

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 (SARFAESI Act) and the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) 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 (ies) 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 "As is where is", "As is what is", and "Whichever is the best" on the date mentioned in the table 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 (Individual/Joint/ Firm/Co.) Name of Proprietor/Partners Directors/Borrower/ Guarantors	Detail of Immovable Properties Mortgaged/Owner's Name (Mortgagor of properties)	A) Date of Demand Notice u/s 13(2) of SARFAESI Act 2002	B) Outstanding Amount	C) Possession Date u/s 13(1) of SARFAESI Act 2002	D) Nature of Possession Symbolic/Physical/Constructive	E) Reserve Price	F) EMD (Last Date of Deposit of EMD)	G) Bid Increases Amount	H) Date of E-Auction	I) Details of the encumbrances known to the secured creditors
1)	Branch : Lakadganj, Nagpur	Mr. Sanjay Singh Suresh Singh Dixit (Borrower/Mortgagor) Mrs. Priyanka Sanjay Singh Dixit (Co-Borrower)	All that Piece and Parcel of Property bearing Plot No 19 admeasuring 175.3870 Sq Mtrs, being the portion of land bearing Kh. No. 214 of Mouza Zingabtal Taluk, P.H. No 11 together with the building standing thereon covering a built up area of 171.14 Sq. Mtrs. City Survey No 71, Sheet No 32 & 54, Corporation House No 561/B/19 situated at Raahira Bent Nagar Gothan Road, Zingabtal Taluk, Nagpur within the limits of Nagpur Municipal Corporation, Ward No 01 Tehsil and District Nagpur, Boundaries: East- 10.00 Mtr wide road, West- Plot No. 22, North- Plot No. 18, South- Plot No. 20 Owner: Mr. Sanjay Singh Suresh Singh Dixit	12/03/2025	Rs. 2,91,06,436.88 + further interest and Other Charges w.e.f. 01.03.2025	12/03/2025	Symbolic Possession	Rs. 1,95,00,000/-	17/10/2025	Rs. 10,00,000/- (16/10/2025)	11.00 AM to 04.00 PM	Not Known
				20/07/2019	Rs. 63,04,000/-	17/10/2025	Not Known					
2)	Branch : Dharampath, Nagpur	M/s SP Agro Trade And Foods Pvt Ltd (Borrower) Directors: Shri Pradeep kumar Dugar & Smt. Rosta Pradeep Dugar	EM of entire superstructure open Plot No. 145, Block D, Kh. No. 31 of 1911, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nirman Sahakar Sanstha Ltd. Nagpur P.H. No 34, Ward No 21, Sheet No 77/77 City Survey No 31, Corporation House No. 603/D/145, Mouza Pardi within the limits of NMC and NIT Nagpur Tah & Dist Nagpur owned by Shri Pradeep Kumar Dugar & Smt. Rosta Pradeep Dugar Bounded as under: East: Plot No 146, West: Plot No. 144, North: Space of Another Khasra South: 25 feet wide road	20/07/2019	Rs. 1,01,10,389.08 as on 23/07/2019 + further int & other charges	01/11/2019	Symbolic Possession	Rs. 6,30,400/- (10/10/2025) Rs. 10,000/-	17/10/2025	Rs. 10,00,000/- (10/10/2025)	11.00 AM to 04.00 PM	Not Known
				09/01/2015	Rs. 3,76,74,000/-	17/10/2025	Not Known					
3)	Branch : Nandanvan, Nagpur	M/s Perfect Emulsifiers Private Ltd. (Borrower) Mr. Brijkishore Ramvilas Maniyar (Director/Guarantor) Mr. Rajkishore Ramvilas Maniyar (Director/Guarantor) Mr. Hairam Prasad Sarda (Director/Guarantor)	EM of Plot No K-56 Bullbori Five Star Industrial area, situated at Village limits of Kirmil & within / outside the limits of NMC, Taluk-Khasra, Dist. - Nagpur, containing admeag 32260 Sq. Mtrs. with construction (Factory Shed & Building as approved by MIDC) of built up area 633.295 Sq. Mtrs. (FSI 0.10) Nagpur, owned by M/s Perfect Emulsifiers Pvt. Ltd. (Through its Directors Brijkishore Maniyar) Bounded as under: East: 7 Mtrs. Path way, West: Plot No K-57, North: MIDC Boundary, South: 30 Mtrs. RW (Sales Tax Office dues of Rs. 2,39,41,745/- conveyed by letter dated 10/02/2020 and Central Excise, Custom, Service Tax dues of Rs. 65,000/- conveyed by letter dated 10/03/2017)	09/01/2015	Rs. 5,72,64,796.60 + interest and other charges w.e.f 01/01/2015	21/06/2016	Physical Possession	Rs. 37,67,400.00 (10/10/2025) Rs. 10,000/-	17/10/2025	Rs. 10,00,000/- (10/10/2025)	11.00 AM to 04.00 PM	Not Known
				12/03/2025	Rs. 56,59,900.20/-	17/10/2025	Not Known					
