

**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**  
Date of E-Auction: 29.08.2025 (Last date of deposit of EMD: 28.08.2025)

Sr No.	Name of the branch: Name of the account: Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(e) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002	(a) Reserve Price	Date/Time of E-Auction	
			(f.1) O/S amount as on date of 13 (2) notice (f.2) O/S amount as on given date (g) Possession date u/s 13 (4) of SARFAESI Act 2002	(b) EMD		
			(h) Nature of possession symbolic/physical/ constructive	(c) Bid Increase Amt.		
			(i) Amount recovered after issuance of 13(2) notice(till 30.06.2025)			
1.	Branch Office PWS Kamptee Road, Nagpur Mrs Varsha Yogiraj Shende (Borrower & Mortgagor) Add- W/o Yogiraj Shende, plot No 45, Near Buddha Vihar, Kapil Nagar, Nari Road, Nagpur 440026	All that Piece and Parcel of "VYAPARI SANKUL" Shop No FF-33, on the First Floor, Built Up area 7.432 Sq Mt, Corporation House No. 3/FF-33, KH No 312/3, City Survey No 1784, Sheet No 75, Municipal Corporation House No 3/FF-33, Ward No 71, Mouza Sitabuldi, Variety Square, Near Eternity Mall, situated in Leasehold Plot in Civil Expansion scheme of NIT, Morbhavan, Sitabuldi, Warda Road Nagpur within the limits of NMC and NIT, Tah and Dist Nagpur. Owner Mrs. Varsha Yogiraj Shende. Boundaries: East Passage, West Shop, WC/Toilet, North Shop No FF-34, South Passage.	(e) 30.10.2024 (f.1)Rs.9,73,943.50/- plus further interest & charges (f.2)Rs.10,14,981.50/- as on 30.06.2025 plus further interest & charges (g) 07.01.2025 (h) SYMBOLIC (i) Rs. 48,752.00/-	(a) Rs.12,96,000/- (b) Rs.1,29,600/- (c)Rs.11,000/-	Date: 29.08.2025 Time: 11:00 am to 4:00 pm	
2.	Branch Office - Surya Nagar, Nagpur i) Mr Pramod Murlidhar Bhalotiya (Borrower & Mortgagor) ii) Satish Murlidhar Bhalotiya (Co-Borrower & Mortgagor) Add - Plot No 182, Jai Durga East Wardhaman Nagar, Near Swami Narayan School, Middle Ring Road Crossing, Nagpur 440008 iii) Kisan Murlidhar Bhalotiya (Guarantor & Mortgagor) iv) Vishnu Murlidhar Bhalotiya (Guarantor & Mortgagor) v) Arun Murlidhar Bhalotiya (Guarantor & Mortgagor) vi) Raghuvir Murlidhar Bhalotiya (Guarantor & Mortgagor) Add - Plot No 182, Jai Durga East Wardhaman Nagar, Near Swami Narayan School, Middle Ring Road Crossing, Nagpur 440008	All that Piece and Parcel of land and building of NIT leasehold property on Plot No 182 admeasuring 332.128 sq mtrs (or 3575.00 Sq. ft.) along with two-story residential building having built up area Ground Floor-110.62 Sq. Mt.(1190.71 sq.ft) first Floor-110.62 Sq. Mt.(1190.71 sq ft), Total Built-up area admeasuring 221.24 sq. mt (2381.00 Sq. ft.) Nagpur Municipal Corporation House No. 1201/182, Ward No.21, Bearing KH. No.44, City Survey No. 329 in the section III Central Road Nagpur, Sheet No. 34, situated in Mouza-Pardi, East Wardhaman Nagar, Near Swaminarayan School, off Bhandara Road, Nagpur Joint Owners Mr Pramod Murlidhar Bhalotiya, Mr Kisan Murlidhar Bhalotiya, Mr Vishnu Murlidhar Bhalotiya, Mr Arun Murlidhar Bhalotiya, Mr Satish Murlidhar Bhalotiya & Mr Raghuvir Murlidhar Bhalotiya Boundaries East Plot 209,210, West Road, North Plot No 181, South Plot No 183	(e) 06.12.2024 (f.1)Rs.5,96,707.52-as on 30.11.2024 plus further interest & charges (f.2)Rs.5,09,076.52/- as on 30.06.2025 plus further interest & charges (g) 12.02.2025 (h) SYMBOLIC (i) Rs. 1,31,000.00/-	(a) Rs.2,42,00,000/- (b) Rs.24,20,000/- (c)Rs.11,000/-	Date: 29.08.2025 Time: 11:00 am to 4:00 pm	
3.	Branch Office Nandanwan Mr Yuvraj Gangadhar Avdhut (Borrower) Smt. Aardhana Yuvraj Avdhut (Guarantor & Mortgagor) Add-Plot No. 378 (A), Near Mata Mandir, Lala Jainarayan Marg, Mohan Nagar, Nagpur-440001	All that Piece and Parcel of land and building of freehold residential property bearing Nagpur Municipal Corporation House No 378-A. Three-story building (Ground floor + first floor + Second floor) having built up area: Ground Floor-477.34 sq. ft, First Floor: 477.34 sq. ft, Second Floor: 477.34 sq. ft. Super Built up area admeasuring 1432.02 Sq ft situated at northern part city survey no.2271, ward no.65, near Mata Mandir, Mohan Nagar, Mouza Sita Bardi, Tah & Dist. Nagpur. Owner Mrs. Aardhana Yuvraj Avdhut Boundaries - East - Residential House West Residential House, North - Road, South - Corporation Galli	(e) 11.11.2024 (f.1)Rs.6,32,984.00/- plus further interest & charges (f.2)Rs. 6,78,862.20/- as on 30.06.2025 plus further interest & charges (g) 24.01.2025 (h) SYMBOLIC (i) Rs. 0.00/-	(a) Rs.30,93,000/- (b)Rs.3,09,300/- (c)Rs.11,000/-	Date: 29.08.2025 Time: 11:00 am to 4:00 pm	
