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Asset Recovery Management Branch
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
1.	**Bajaj Nagar, Nagpur** **M/s Shrihari Ginning and Oil Industry (Borrower) Shri. Ramesh Vaidya (Partner/ Guarantor/ Mortgagor) Shri. Prashant Vaidya (Partner/ Guarantor/ Mortgagor) Shri. Satish Vaidya (Partner/ Guarantor/ Mortgagor) Smt. Usha Ramesh Vaidya (Guarantor/ Mortgagor)**	All that piece and parcel of non-agriculture immovable property ie Plot Nos. 01 to 05 Total admeasurement 1651.50 Sq. Mtrs out of survey no. 201/7 admeasure 2000 Sq. Mtrs, P. H. No.05, Mouza- Narkhed (as per Town Planning Dept. Sanctioned layout plan in the same of Shri. Satish Rameshrao Vaidya for Plot No. 01 to 05 Total Nos. 01 to 05, Total Admeas. 1651.50 Sq. Mtr Survey No. 201/7, P.H. No. Mouza- Narkhed), in Tahsil Narkhed Dist. Nagpur and same is bounded as under On the East by: Remaining Land of Khasara No. 201, On the West by: Nallah, On the North by: Pandhan, On the South by: Narkhed Mowad Road	A) 12.12.2022 B) Rs. 7,99,60,720.60 + further interest and other charges w.e.f. 01.12.2022 C) 04.03.2023 D) Symbolic Possession	**A) Rs. 55,00,000/-** **B) Rs. 5,50,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Not Known
2.	**Surya Nagar, Nagpur** **M/s Amruta Cotgin Pvt. Ltd. (Borrower) Mr. Narendra s/o Ramesh Kasawar (Director) Mrs. Kavita w/o Bhagwandas Aitwar (Director), Mr. Rangrao alias Ranganna s/o Jaykrushna alias Jaykishtu Kasawar (Gurantor)**	All that piece and parcel of 43 plots, bearing plot numbers 1 to 4, 6 to 10, 13 to 15, 28 to 48, 72 to 81, Survey No 261/2 in the layout at Village and Taluka: Maregaon, Off Yavatmal Road, Taluka: Maregaon, District: Yavatmal- 445302, Total Area : 72,202 Square Feet **belonging to Shri. Rangrao alias Ranganna S/o Jaykrushna alias Jaykishtu Kasawar,** R/o Patan, Taluka: Zari (Jamni), District: Yavatmal	A) 06.04.2017 B) Rs. 3,26,55,333.00 + further interest and other charges w.e.f. 01.04.2017 C) 27.06.2017 D) SYMBOLIC Possession	**A) Rs. 1,92,00,000/-** **B) Rs. 19,20,000/-** **C) 05.10.2026** **D) 50000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Charge of Balaji Date Mahila Sahakari Bank Limited, Yavatmal as per 7/12 extract
3.	**Chandrapur** **M/s Shiv Shakti Rice Mill (Borrower) Mr. Rajesh Vasantrao Rainchwar (Proprietor / Mortgagor) Mrs. Sarita Rajesh Rainchwar (Guarantor / Mortgagor)**	All that piece and parcel of the property (industrial construction) situated at Mouza- Saoli, Tahsil- Saoli, Old survey No. 327/1, New Survey No. 384, (Occupancy Class- II) Area admeasuring 0.20 H.R. (Non Agricultural Land) out of Total 2.22 H. R. Agricultural Land, Tah & Dist. Chandrapur Boundaries: East : Land of Rice Mill of Rajesh Rainchwar West : Vacant Land North : Vacant Land South : Land of Narayan Rasse & Bapuji Mohurle **Owner: Mr. Rajesh Vasantrao Rainchwar**	A) 28.04.2023 B) Rs. 2,69,80,552.01+ intt and other charges 01.04.2023 C) 04.10.2023 D) SYMBOLIC Possession	**A) Rs. 44,55,000/-** **B) Rs. 4,45,500/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Not Known