4)	Branch : Achalpur	M/s: Hashmi Goat Farm (Borrower) Mr. Mohd. Harun S/o Shaikh Hasham (Proprietor/Mortgagor) Mr. Mohd. Sajid S/o Shekh Hasham (Guarantor/Mortgagor)	All that piece and parcel of Plot and Standing structure of residential House of Nazul Sheet No. 23-D bearing Plot No. 94/1 measuring 248.1 Sq. Mtr. "A" Tenure + 49.00 Sq. Mtr. "B" Tenure and 95.2 Sq. Mtr. "A" Tenure + 3.00 Sq. Mtr. "B" Tenure, out of it "A" tenure area measuring 95.2 Sq. Mtr (1024.35 Sq. Ft.) having standing structure of residential house on 22.49 Sq. Mtr. site and remaining open site situated at Mouja-Achalpur, Te. Achalpur, Dist. Amravati within M.C. Achalpur Jurisdiction. Bounded as under: East: Road, West: Open Site and service line, North: House of Vyas, South: House of Ramgopal Jakholya, South: House of Vyas Owner: Mr. Mohd. Harun S/o Shaikh Hasham & Mr. Mohd. Sajid S/o Shekh Hasham	12/03/2025	Rs. 28,76,855.89 + int and other charges w.e.f. 01/03/2025	24/06/2025	Symbolic Possession	Rs. 5,65,900.02/- (16/10/2025) Rs. 10,000/-	17/10/2025	Rs. 10,00,000/- (10/10/2025)	11.00 AM to 04.00 PM	Not Known
				05/09/2022	Rs. 33,58,000/-	17/10/2025	Not Known					
5)	Branch : Pratap Nagar, Nagpur	Shri Dinesh Ashok Virani (Borrower/Mortgagor) Vinita Dinesh Virani (Co-Borrower/Mortgagor)	All that piece & Parcel of property bearing Flat No 303, 3rd floor of the building known and styled as GURUKRUPA TOWERS, standing on NIT Plot No. 21, 22 and 23, Khasra No 25/3, Mouza Indora, Sheet No 604/9, City Survey No. 24, Ward No. 57, covering a built up area 65.45 Sq. Mtrs together with 3.00% undivided proportionate share and interest in the Plot No 21, 22 and 23 admeasuring about 1705.158 Sq. Mtrs having NMC House No 3918/21+22+23 in the name of Shri Dinesh Ashok Virani & Smt Vinita Dinesh Virani Bounded as under: East: Road, West: Hudco Quarters, North: Staircase and Flat No. 305, South: Flat No 302	05/09/2022	Rs. 33,83,570.22 + further interest and other charges w.e.f. 01.09.2022	20/11/2023	Physical Possession	Rs. 3,35,800/- (16/10/2025) Rs. 10,000/-	17/10/2025	Rs. 10,00,000/- (16/10/2025)	11.00 AM to 04.00 PM	Not Known
				02/12/2023	Rs. 99,62,000/-	17/10/2025	Not Known					
6)	Branch : Gandhibagh, Nagpur	M/s Asian Plastics (Borrower) Shri Rohit John Nikambe (Partner/Borrower) Mr. Jobby Kolamalali Thomas (Partner/Borrower) Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal since Deceased) (Guarantor/Mortgagor) Mr. Varan Chintaman Sapkal (Legal heir of Shri Chintaman Manohar Sapkal Since Deceased) (Guarantor/Mortgagor) Mrs. Aney Thomas (Guarantor/Mortgagor) Mr. Joby Thomas (Legal heir of Mr. K. C. Thomas since deceased) (Guarantor) Mr. Bijo Thomas (Legal heir of Mr. K. C. Thomas since deceased) (Guarantor)	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 and bearing Kh. No. 110/1 & 110/2 of Mouza-Shirur, P.H. No. 71, together with the entire R.C.C. superstructure comprising Apartment No. F-08, covering a Super Built Up area 534.54 Sq. Ft. (or 49.85 Sq. Mtr) on the First Floor of the building constructed thereon and known as styled as "Vysaknesh Arcade No. 1" situated at Shirur, within the limits of Grampanchayat Shirur, 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	02/12/2023	Rs. 29,92,970.03 + further interest and other charges w.e.f. 01.12.2023	10/04/2024	Symbolic Possession	Rs. 06,200/- (16/10/2025) Rs. 10,000/-	17/10/2025	Rs. 10,00,000/- (16/10/2025)	11.00 AM to 04.00 PM	Not Known
				12/02/2025	Rs. 30,00,000/-	17/10/2025	Not Known					
7)	Branch : Itwari, Nagpur	Mr. Ajay Jagdishprasad Prajapati (Borrower & Mortgagor) Mr. Sanjay Jagdishprasad Prajapati (Co-Borrower & Mortgagor) Mr. Jitendra Kamesh Shahu (Guarantor)	All that piece and parcel of land and building bearing Plot No. 54 admeasuring 1200 Sq. Ft. (111.48 Sq. Mtr), Corporation House No. 1758/A4, in the layout of Dr. Babasaheb Ambedkar Memorial Co-Operative Housing Society Ltd. Kh. No. 9/2, Ward No. 22 (As per Sale Deed) & Ward No. 42 (As per Municipal Corporation Tax Receipt), City Survey No. 9, Sheet No. 741/9, P.H. No. 17, Mouza- Chikhli (Devathan), Tah & Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Bounded as under: East- Land of Telram Fulwale, West- Road, North- Plot No. 53, South- Plot No. 55 Owner: Mr. Ajay Jagdishprasad Prajapati & Mr. Sanjay Jagdishprasad Prajapati	12/02/2025	Rs. 24,91,087.80 + further interest and Other Charges w.e.f. 01.02.2025	06/06/2025	Symbolic Possession	Rs. 3,00,000/- (16/10/2025) Rs. 10,000/-	17/10/2025	Rs. 10,00,000/- (16/10/2025)	11.00 AM to 04.00 PM	Not Known