4.	BO: Nagpur MIDC, Nagpur Mr. Jagan Supchand Gadge (Borrower & Mortgagor) Smt. Sushila Jagan Gadge (Guarantor) Add- Flat No. B/2-04, hingna Street, Rai Town-1, Near PNB MIDC, Gedam Layout, Digdoh, Hingna Nagpur-440016	All the piece and parcel of residential building having undivided 0.00944% Share in plot admeasuring 24,000 Sqmt and Interest in all that piece and parcel of freehold residential Plot No 54, admeasuring about 2.40 Acres/Hectors, togetherwith Residential Apartment No 04 on ground floor, Wing II, Block -B, comprising of Super Built up area of 51.74 Sqmt.(557 sq ft), Built up area 71.78 Sqmt (450.00 Sqft). Balcony area 2.98 Sqmt (32.00 Sqft), Common area 6.98 Sqmt (75.00 Sqft) Built up on the Ground floor of the building named and styled as "RAI TOWN-1", near temple, Lokmanya Nagar, in KH No 158, Bhumapan No 112/4, Mouza Digdoh, Mouza No 169, P H No 6, Ward No 1, Gram Panchayat House No 1211/1408(New No. 1408/BB/W2/04) within the limits of Tah Hingna Dist Nagpur Owner Mr. Jagan Supchand Gadge Boundaries East - Plots of Smruti Co-Operative Society Ltd., West - Road North - Plots of Smruti Co-Operative Society Ltd. South - Plots of Smruti Co-Operative Society Ltd.	(e) 30.01.2025 (f.1)Rs.6,41,462.40/- plus further interest & charges (f.2)Rs. 6,57,594.40/- as on 30.06.2025 plus further interest & charges (g) 21.04.2025 (h) SYMBOLIC (i) Rs. 0.00/-	(a) Rs.14,03,000/- (b)Rs.1,40,300/- (c)Rs.11,000/-	Date: 29.08.2025 Time: 11:00 am to 4:00 pm	
5.	BO: Nandawan, Nagpur Mr. Dilip Pandurangji Gomase (Borrower & Mortgagor) Add - i) Plot No 06, Jai Gurudev Nagar, Ayodhya Nagar, Nagpur 440024 ii) Tenement No. 1/215, Khasara No. 319, Ward No 20, Wathoda, Nagpur 440008	All that Piece and Parcel of leasehold property comprising of Ground + 3 Storied Building Bearing Tenement No. E215, Corporation House No. 1128C/D/E/215 admeasuring 350.00 sq.ft. under Wathoda Street Scheme of NIT, Behind KDK College, out of Khasara No 319, Mouza Nagpur, Ward No 20, City Survey No 101, Sheet No 248, Division South Tahsil and Dist Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust. Owner Mr Dilip Pandurangji Gomase. Boundaries East - As per Sale Deed West - As per Sale Deed North - As per Sale Deed South - As per Sale Deed	(e) 18.06.2024 (f.1)Rs.9,80,544.00/- plus further interest & charges (f.2)Rs. 10,81,532.00/- as on 30.06.2025 plus further interest & charges (g) 02.12.2024 (h) SYMBOLIC (i) Rs. 0.00/-	(a) Rs.10,15,000/- (b)Rs.1,01,500/- (c)Rs.11,000/-	Date: 29.08.2025 Time: 11:00 am to 4:00 pm	
6.	BO Chandrapur eOBC Mr Shaikh Hussain Shaikh Dada (Borrower & Mortgagor) Add - Flat No. F-A, First Floor, Vinayak Apartment, plot No. 11, in P.H. No. 11, Diverted Survey No 11/4, Mouje Urjanagar, Taluka and District Chandrapur	All that piece and parcel of the Flat No. F-1 First Floor, Covering Total Built up area approx. 258.35 Sq.ft. (24.00 Sq. Mtr) including staircase stairway, balconies, proportionate right and interest in the common areas and facilities and amenities name known as Vinayak Apartment situated on Plot No. 11, Land measuring 263.25 SQ. Mtr (2833.62 SQ ft) in P.H. No. 11, Diverted Survey No. 11/4, Mouje Urja Nagar, Taluka & Dist. Chandrapur, within area of Gram Panchayat Urjanagar, within the jurisdiction of sub Registrar, Chandrapur. Owner Mr. Shaikh Hussain Shaikh Dada	(e) 01.10.2015 (f.1)Rs.4,25,185.00/- plus further interest & charges (f.2)Rs. 11,32,741.00/- as on 30.06.2025 plus further interest & charges (g) 31.03.2017 (h) SYMBOLIC (i) Rs. 0.00/-	(a) Rs. 11,47,000/- (b)Rs. 1,14,700.00/- (c)Rs.11,000/-	Date: 29.08.2025 Time: 11:00 am to 4:00 pm	