4.	**Kingsway, Nagpur** **M/s KNC Engineering (Borrower) Mr. Rahul Nerkar (Proprietor/ Mortgagor)**	All that R.C.C. Super Structure comprising Flat No. 3/12, covering a Built-up area of about 833.65 sq. fts. (837.65 sq. fts. as per MHADA letter dated 08.08.1984) on the 3rd Floor, of the building No. 3, known as "MIG Rambag Colony" standing on All those pieces & parcel of land bearing NIT Plot Nos. 80B & 97 total admeasuring 7915.06 sq. mts (Or 85197 Sq. Fts) of Mouza-Jatarodi bearing City Survey No. 349, Corporation House No. 681/B/3/12, situated at Rambag Colony, Nagpur within the limits of Nagpur Municipal Corporation, Ward No. 11 in Tah & Dist. Nagpur **Owner: Shri Rahul D. Nerkar**	A) 07.07.2016 B) Rs. 44,08,713.18 as on 30.06.2016 + interest and other charges w.e.f. 01.07.2016 C) 27.09.2016 D) SYMBOLIC Possession	**A) Rs. 25,70,000/-** **B) Rs. 2,57,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	SA/236/ 2026 (DRT, Nagpur)
5.	**Gandhibagh, Nagpur** **1. M/s Asian Plastics (Borrower) 2. Shri Rohit John Nikhambe (Partner/Borrower) 3. Mr. Jobby Kolamalali Thomas (Partner /Borrower) 4. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal Since Deceased (Guarantor /Mortgagor)**	The undivided 1.86% share and interest in all that pieces and parcel of land bearing Plot No. 3 & 4 total containing by adm. 1239 Sq. Mtrs. Being the portion of land bearing Kh. No. 110/1 & 110/2 of Mouza-Shirul, PH. No. 71, together with the entire R.C.C. superstructure comprising Apartment No. F-06, covering a Super Built Up area 534.54 Sq. ft (or 49.65 Sq. Mtr) on the First Floor of the building constructed thereon and known as styled as "Vyankatesh Arcade No.1" situated at Shirul, within the limits of Grampanchayat Shirul, in Tah. Hingna and Dist- Nagpur **Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal** Bounded as under: East: Kh. No. 109 West: Plot No. 2, North: Plot No. 5 & 6, South: Road	A) 02.12.2023 B) Rs. 29,92,970.03 + further interest and other charges w.e.f. 01.12.2023 C) 15.11.2025 D) PHYSICAL Possession	**A) Rs. 8,65,800/-** **B) Rs. 86,580/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Not Known
	5. Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor) 6. Mrs. Aney Thomas (Guranator/ Mortgagor) 7. Shri John Semual Nikhambe (Guarantor) 8. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) 9. Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) 10. Ms. Harshala Chintaman Sapkal Legal Heir of Shri Chintaman Manohar Sapkal since Deceased (Guarantor/Mortgagor)					
6.	**Somalwada, Nagpur** **Shri Madhav Murlidhar Jadhav (Borrower/Mortgagor) Smt. Sunita Madhav Jadhav (Co-Borrower/Mortgagor)**	**1.** All that piece and parcel of bungalow No. A-17, having total plot area 890 Sq. Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, **in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav.** The Bungalow bounded as under: East-Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-18, South- Bungalow No. A-16	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	**A) Rs. 12,50,000/-** **B) Rs. 1,25,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Charge of Shikshak Sahakari Bank Ltd. as per 7/12 extract
		2. All that piece and parcel of bungalow No. A-5, having total plot area 890 Sq. Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, **in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav.** The bungalow bounded as under: East- Layout of Gat No. 106, West- Layout Road, North- Bungalow No. A-6, South- Bungalow No. A-4	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	**A) Rs. 12,50,000/-** **B) Rs. 1,25,000/-** **C) 05.10.2026** **D) 10000.00**		
		3. All that piece & parcel of bungalow No A-8, having total plot area 890 Sq.Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East-Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-9, South- Bungalow No. A-7	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	**A) Rs. 12,50,000/-** **B) Rs. 1,25,000/-** **C) 05.10.2026** **D) 10000.00**		
