

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 6 (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	Details of Immovable Properties Mortgaged/Owner's Name (Mortgagors of Properties)	A) Dt. of Demand Notice u/s 19(2) of SARFESI Act 2002	A) Reserve Price (Rs. in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
		(Individual/Joint/Firm/Co.) Name of Proprietor/Partners/Directors/ Guarantor (s)		B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive	B) EMD (Last Date of Deposit of EMD) C) Bid Increase Amount		
1	BRANCH - KINGSWAY AND SURYA NAGAR, NAGPUR	1. Mr. Nikhlesh Kannuolli Dixit (Borrower/ Mortgagor) 2. Mrs. Bhavna w/o Mr. Nikhleshkumar Dixit (Co-Borrower) 3. Mr. Pradeep Ramkhar Pande (Guarantor)	All that piece and parcel of land bearing Plot No. 33 containing by admeasurement 139.35 Sq. Mts. as per R.A. Letter 133/04 Sq. Mts. being a portion of the entire land bearing Kharsa Nos. 29/1 and 31/2 of Mouza Manewada, Mouza No. 330, P.H. No. 39, C.S. No. 357 together with the temporary structure covering a built up area of about 9.29 Sq. Mts. Nagpur within the limits of the Nagpur Improvement Trust and the Nagpur Municipal Corporation, Ward No. 14 in Tahsil and District Nagpur, and is bounded by as under: C. N. No. 357, Sheet No. 23 Boundaries: On the EAST: Road, On the WEST: Plot No. 14 and 15, On the NORTH: Plot No. 34, On the SOUTH: Plot No. 32 Name of Owner: Mr. Nikhleshkumar K. Dixit	A) 04.07.2025 B) Rs. 29,94,764.38 + further interest and other charges w.e.f. 01.07.2025 C) 23.09.2025 D) Symbolic Possession	A) Rs. 1,16,74,000/- B) Rs. 11,67,400/- (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 PM	Not Known
2	BRANCH - LAKADGANI, NAGPUR	Mrs. Priya Ashok Rahate (Married Name: Mrs. Priya w/o Rahul Meshram) (Borrower/Mortgagor)	All that Piece and Parcel of land/Property bearing Plot No. 52 admeasuring 125.5830 Sq. Mts. as per R. Letter in the layout of Citinail Co-operative Housing Society Ltd. Nagpur being the portion of entire land bearing Kharsa No. 77/2, PH No. 36/A at Mouza Manewada bearing City Survey No. 593, Sheet No. 56, Situated at Chandikanagar No. 2, Manewada, District Nagpur, Boundaries: East-Plot No. 53, West-Plot No. 51, North- Road, South-Plot No. 73 Owner: Mrs. Priya Ashok Rahate (Married Name: Mrs. Priya w/o Rahul Meshram)	A) 19.04.2025 B) Rs. 23,52,887.25 + further interest and other charges w.e.f. 01.04.2025 C) 20.09.2025 D) Symbolic Possession	A) Rs. 57,86,000/- B) Rs. 5,78,600/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 PM	Not Known
3	BRANCH - HINGANGHAT	1. M/s Kishan Agro Industries (Borrower) 2. Mr. Nitin Kishanchand Motwani (Proprietor & Mortgagor No.1) 3. Mrs. Maya Kishanchand Motwani (Guarantor & Mortgagor No. 2) 4. Mr. Girish Devandas Motwani (Guarantor & Mortgagor No. 3) 5. Mr. Devandas Rohadmal 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 Mouza Chindora, Mouza No. 193, P.C. No. 11, Tah. Warora, Dist. Chandrapur. 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 Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani.	A) 14.08.2024 B) Rs. 18,69,18,438.28 + further interest and other charges w.e.f. 01.08.2024 C) 25.10.2024 D) Symbolic Possession	A) Rs. 49,50,000/- B) Rs. 4,95,000/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 PM	Not Known
4	BRANCH - DHARAMPETH, NAGPUR	1. M/s S P Agro Trade And Foods Pvt. Ltd. (Borrower) 2. Shri Pradeep Kumar Chhaganlal Dugar (Director) 3. Smt. Reeta Pradeep Dugar (Director)	EM of entire superstructure open Plot No.145, Block-0, Kh. No.31 part, 19/1, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nilman Sahakar Sanstha Ltd., Nagpur, P.H. No. 34, Ward No.21, Sheet No. 77/1, City Survey No. 31, Corporation House No. 603/D/145, Mouza - Pardi within the limits of NMC and NIT Nagpur, Tah. 145, Tah. 2 Dist. Nagpur. Boundaries: East-Plot No. 146, West-Plot No. 144, North: Space of Another khasra, South: 25 Feet Wide Road. owned by Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar.	A) 29.07.2019 B) Rs. 1,81,19,389.08 as on 23.07.2019 + further interest and other charges w.e.f. 01.07.2019 C) 01.11.2019 D) Symbolic Possession	A) Rs. 56,74,000/- B) Rs. 5,67,400/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 PM	Not Known