Details of the encumbrances known to the secured creditors - Not known

**Details of the encumbrances known to the secured creditors – NOT KNOWN**

**TERMS AND CONDITIONS OF E-AUCTION SALE**

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal <https://baanknet.com/>
2. The intending Bidders/ Purchasers are requested to register on portal ([https://baanknet.com](https://baanknet.com/)) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 28.08.2025 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from ([https://baanknet.com](https://baanknet.com/)) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate 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 having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). 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/ webpage portal.  
(a) [https://baanknet.com](https://baanknet.com/), (b) [www.pnbindia.in](http://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 portal ([https://baanknet.com](https://baanknet.com/)).
7. The intending Bidders / Purchasers are requested to register on portal ([https://baanknet.com](https://baanknet.com/)) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by auction service provider (maytake2workingdays),the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
8. Bidder's Global Wallet should have sufficient balance ( $\geq$  EMD amount) at the time of bidding.
9. 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 minimum increase in the bid amount must be of the amount as mentioned above in the table to the last higher bid of bidders. Ten 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 ten minutes to the last highest bid, the e-auction shall be closed.
10. 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.  
(1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://baanknet.com/>). Details of which are available on the e-Auction 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 favor 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 or 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 Othe property in consultation with the dealing official as per the details provide.
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 internet failure, power failure or 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](http://www.pnbindia.in)
24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

Date : 22.07.2025, Place : Nagpur

Sd/- Authorized Officer Punjab National Bank Secured Creditor

NAGPUR