7.	**Hinganghat** **M/s Kishan Agro Industries (Borrower) Mr. Nitin Kishanchand Motwani (Proprietor & Mortgagor No.1) Mrs. Maya Kishanchand Motwani (Guarantor & Mortgagor No. 2) Mr. Girish Devandas Motwani (Guarantor & Mortgagor No. 3) Mr. Devandas Rohandmal Motwani (Guarantor)**	All that piece and parcel of Property i.e. Residential diverted Plot No. 17 adm. 303.75 Sq. Mtrs, Plot No. 18 adm. 303.75 Sq. Mtrs, Plot No. 21 adm. 126.00 Sq. Mtrs, Plot No 22 Adm. 126.00 Sq. Mtrs, Plot No 23 adm. 126.00 Sq. Mtrs and Plot No 27 adm. 50.00 Sq. Mtrs in the diverted field survey No. 226 diverted for residential purpose vide order dt. 27/01/2014 in rev. case no. 85/NAP-34/2011-12 of Mauza Chinora, Mauza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur **Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani That the Plot No. 17 & 18** is bounded as under: On East: Road, On West : Plot No. 21,24, On North : Plot No. 16, On South : Plot No. 19. **That the Plot No. 21 to 23** is bounded as under: On East : Plot No. 17 to 19, On West : Road, On North : Plot No. 24, On South : Plot No. 20. **That the Plot No. 27** is bounded as under: On East: Road, On West : Plot No. 44, On North: Plot No. 26, On South: Plot No. 28	A) 14.08.2024 B) Rs. 18,69,18,438.28 + intt and other charges w.e.f. 01.08.2024 C) 25.10.2024 D) SYMBOLIC Possession	**A) Rs. 44,00,000/-** **B) Rs. 4,40,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Not Known
8.	**Sahu Nagar Besa and Kingsway, Nagpur** **Mrs. Priya Vivekanand Butle (Borrower/ Mortgagor)**	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. 19,00,000/-** **B) Rs. 1,90,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Not Known
9.	**MECL, Nagpur** **M/s Meena Super Bazar (Borrower) Mrs. Meena Puri w/o Shri. Sukhdev Singh Puri (Proprietor/ Mortgagor) Shri. Sukhdev Singh Puri (Guarantor/Mortgagor)**	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 Plot bearing No. 156/7 admsg. 929.03 Sq. Mtrs. of Mouza- Binaki bearing city Survey No. 1161 Sheet No. 386,Corporation House No. 785 Chalta No. 188, Ward No. 22, Mudliyar layout, Shanti Nagar, within the limits of Nagpur Municipal Corporation and NIT Mouza-Binaki Tahsil and District Nagpur **in the Name of Shri. Sukhdev Singh Puri & Smt. Meena Sukhdev Singh Puri** Boundaries of the plot: East- Road, West- Road, North- Plot No. 156/6, South- Plot No. 156/8	A) 13.02.2023 B) Rs. 29,50,006.67 + further interest and other charges w.e.f. 01.01.2023 C) 12.06.2023 D) SYMBOLIC Possession	**A) Rs. 18,00,000/-** **B) Rs. 1,80,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	Not Known
10.	**Dharampeth-eUBI, Nagpur** **Shri Lakhvinder Singh Madan Singh Datt (Borrower/ Mortgagor) Smt. Pritikaur Lakhvinder Singh Datt (Co-Borrower)**	All that piece and parcel of property bearing Trust Plot No. 18 (Eighteen) in Indora Housing Accommodation Scheme of NIT, Ward No. 57, Division North of Mouza- Nari, P.S.K. No. 11, Sheet No. 341/93, City Survey No. 324, NMC House No. 2172/A/18, bearing Kh. No. 141/1, 145/3, 146/10. The said Plot No. 18 (Eighteen) total admeasuring 116.89 Sq. Mtr. (as per lease deed dated 16/11/2015) situated at Nari within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tahsil and District- Nagpur **in the name of Shri. Lakhvindersingh Madansingh Datt** Boundaries- East: Plot No. 19, West: Nala and open land, North: Road, South: Plot No. 17	A) 24.11.2025 B) Rs. 35,39,293.84 + further interest and other charges w.e.f. 01.11.2025 C) 29.05.2026 D) Symbolic Possession	**A) Rs. 44,50,000/-** **B) Rs. 4,45,000/-** **C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	1. Nagpur Improvement Trust demand of Rs. 64,404/- outstanding 2. Nagpur Municipal Corporation property tax bill pending
