



Circle Sastra Centre, PNB House, Kingsway  
Nagpur-440001 Ph.0712- 6630484, 6603753  
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 made with provision 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 possession of which has been taken by the Authorized Officer of the Bank Secured Creditor, will be sold on "As is where 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 13(2) of SARFESI Act 2002	E/ Reserve Price	Dt/ Time of E-Auction	Details of the encumbrances known to the secured creditors
					B/ Outstanding Amount	F/ EMD (Last Date of Deposit of EMD)	Property Location (Latitude Longitude)	
1)	Branch : Kingsway, Nagpur	Sh. Sanjay Kumar Keshoshvaran Sahu (Borrower)	All that piece & parcel of Apartment No. 308, 3rd floor (2BHK) consisting of One Hall, Two Bed Rooms, Two Bathrooms, Two Kitchen, Water, Gas, Electricity, Lift, Lifting, built up area 70.589 Sq. Mtrs (75.819 Sq. Ft) in "Laxmi" Apartment Complex with undivided 1/842nd share & interest in Plots No. 13, 14 & 3, area 3032.872 Sq. Mtrs (3545.24 Sq. Ft) P.H. No. 11, Tahsil No. 102, Mouza Manikpur, Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	18/08/2023	Rs. 58,97,407.70 as on 31/07/2023 + further intt & other charges w.e.f. 01/08/2023	Rs. 40,00,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
2)	Branch : PWS College Nagpur	Mis Shree Jaincom System (Borrower)	All that piece & parcel of Plot No. 84 in the scheme of Panchpavali Housing accommodation measuring about 1200x81 or 1206.64 Sq. Ft. as per record of City Survey No. 102, Mouza Manikpur, Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	16/08/2018	Rs. 34,94,120.87 as on 30/06/2018 + intt & other charges w.e.f. 01/07/2018	Rs. 26,25,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
3)	Branch : Kingsway Nagpur	Smt. Priya Vivekanand Butte (Borrower)	The undivided 16.765 % share and interest in all that piece and parcel of land bearing Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	06/01/2024	Rs. 69,18,768.24 as on 31/12/2023 + further intt & other charges w.e.f. 01/01/2024	Rs. 36,68,690/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
4)	Branch : Kingsway Nagpur	Smt. Priya Vivekanand Butte (Borrower)	The undivided 16.765 % share and interest in all that piece and parcel of land bearing Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	12/08/2021	Rs. 23,28,768.00 as on 30/08/2019 + intt & other charges w.e.f. 01/12/2019	Rs. 24,24,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
5)	Branch : Kingsway Nagpur	Smt. Priya Vivekanand Butte (Borrower)	The undivided 16.765 % share and interest in all that piece and parcel of land bearing Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	12/08/2021	Rs. 23,28,768.00 as on 30/08/2019 + intt & other charges w.e.f. 01/12/2019	Rs. 24,24,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
6)	Branch : Kingsway Nagpur	Smt. Priya Vivekanand Butte (Borrower)	The undivided 16.765 % share and interest in all that piece and parcel of land bearing Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	12/08/2021	Rs. 23,28,768.00 as on 30/08/2019 + intt & other charges w.e.f. 01/12/2019	Rs. 24,24,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
7)	Branch : Kingsway Nagpur	Smt. Priya Vivekanand Butte (Borrower)	The undivided 16.765 % share and interest in all that piece and parcel of land bearing Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	12/08/2021	Rs. 23,28,768.00 as on 30/08/2019 + intt & other charges w.e.f. 01/12/2019	Rs. 24,24,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known
8)	Branch : Kingsway Nagpur	Smt. Priya Vivekanand Butte (Borrower)	The undivided 16.765 % share and interest in all that piece and parcel of land bearing Kharsa No. 26/2, Sheet No. 525/13 & 524/14 bearing City Survey No. 269, 270, 271, Corporation House No. 1284/A, 1284, 1285, 1285/A, Road No. 61 Tehsil & Dist. Nagpur.	12/08/2021	Rs. 23,28,768.00 as on 30/08/2019 + intt & other charges w.e.f. 01/12/2019	Rs. 24,24,000/-	27/01/2025 11:00 AM to 04.00 PM	Not Known

STATE BANK OF INDIA BRANCH: BULDHANA MAIN(00340) DIST.BULDHANA

POSSESSION NOTICE [Rule-8(1)]

Whereas  
The undersigned being the Authorized Officer of the State bank of India under the Securitization and Reconstruction of Financial Assets and Security interest exercise of power conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice dated 25.06.2024 calling upon the borrower M/s. Narate Indane Gramin Vitarak. Prop. Mr. Nagar Sakharan Narate & Guarantor Mr. Sakharan Amruta Narate to repay the amount mentioned in the notice being Rs.6,80,260.00 (Rs. Six Lac Eighty Thousand Two Hundred and Sixty Rupees Only) Plus accrued int. as applicable as on 25.06.2024 cost, etc. within 60 days, from the date of receipt of the said notice. The borrower and guarantors having failed to repay the amount, notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken possession of the property situated at Buldhana Taluka, Dist. Buldhana, Boundaries: EAST-Remaining Nazul Plot No.02, West-Remaining Nazul Plot No.02, North-Remaining Nazul Plot No.02, South- Land of Mr. Gidhwan, (Authorized Officer)