8) Branch : Hanuman Nagar, Nagpur	All that piece and parcel of eastern portion of land admeasuring about 36.731 Sq. Mtrs. (395.50 Sq. Ft.) bearing Corporation House No. 841/A, Satranjipura, Circle No.11/16, together with existing house construction and building thereupon, City Survey No.256, Sheet No.157, Ward No.38, Mouza-Nagpur, area admeasuring 395.50 sq. ft. Owner - Smt. Vijaya Haribhau Tajne, Shri Sachin Haribhau Tajne, Smt. Suresh Bhojar, Shri Rakesh Haribhau Tajne and Smt. Swati Mahesh Khamankar	19/01/2023 Rs. 36,79,739.50 + further interest and other charges w.e.f. 01.01.2023 04/05/2023 Rs. 10,000/- Symbolic Possession	Rs. 31,62,000/- Rs. 3,16,200/- (16/10/2025)	17/10/2025 11.00 AM to 04.00 PM	Not Known
9) Branch : Kingsway, Nagpur	Flat No 301, 3rd Floor, Swapnil Neha Apartments on Plot No. L-45, City Survey No. 300, Sheet No. 59 Ward No. 88 (New), Mouza Ambazari, Nagpur in the name of M/s Swapnil Associates	18/06/2019 Rs. 1,35,01,370.05 + interest and other charges w.e.f. 01.06.2019 05/11/2019 Rs. 10,000/- Symbolic Possession	Rs. 61,18,000/- Rs. 6,11,800/- (16/10/2025) Rs. 10,000/-	17/10/2025 11.00 AM to 04.00 PM	Not Known
10) Branch : Sonawada, Nagpur	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.	04/05/2018 Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 15/02/2019 Rs. 10,000/- Symbolic Possession	Rs. 14,95,000/- Rs. 1,49,500/- (16/10/2025) Rs. 10,000/-	17/10/2025 11.00 AM to 04.00 PM	Not Known
	The Bungalow bounded as under: East-Layout of Gat No. 106, West- Layout Road, North- Bungalow No. A-18, South- Bungalow No. A-16		Rs. 14,95,000/- Rs. 1,49,500/- (16/10/2025) Rs. 10,000/-	17/10/2025 11.00 AM to 04.00 PM	Not Known
	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.		Rs. 14,95,000/- Rs. 1,49,500/- (16/10/2025) Rs. 10,000/-	17/10/2025 11.00 AM to 04.00 PM	Not Known
	The Bungalow bounded as under: East-Layout of Gat No. 106, West- Layout Road, North- Bungalow No. A-6, South- Bungalow No. A-4		Rs. 14,95,000/- Rs. 1,49,500/- (16/10/2025) Rs. 10,000/-	17/10/2025 11.00 AM to 04.00 PM	Not Known
11) Branch : Hinganghat	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. 30.00 Sq. Mtrs in the diverted field survey No. 226 diverted for residential purpose vide order Dt. 27/01/2014 in rev. case no. 85/AS/19-24/2011-12 of Mouza Chhinora, Mouza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur	14/08/2024 Rs. 18,69,18,438.28 + Int and other charges w.e.f. 13.08.2024 25/10/2024 Rs. 10,000/- Symbolic Possession	Rs. 49,50,000/- Rs. 4,95,000/- (16/10/2025) Rs. 10,000/-	17/10/2025 11.00 AM to 04.00 PM	Not Known
	Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani.				
	That the Plot No. 17 & 18 is bounded as under: East: Road, West : Plot No. 21, 24, North: Plot No. 16, South : Plot No. 19 That the Plot No. 21 to 23 is bounded as under: East: Plot No. 17 to 19, West: Road, North: Plot No. 24, South : Plot No. 20 That the Plot No. 27 is bounded as under: East: Road, West : Plot No. 44, North: Plot No. 26, South: Plot No. 28				

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 e-KYC 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.
- Earned 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 in the e-auction. The Earned 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 8291220220, Email id support@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.pnindia.in.
- 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 the e-Auction from e-auction portal (<https://baanknet.com>).
- Bidder's 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 or email address given by the bidder 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 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 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.
- The sale certificate shall be issued in favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- 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 hereinafter have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- 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.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 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 enquiries regarding the encumbrances on the property including statutory 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 network/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 terms and conditions of the sale, please refer <https://baanknet.com> & www.pnindia.in
- GST @ 18% will be applicable.