11.	**Khamla, Nagpur** **M/s Keshav Khanak Seeds Pvt. Ltd. (Borrower) Shri. Satpal Keshavdas Hassani (Director/ Mortgagor & legal Heir of Late. Shri Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Director/Mortgagor) Ms. Roshni Keshavdas Hassani (Director/Mortgagor) Ms. Roshni Keshavdas Hassani (Owner/Mortgagor & Legal Heir of Late Shri Keshav Sahajram Hassani) Ms. Chanda Keshavdas Hassani (Owner/Mortgagor & Legal Heir of Late Shri. Keshav Sahajram Hassani) Shri Satpal Keshavdas Hassani (Guarantor/Mortgagor/ Legal Heirs of Late Shri. Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Guarantor/Mortgagor)**	All that piece and parcel of Property i.e. Residential House at Plot No. 9/4, 9/5, 2/3/10, Sheet No. 32, Near Jaistambh Chowk, Manohar Chowk, Gondia, District- Gondia admeasuring 1760.00 Square Feet Bounded as under: East- Plot and House of Ramgulam Gavli, West- Plot and House of Shri. Roshanlal Munsilal, Rajendrakumar Kedarnath, North- Gondia Kohmara Road and Open Nazul Land, South- Rice Mill of Seth Shankarlal Agrawal. **Owner/Mortgagor: Late Mrs. Arunadevi Keshavdas Hassani (Since Deceased) Owned and Mortgaged by her legal heirs: 1. Mr. Keshavdas Sahajram Hassani 2. Mr. Satpal Keshavdas Hassani 3. Ms. Roshni Keshavdas Hassani 4. Ms. Chanda Keshavdas Hassani**	A) 04.01.2024 B) Rs. 9,24,56,780.12+ further interest & other charges w.e.f. 01.01.2024 C) 01.04.2024 D) Symbolic Possession	**A) Rs. 1,33,00,000/-** **B) Rs. 13,30,000/-** **C) 05.10.2026** **D) 50000.00**	06.10.2026 (11.00 AM to 4.00 PM)	1. Spl. C.S./83/2025 (Civil Court, Gondia) 2. Misc Appeal 313/2026 (DRAT Mumbai) 3. Misc Appeal 233/2026 (DRAT Mumbai) 4. SA/157/2024 (DRT Nagpur) 5. SA/31/2026 (DRT Nagpur) 6. M.C.A.- 33-2025 (District Court, Gondia) 7 R.C.S.-204-2025 (Civil Court, Gondia)
12.	**Branch : CBB Civil Lines, Nagpur** **M/s Netrajyot Eye Hospital (Borrower) Mr. Anil Premchand Harwani (Partner/ Guarantor/Mortgagor) Mr. Ankit Anil Harwani (Partner/ Guarantor) Mrs. Sonam Ankit Harwani (Partner/ Guarantor)**	(see details below)	A) 08.08.2025 B) Rs. 3,59,00,061.04 + further interest w.e.f. 01.08.2025 and other charges w.e.f. 29.04.2025 C) 03.11.2025 D) SYMBOLIC Possession	**C) 05.10.2026** **D) 10000.00**	06.10.2026 (11.00 AM to 4.00 PM)	SA/82/2026 (DRT, Nagpur)

Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of Properties) : Schedule of Property as per Title Deeds:1

All that R.C.C Superstructure Comprising of Shop No. A3-005, A3-008, B3-104, B3-130,B3-132,B3-204, B3-206,B3-212,B3-214,B3-215,B3-223, B3-224 B3-226,B3-228,B3-230,B3-232,B3-234,B4-117, B4-133,B4-140,B4-234,B4-235,B4-236,B5-104,B5-106,B-5-107,B5-110,B5-112, B5-117,B5-118,B5-120,B5-122,B5-123, B5-128, B5-129,B5-134,B5-135,B5-136 on first and second floor out of Wing -B of DREAMZLAND BUSINESS PARK Constructed on Non-Agricultural land situated at Mouza Borgaon, Pragane-Nandgaonpeth, Tahsil and District- Amravati Branch within the jurisdiction of Sub-Registrar Amravati Branch Rural within the limits of Zilla Parishad Amravati.

