

# SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 Authorised 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	Detail of Immovable Properties Mortgaged/Owner's Name (Mortgagers of properties)	A) Dt. of Demand Notice u/s 13(2) of SARFESI Act 2002	E) Reserve Price	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of Account		B) Outstanding Amount	F) EMD (Last Date of Deposit of EMD)		
	Name & Address of the Borrower/ Guarantors Account		C) Possession Date u/s 13(4) of SARFESI Act 2002	G) Bid Increase Amount		
			D) Nature of Possession Symbolic/ Physical/Constructive			
1)	Branch : Hinganghat	All that piece and parcel of property i.e. N.A. Plot bearing Plot No.1 adm. 6222.00 Sq. Mtrs. & Plot No. 2 adm. 2911.57 Sq. Mtrs. and entire piece and parcel in the diverted field survey No. 173/2 (Total area admeasuring 19600.00 Sq. Mtr.) diverted for industrial use vide order dt. 18/07/2016 in revenue case no. 10/NAP-34/15-16 and the Kishan agro industries standing on plot No.1 and open plot no.2 at Mouza Ajangaon, Mouza No.11, P.C. No.6, Tehsil Hinganghat, District Wardha. Owned by Sh. Nitin Kishanchand Motwani. Bounded : On East:Open space and B Zone, On West:B Zone and F.S no. 172, On North: F.S. no.173/2, On South: Bid Ajangaon.	14/08/2024	Rs.3,79,97,000/-	30/12/2024  11.00 AM to 04.00 PM	Not Known
	M/s.Kishan Agro Industries through its Proprietor Mr.Nitin Kishanchand Motwani (Borrower) Mr.Nitin Kishanchand Motwani (Proprietor/Mortgagor) Mrs.Maya Kishanchand Motwani (Guarantor/Mortgagor)		Rs.18,69,18,438.28 as on 13/08/2024 + Intt & other charges w.e.f. 01/08/2024	Rs.37,99,700.00 (29/12/2024)		
			25/10/2024	Rs.10,000/-		
			Symbolic Possession			
2)	Motwani (Guarantor/Mortgagor)	All that movable assets i.e. unencumbered machineries (independent of Term Loan) owned by M/s Kishan Agro Industries as below- 1.Electrical Power Transformer 350KVA, installing arrangement, Cable, Meter Room, Control panel, Lightinh Arrangement. 2.Air Compressor Make- Ingersoll Rand including Piping Arrangement. 3.Boiler Including piping, Value, Chimney (3). 4.Weigh Bridge 50T & structure. 5.Sortex Unit Machine 6.Elevator with Different Sizes(37) 7.Waram Length 12*9(22) 8.Hopper/Tank /Chamber (58). 9.Roll Machine (7). 10.Tractor with Hydrulic Attachment (03) . 11.Desktop (03). 12.AirConditioner(3) 13.Furniture & Fixture 14. Spare-Gear motor, elevator, coupling, electrical accessories, Lights, Gear Oil Cable		Rs.3,38,00,000/-		
	Mr. Girish Devandas Motwani (Guarantor/Mortgagor)			Rs.33,80,000.00 (29/12/2024)		
	Mr. Devandas Rohandmal Motwani (Guarantor)			Rs.10,000/-		
3)		All that piece and parcel of property bearing i.e. one Plot bearing Plot No. 21 adm. 2000 Sq. Ft. i.e. 185.87 Sq. Mtr. In the diverted field survey No. 273-278/1 diverted for NA use vide order Dated 23/11/1977 in revenue case no. 2/2A/1973-1974 and house constructed thereon in the recent survey of Hinganghat town the above plot is now included in City Survey plot no. 108/21 in sheet no. 36 block no. 12 and now included in M.C. House No. 280 at Tahasil Ward at Mouza Hinganghat, Mauza No. 188, P.C. No.6, Tah Hinganghat, Dist . Wardha Owned by Mrs. Maya Kishanchand Motwani. Bounded : On East-Road, On West-Mhada Colony, On North-Plot no. 20, On South-Plot no. 22.		Rs.98,10,000/-		
				Rs.9,81,000.00 (29/12/2024)		
				Rs.10,000/-		
4)		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, Mouza No. 193, P.C. No. 17, Tah Warora, Dist. Chandrapur. Owned by Mr. Girish Devandas Motwani & Mr. Nitin Kishanchand Motwani. Bounded : Plot no. 17 to 18 On East-Road, On West-Plot no. 21,24, On North-Plot no.16, On South-Plot no.19. Bounded : Plot no. 21 to 23 On East-Plot no. 17 to 19, On West-Road, On North-Plot no. 24, On South-Plot no. 20. Bounded : Plot no. 27 On East-Road, On West-Plot no.44, On North-Plot no. 26, On South-Plot no. 28.		Rs.55,00,000/-		
				Rs.5,50,000.00 (29/12/2024)		
				Rs.10,000/-		

### 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 provided at the Website <https://ebkray.in> on 30/12/2024 @ as per above.
- For detailed term and conditions of the sale, please refer [www.pnbindia.in](http://www.pnbindia.in) & <https://ebkray.in>.
- The bidder bidding for any of the above IP has to by adding minimum incremental amount i.e. Rs.10000/- over and above the Fixed Reserve Price.
- Contact Person Mr.Sushilkumar-8420194674, Mr. R.K.Pradhan-8827659943, Mr.Sanjay Nikhare-8989997231, Mr.Sandeep Akhare-9657394162, Mr.Deepak Madavi-9049222238 & Mr.Pavan Gudadhe-9423743110
- 18 % GST applicable on machineries mentioned at serial no.2.

**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 SARFAEFSI ACT, 2002**

**Nagpur Date:22/11/2024** **Authorized Officer**  
**Punjab National Bank, Secured Creditor**