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9)	Branch : Gandhinagar Nagpur  Mond. Nayeem Mohd. Hanif (Borrower)	All piece & parcel of Mortgaged of Corp House No. 7 & 7A, total measuring 81.17 Sq.Ft for 56.90 Sq.Mtrs situated at Itwari Bazar, Mouza Nagpur, City Survey No. 228, Sheet No. 129, Ward No. 40 within the limits of NIT & NMC, Tahsil Nagpur & Dist. Nagpur. Owner: Mond. Nayeem Mohd. Hanif Siddiqui. Bounded: East-Nallah, West-Road & after house of Maulana Mudham Md Sahab, North-House of Abdul Salar Kalim, South-House of Mohd Hanif Md Roshan	09/09/2024  Rs. 8,97,629.69 as on 05/09/2024 + intt & other charges w.e.f. 06/09/2024	Rs. 1,94,500/- (26/01/2025)	27/01/2025 11.00 AM to 04.00 PM	Not Known			
			12/11/2024  Symbolic Possession	Rs. 10,000/-	21.157612 79.115565		PUNBE79 NAYEEM		
10)	Branch : Pratap Nagar Nagpur  Sh. Aditya Ashok Saboo (Borrower)  Smt. Nanda Ashok Saboo (Co-Borrower)	The proportionate undivided share & interest in all that piece & parcel of land bearing Plot No. 20 to 23 & 29 to 35 of Mouza Nagpur in Central Avenue Scheme / Market class of NIT, together with Shop No 95 admeas. 1.34 Sq.Mtr. in 1st Floor of Corporation House No.28/95/1 building names & styled as Handloom Cloth Market, City Survey No. 274, Sheet No. 161 situated at Handloom Cloth Market Building, Gandhinagar, Nagpur within the limits of NMC Ward No 30 in Tah & Dist Nagpur in the name of Nanda Ashok Saboo. Bounded: East-Shop No.133, West-Road, North-Shop No.96, South-Shop No.94	20/09/2024  Rs. 10,76,943.97 as on 31/08/2024 + further intt & other charges	Rs. 19,39,000/- (26/01/2025)  Rs. 1,93,900/- (26/01/2025)	27/01/2025 11.00 AM to 04.00 PM	Not Known			
			28/11/2024  Symbolic Possession	Rs. 10,000/-	21.152771 79.104674		PUNBE79 SABOO		
11)	Branch : Bajaj Nagar (E-OB)  Mis Shrihari Ginning & Oil Industry (Borrower)  Sh. Ramesh Vaidya (Partner) Sh. Prashant Vaidya (Partner) Sh. Satish Vaidya (Partner)	A) All that piece and parcel of Non-Agriculture land of North side portion of Land survey No. 76. Admeas. 1.57 hectare (3.885 acres), divided by East-West vibhagan, North side land with Bhogwad class-tright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. No. 35 Khat No. 73, Mouza-Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non-agriculture order for survey No. 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Ramesh Rao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt. 18/10/2016) Tahsil Hingnaghat Dist Wardha. Bounded: On the EAST by-Land of Shri Purushottam Chordiya, On the WEST by-Road, On the NORTH by-Remaining portion of Kh.No.76 sold out to shri Ramesh Rao Vaidya, On the SOUTH by-Remaining portion of Kh. No. 76 sold out to shri Prashant Vaidya and next land of Shri Purushottam Dhote.  B) All that piece and parcel of Non-Agriculture land of North side portion of Land survey No. 76. Admeas. 1.58 hectare (3.885 acres), divided by East-West vibhagan, North side land with Bhogwad class-tright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. No. 35 Khat No. 73, Mouza-Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non-agriculture order for survey No.76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Ramesh Rao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt. 18/10/2016) Tahsil Hingnaghat, Dist Wardha. Bounded: On the EAST by-Land of Shri Purushottam Chordiya, On the WEST by-Road, On the NORTH by: Kund Village, On the SOUTH by: Remaining portion of Kh. No. 76 sold out to Satish Vaidya.  C) All that piece and parcel of Non-Agriculture land of South side portion of Land survey No. 76. Admeas. 1.21 hectare (3.000 acres), divided by East-West vibhagan, South side land with Bhogwad class-tright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. No. 35 Khat No. 73, Mouza-Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non-agriculture order for survey No. 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Prashant Ramesh Rao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt. 18/10/2016) Tahsil Hingnaghat, Dist Wardha. Bounded: On the EAST by-Land of Shri Purushottam Chordiya, On the WEST by-Road, On the NORTH by-Remaining portion of KH No 76 sold out to shri Satish Vaidya, On the SOUTH by-Land of Shri Purushottam Dhote.	12/12/2022  Rs. 7,99,60,720.60 as on 30/11/2022 + intt & other charges w.e.f. 01/12/2022	Rs. 4,88,00,000/- (26/01/2025)	27/01/2025 11.00 AM to 04.00 PM	Not Known			