a. Bhumapan No. 119, Subdivision no. 40/3, total admeasuring 1H.63R+Pot Kharab 0H.02R out of this land admeasuring 0H.73R.
b. Bhumapan No. 144, Subdivision no. 36/1, total admeasuring 1H.07R+Pot Kharab 0H.14R out of this land admeasuring 0H.81R.
c. Bhumapan No. 39/3, Gut No.134, total admeasuring 1H.38R, out of this land admeasuring 0H.70R.
d. Bhumapan no. 37/2, Gut No. 142, total admeasuring 1H.14R
e. Field Survey No. 38/1, Gut No. 139, admeasuring1H.28R
f. Field Survey No. 42/1, Gut No. 87, admeasuring 2H.19R,pot kharab 0H.10.5R
g. Field Survey No. 38/1-A, Gut No. 140, admeasuring1H.19R,pot kharab 0H.03R
h. Field Survey No. 38/2, Gut No. 138, admeasuring1H.29R,pot kharab 0H.03R
i. Field Survey No. 39/1, Gut No. 88, admeasuring 2H.02R,pot kharab 01.01R
j. Field Survey No. 42/1, Gut No. 87, out of this land towards southern side of east west division admeasuring 0H.40R.
k. Field Survey No. 39/1, Gut No. 133, admeasuring 2H.04R
l. Field Survey No. 39/3, Gut No. 134,out of this admeasuring 0H.68R
m. Field Survey No. 135, subdivision no. 39/4, admeasuring 1H.20R.

All the aforesaid land attached to each other forming one compact piece of land total admeasuring 15H.895R which is converted for Non Agricultural Purpose in Pursuance of the order dated 11/09/2015 Passed in Revenue Case NO. 13/NAP-34/Borgaon/2014-2015 which was revised vide order dated 18/01/2016 passed in Revenue Case No. 6/NAP-34/ Borgaon/2015-2016 by Hon'ble SDO Amravati Branch.

The said Non Agriculture land total admeasuring 15H.895R is commonly bounded as under:- Towards East: - By Borgaon Shiv (Field of other), Towards West: - By National Highway, Towards North: - By K.G.N Building, Towards South: - By Toyota Showroom and Nalla…..'

Together with Shops constructed thereon as mentioned above are described in detail as under:

	A) Reserve Price (Rs.) B)EMD Amount
1. All RCC Super Structure comprising Shop No. A3-005 [(consist of Ground Floor {with front open lobby} + Upper floors(with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34, TF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. [GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13] and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in Schedule of property as per Title deed-1hereinabove, along with 0.294% undivided share in said plot, consist of ground (with front open lobby) + Upper floors (with balcony) which is bounded as under: **Towards East-** Shop No. A3-006, **Towards West-** Road and common parking, **Towards North-** Shop No. A3-003, **Towards South-** Shop N0.-007**, Owner- Anil Premchand Harwani**	**Shop No. A3-005** **A) Rs. 33,00,000/-** **B) Rs. 3,30,000/-**
2. All RCC Super Structure comprising Shop No. A3-008 [(consist of Ground Floor {with front open lobby}+Upper floors(with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34, TF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. [GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13] and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in Schedule of property as per Title deed-1 hereinabove, along with 0.294% undivided share in said plot, consist of ground (with front open lobby)+Upper floors (with balcony) which is bounded as under: **Towards East-** Road and Common Parking, **Towards West-** Shop No. A3-007, **Towards North-** Shop No. A3-006**, Towards South-** Shop N0.-010, **Owner- Anil Premchand Harwani**	**Shop No. A3-008** **A) Rs. 33,00,000/-** **B) Rs. 3,30,000/-**
3. Shop No. B3-104 Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop No. B3-103, **Towards North -** Shop No. B3-102, **Towards South-** Shop NO. B3-106, **Owner- Anil Premchand Harwani**	**Shop No. B-3-104** **A) Rs. 6,30,000/-** **B) Rs. 63,000/-**
4. Shop No. B3-130 Situated on First floor having built up area of 38.02 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-**Shop No. B3-129, **Towards North -** Shop No. B3-128, **Towards South-** Shop NO. B3-132, **Owner- Anil Premchand Harwani**	**Shop No. B-3-130** **A) Rs. 5,60,000/-** **B) Rs. 56,000/-**
5. Shop No. B3-132 Situated on First floor having built up area of 38.02 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop No. B3-131, **Towards North -** Shop No. B3-130, **Towards South-** Shop NO. B3-134, **Owner-** Anil Premchand Harwani	**Shop No. B-3-132** **A) Rs. 5,60,000/-** **B) Rs. 56,000/-**
6. Shop No. B3-204 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop No. B3-203, **Towards North -** Shop No. B3-202, **Towards South-** Shop NO. B3-206, **Owner-** Anil Premchand Harwani	**Shop No. B-3-204** **A) Rs. 6,30,000/-** **B)Rs. 63,000/-**
7. Shop No. B3-206 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-**Passage and Road, **Towards West-** Shop NO. B3-205**, Towards North -** Shop No. B3-204, **Towards South-** Shop NO. B3-208, **Owner- Anil Premchand Harwani**	**Shop No. B-3-206** **A) Rs. 6,30,000/-** **B)Rs. 63,000/-**
8. Shop No. B3-212 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop No. B3-211, **Towards North-** Shop No. B3-210, **Towards South-** Passage and Common toilet/Lift **Owner- Anil Premchand Harwani**	**Shop No. B-3-212** **A) Rs. 6,45,000/-** **B) Rs. 64,500/-**
9. Shop No. B3-214 Situated on Second floor having built up area of 43.74 Sq. mtrs, **which is bounded as under: Towards East-** Passage and Road, **Towards West- Shop No. B3-213, Towards North-** Toilet and lift, **Towards South-** Shop No. B3-216, **Owner- Anil Premchand Harwani**	**Shop No. B-3-214** **A) Rs. 6,45,000/-** **B) Rs. 64,500/-**
10. Shop No. B3-215 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-** Shop No. B3-216, **Towards West-** Passage and Road, **Towards North -** Shop No. B3-213, **Towards South-** Shop NO. B3-217, **Owner- Anil Premchand Harwani**	**Shop No. B-3-215** **A) Rs. 6,30,000/-** **B)Rs. 63,000/-**
11. Shop No. B3-223 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: **Towards East-** Shop No. B3-224, **Towards West-** Passage and Road, **Towards North -** Shop No. B3-221, **Towards South-** Passage and Staircase, **Owner- Anil Premchand Harwani**	**Shop No. B-3-223** **A) Rs. 6,45,000/-** **B) Rs. 64,500/-**