5	BRANCH - GANDHIBAGH, NAGPUR	1. Borrower: M/s Asian Plastics 2. Partner/Borrower: 1. Shri Rohit John Nikhambhe 2. Mr. Jobby Kolamalai Thomas 3. Guarantor/Mortgagor: 1. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal Since Deceased) 2. Mr. Waran Chintaman Sapkal (Legal heir of Shri Chintaman Manohar Sapkal Since Deceased) 3. Mrs. Aneq Thomas 4. Guarantor: 1. Shri John Semual Nikhambhe 2. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased 3. Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased	The undivided 1.86% share and interest in all that pieces and parcel of land bearing Plot No. 3 & 4 total containing by adm. 1299 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. Bounded as under: East: Kh. No. 109, West: Plot No. 2, North: Plot No. 3 & 4, South: Road. Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal.	A) 02.12.2023 B) Rs. 29,92,970.03 + further interest and other charges w.e.f. 01.12.2023 C) 12.09.2025 D) Physical Possession	A) Rs. 8,66,000/- B) Rs. 86,600/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 PM	Not Known
6	BRANCH - KINGSWAY, NAGPUR	1. Borrower: M/s Swapnil Associates 2. Partner & Guarantor: 1. Mr. Vivek Dattatraya Dheshpande 2. Mr. Mahesh Vasant Gabbhakar 3. Mr. Shashikant D. Gosavi	Flat No 301, 3rd Floor, Swapnil Nema Apartments on Plot No. L-45, City Survey No. 300, Sheet No. 59 Ward Na 86 (New), Mouza-Ambazari, Nagpur in the name of M/s Swapnil Associates	A) 18.06.2019 B) Rs. 1,35,01,370.05 + further interest and other charges w.e.f. 01.06.2019 C) 05.11.2019 D) Symbolic Possession	A) Rs. 55,07,000/- B) Rs. 5,50,700/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 PM	Not Known
7	BRANCH - SOMALWADA, NAGPUR	1. Shri Madhav Murlidhar jadhav (Borrower/ Mortgagor) 2. 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. Mts.) and Total Built up area 86.673 Sq. Mts. (having built up area 44.091 Sq. Mts. on Ground Floor and built up area 42.582 Sq. Mts. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Laliguda, Tah- Wani, Dist.- Yavatmal and undivided 50.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mts. out of Gat No 107/2-N of Mouza- Laliguda, 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. 2. All that piece and parcel of bungalow No. A-5, having total plot area 890 Sq. Ft. (82.713 Sq. Mts.) and Total Built up area 86.673 Sq. Mts. (having built up area 44.091 Sq. Mts. on Ground Floor and built up area 42.582 Sq. Mts. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Laliguda, Tah- Wani, Dist.- Yavatmal and undivided 50.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mts. out of Gat No 107/2-N of Mouza- Laliguda, 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. 3. All that piece & parcel of bungalow No. A-8, having total plot area 890 Sq.Ft. (82.713 Sq. Mts.) and Total Built up area 86.673 Sq. Mts. (having built up area 44.091 Sq. Mts. on Ground Floor and built up area 42.582 Sq. Mts. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Laliguda, Tah- Wani, Dist.- Yavatmal and undivided 50.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mts. out of Gat No 107/2-N of Mouza- Laliguda, 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. 13,87,000/- B) Rs. 1,38,700/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/- A) Rs 13,87,000/- B) Rs. 1,38,700/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/- A) Rs 13,87,000/- B) Rs. 1,38,700/- 04/12/2025 (Till 5.00 PM) C) Rs 10,000/-	05/12/2025 11.00 AM TO 04.00 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.com>) using their email-id and mobile number. The process of KYC is to be done through Digilocker. 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 e-KYC, transfer of EMD amount to portal 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 at the e-auction. The Earnest Money Deposited 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 8291202020, 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.pnbi.in, only at the time of deposit of remaining 75% of the bid amount, full deposit of Bid amount.
- 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>).
- Bidders 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 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 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- 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.pnbi.in.
- Date: 28/10/2025
- Place: Nagpur

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK