rs. 2,02,500/- C) 16.03.2026 D) 10000.00	17.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	

6.	Bharatnagar, Nagpur M/s Shell Products (Borrower) Mr Rajesh Kewalkrishnan Dhawan (Partner/Mortgagor/Lessee/Guarantor) Mr Viresh Rajesh Dhawan (Partner/Mortgagor/Lessee/Guarantor)	All that piece or parcel of leased land known as Plot No. T-19 in the Nagpur Industrial Area, within the village limits of Nildoh and outside the limits of Nagpur Municipal Corporation in rural area, Taluka and Registration Sub-District Hingna, District and registration district Nagpur containing by admeasurement 1000 Square Metres or thereabouts and bounded as under: On or towards the North by: Plot No. T-34, On or towards the South by: MIDC Estate Road, On or towards the East by: Plot No. T-18 and, On or towards the West by: Plot No. T-20 Lessee: 1. Mr Rajesh Kewalkrishnan Dhawan 2. Mr Viresh Rajesh Dhawan	A) 26.09.2025 B) Rs. 34,31,540.00 + further interest and other charges w.e.f. 01.09.2025 C) 26.12.2025 D) SYMBOLIC Possession	A) Rs. 1,36,28,000 B) Rs. 13,62,800/- C) 26.03.2026 D) 10000.00	27.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
7.	Kingsway, Nagpur Mr. Vilas Shivagir Giri	All that piece or 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 boundary and Nalha, West: 9 Mtr Road, North: Plot No. 5, South: 9 Mtr Road Owner: Mr. Vilas Shivagir 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. 41,96,000/- B) Rs. 4,19,600/- C) 26.03.2026 D) 10000.00	27.03.2026 (Time: 11.00 AM to 4.00 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 auction sale will be "online through e-auction" portal <https://www.baanknet.com>**
- The intending Bidders/Purchasers are requested to register on portal (<https://baanknet.con.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.
- 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 in the e-auction. The Earnest Money Deposit shall not bear any interest.
- 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@psballiance.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.
- 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
- 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>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- 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.
- 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.
- 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](https://baanknet.com) portal.
- 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).
- The secured asset will not be sold below the reserve price.
- 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 within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
- The Authorised 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.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- 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 hereinabove 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 omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to technical reasons or reasons/contingencies affecting the e-auctions.
- It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in
- Contact Person **Amar A Nagrale (Manager) - 8830714121, Hemant Marwah (Officer Law) -9717619613, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

Date : 24/02/2026, Place : Nagpur

Authorized Officer, Punjab National Bank