12. Shop No. B3-224 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop No. B3-223, **Towards North -** Shop No. B3-222, **Towards South-** Passage and toilet, **Owner- Anil Premchand Harwani**	**Shop No. B-3-224** **A) Rs. 6,45,000/-** **B) Rs. 64,500/-**
13. Shop No. B3-226 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop NO. B3-225, **Towards North -** Toilet and lift, **Towards South-** Shop NO. B3-228, **Owner- Anil Premchand Harwani**	**Shop No. B-3-226** **A) Rs. 6,45,000/-** **B) Rs. 64,500/-**
14. Shop No. B3-228 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop NO. B3-227, **Towards North -** Shop No. B3-226, **Towards South-** Shop NO. B3-230, **Owner- Anil Premchand Harwani**	**Shop No. B-3-228** **A) Rs. 6,30,000/-** **B)Rs. 63,000/-**
15. Shop No. B3-230 Situated on Second floor having built up area of 38.02 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop NO. B3-229, **Towards North -** Shop No. B3-228, **Towards South-** Shop NO. B3-232, **Owner- Anil Premchand Harwani**	**Shop No. B-3-230** **A) Rs. 5,60,000/-** **B) Rs. 56,000/-**
16. Shop No. B3-232 Situated on Second floor having built up area of 38.02 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop NO. B3-231, **Towards North -** Shop No. B3-230, **Towards South-** Shop NO. B3-234, **Owner- Anil Premchand Harwani**	**Shop No. B-3-232** **A) Rs. 5,60,000/-** **B) Rs. 56,000/-**
17. Shop No. B3-234 Situated on Second floor having built up area of 39.09 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-**Shop NO. B3-233, **Towards North -** Shop No. B3-232, **Towards South-** Goods Lift, Lobby & thereafter Open Marginal Space, **Owner- Anil Premchand Harwani**	**Shop No. B-3-234** **A) Rs. 5,80,000/-** **B) Rs. 58,000/-**
18. Shop No. B4-133 Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Shop NO. B4-134, **Towards West-** Passage and Road, **Towards North -** Common Staircase/Lift, **Towards South-** Shop NO. B4-135, **Owner- Anil Premchand Harwani**	**Shop No. B-4-133** **A) Rs. 6,50,000/-** **B) Rs. 65,000/-**
19. Shop No. B4-140 Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-** Shop NO. B4-139, **Towards North -** Shop No. B4-138, **Towards South-** Open Marginal Space, **Owner- Anil Premchand Harwani**	**Shop No. B-4-140** **A) Rs. 6,50,000/-** **B) Rs. 65,000/-**
20. Shop No. B4-234 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: **Towards East-**Passage and Road, **Towards West-**Shop No. B4-233, **Towards North-** Common toilet/Lift, **Towards South-** Shop NO. B4-236. **Owner- Anil Premchand Harwani**	**Shop No. B-4-234** **A) Rs. 6,50,000/-** **B) Rs. 65,000/-**
21. Shop No. B4-235 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-**Shop NO. B4-236, **Towards West-**Passage and Road, **Towards North -** Shop No. B4-233, **Towards South-** Shop NO. B4-237. **Owner- Anil Premchand Harwani**	**Shop No. B-4-235** **A) Rs. 6,30,000/-** **B) Rs. 63,000/-**
22. Shop No. B4-236 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: **Towards East-** Passage and Road, **Towards West-**Shop NO. B4-235, **Towards North -** Shop No. B4-234, **Towards South-** Shop NO. B4-238. **Owner- Anil Premchand Harwani**	**Shop No. B-4-236** **A) Rs. 6,30,000/-** **B) Rs. 63,000/-**

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.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.
3. Earnest Money Deposit (EMD) amount as mentioned above shall he 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 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.
14. 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.
15. 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.
16. 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.
17. The properties are being sold on **""AS IS WHERE IS BASIS"" and ""AS IS WHAT IS BASIS"" and ""WHATEVER THERE IS BASIS""**
18. 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.
19. 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.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. 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.
22. 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.
23. 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**
24. Reserve price of plant and Machinery is exclusive of applicable GST
25. Contact Person **1. Kapil Gharde (Manager) - 7757005195, 2. Ashish Rajurkar (Dy Manager)- 9960950750, 3. Sandeep Akhare (Sr. Manager) - 9657394162, 4. Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

Date : 18/09/2026, Place : Nagpur **Authorized Officer, Punjab National Bank**