			04/03/2023  Symbolic Possession	Rs. 10,000/-	20.534738 78.911089		PUNBLL351168309		
12)	Branch : Chandrapur (E-OB)  Mis Ujjwal Plywood (Borrower)  Prop. Smt. Ujjwala Ravindra Regundawar	Plant & machinery installed at E Factory land & Building situated at Kharsa No.76, P.H. No. 35, Khat No. 73, Shegaon Kund, Mouza Kund, Tq. Hingnaghat, Dist. Wardha in the name of Mis Shrihari Ginning & Oil industry.		Rs. 2,98,00,000/- (26/01/2025)  Rs. 29,80,000/- (26/01/2025)	27/01/2025 11.00 AM to 04.00 PM		PUNBLL351168182		
13)	Branch : Chandrapur (E-OB)  Mis Ujjwal Plywood (Borrower)  Prop. Smt. Ujjwala Ravindra Regundawar	All that Piece and Parcel of the Property situated at Chanda Town, Nazul Mohalla Samadhipura Chandrapur, Tah & Dist. Chandrapur, bearing Plot No. 13291 (Old Sheet No. 11, Block No. 94, Page No. 53, Layout Plot No. 82.9) Total measuring area 543.75 Sq. Mtr. Out of it undivided share of land measuring area 543.75 Sq. Mtr. having a constructed flat no. 203 on first floor having construction area 67.84 Sq. Mtr. thereon within the boundary of Municipal Corporation, Chandrapur, Tah & Dist. Chandrapur and within the jurisdiction of Municipal Corporation Chandrapur. Registration Sub-Dist. Chandrapur. Boundaries of land : East-9 Mtr layout road, West-Plot of Shri. Ambekar, North-9 Mtr layout Road, South- Municipal Road	16/03/2022  Rs. 20,35,672.05 as on 28/02/2022 + further intt & other charges	Rs. 27,30,000/- (26/01/2025)	27/01/2025 11.00 AM to 04.00 PM	Not Known			
			21/07/2022  Symbolic Possession	Rs. 10,000/-	19.932970 79.211577		PUNBABA37746450		
<b>TERMS AND CONDITIONS:</b>									
1) The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:									
2) The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".									
3) The particulars of Secured Assets specified in the Schedule here in above 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 or omission in this proclamation.									
4) The Sale will be done by the undersigned through e-auction platform provided at the Website <a href="https://baanekr.net">https://baanekr.net</a> on 27/01/2025									
5) For detailed term and conditions of the sale, please refer <a href="https://www.pnbndia.in">www.pnbndia.in</a> & <a href="https://baanekr.net">https://baanekr.net</a>									
6) The bidder bidding for lot any of the above IP has to add minimum incremental amount i.e. Rs.10000/- over and above the Fixed Reserve @ as per above.									
7) Contact Person Mr.Sushilkumar-8420194674, Mr. R.K.Pradhan-8827659943, Mr.Sanjay Nikhare-898997231, Mr.Sandeep Akhare-9657394162, Mr.Deepak Madavi-904922238 & Mr.Pavan Gudande-9423743110									
8) 10% GST applicable on machineries mentioned at Sr.No. 12									
<b>Note- Further any statutory dues of Central Govt/ State Govt/ Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues Past/Present/Future.</b>									
30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAEIS ACT, 2002									
Authorized Officer									
Nagpur Date:23/12/2024									
Punjab National Bank, Secured Creditor									

**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 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 here in above 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 or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanbank.com>
- For detailed term and conditions of the sale, please refer [pnbindia.in/baanbank.com](https://pnbindia.in/baanbank.com)
- The bidder bidding for any of the above the above IP will be by adding minimum incremental amount i.e. Rs. 10000/- over and above the Fixed Reserve @ per above.
- Contact Person: Mr. Sushil Kumar-8420194674, Mr. R. K. Pradhan-8827659931, Mr. Sanjay Nikhare-8989997231, Mr. Sandeep Akhare-9657394162, Mr. Deepak Madavi-9049222238, Mr. Pawan Gudadihe-9423734110
- For GST applicable on machines mentioned at Sr. No. 12
- Note- Further any statutory dues of Central Govt./ State Govt./ Any statutory body shall be paid by the Purchaser of IP.
- Bank will not bear any type of dues Past/Present/Future.

30 DAYS STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFESI ACT, 2002  
Nagpur Date: 23/12/2024  
Authorized Officer  
Punjab National Bank, Secured Creditor