

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 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/ 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 the 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		A) Reserve Price (Rs.)		Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
				B)Outstanding Amount	C)Possession Date u/s 13(4) of SARFESI Act 2002	B)EMD Amount	C) last Date of EMD Deposit		
				D) Nature of Possession Symbolic/ physical/Constructive	C)Bid Increase Amount				
1.	Dharampeth, Nagpur	M/s S P Agro Trade And Foods Pvt. Ltd. (Borrower) Shri Pradeep Kumar Chaganlal Dugar (Director/Mortgagor) Smt. Reeta Pradeep Dugar (Director/Mortgagor)	EM of entire superstructure open Plot No.145, Block-D, Kh. No.31 part, 19/1, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nirman Sahakar Sanstha Ltd., Nagpur, P H No 34, Ward No 21, Sheet No. 7777, City Survey No. 31, Corporation House No. 603/0/145, Mouza - Pardi within the limits of NMC and NIT Nagpur, Tah & Dist Nagpur owned by Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar Boundaries: East: Plot No 146, West: Plot No. 144, North: Space of Another Khasra, South: 25 Feet Wide Road	A) 29.07.2019 B) Rs. 1,81,19,389.08 as on 23.07.2019 + intt & other charges w.e.f. 01.07.2019 C) 01.11.2019 D) SYMBOLIC Possession	A) Rs. 54,85,000/- B) Rs. 5,48,500/- C) 04.05.2026 D) 10000.00	05.05.2026 (Time: 11.00 AM to 4.00 PM)	Not Known		
2.	Lakadganj, Nagpur	M/s Agrawal Sons (Borrower) Mr. Deepesh Balkishandas Agrawal (Proprietor/ Mortgagor) Mrs. Jaya Deepesh Agrawal (Guarantor/ Mortgagor)	The Undivided 0.97% share and Interest in All that piece and Parcel of land bearing Plot No. R-1 Containing by admeasurement 3586.80 Sq. Mtrs, being the portion of the entire Land bearing Kh. No 29 & 30 of Mouza-Lava, Ph. No-4, togetherwith the entire RCC Superstructure comprising Apartment No. 209, Covering a Super Built-up area of 80.90 Sq. Mtr on the Second floor of the Building known as styled as "OM SHRUSHTI WING-B", bearing Grampanchayat House No. 889, situated at Lava Road, within the limits of Grampanchayat lava, Ward No3 in Tah Nagpur (Rural) & Dist Nagpur and Bounded as under: East: 9 Mtr layout Road, West: Khasra Boundary, North: Amenity & Open Space, South: 9 mtrs wide layout road. (Owner: Mrs. Jaya Deepesh Agrawal & Mr. Deepesh Balkishandas Agrawal)	A) 22.09.2022 B) Rs. 1,81,19,389.08 as on 23.07.2019 + intt & other charges w.e.f. 01.09.2022 C) 20.09.2024 D) PHYSICAL Possession	A) Rs. 15,30,000/- B) Rs. 1,53,000/- C) 04.05.2026 D) 10000.00	05.05.2026 (Time: 11.00 AM to 4.00 PM)	Not Known		
3.	Hinganghat	M/s Kishan Agro Industries (Borrower) Mr. Nitin Kishanchand Motwani (Proprietor & Mortgagor No.1) Mrs. Maya Kishanchand Motwani (Guarantor & Mortgagor No. 2) Mr. Girish Devandas Motwani (Guarantor & Mortgagor No. 3) Mr. Devandas Rohandmal 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 Mauza Chhinora, Mauza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani. 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	A) 14.08.2024 B) Rs. 18,69,18,438.28 as on 01.08.2024 + intt & other charges w.e.f. 01.08.2024 C) 25.10.2024 D) SYMBOLIC Possession	A) Rs. 54,00,000/- B) Rs. 5,40,000/- C) 04.05.2026 D) 10000.00	05.05.2026 (Time: 11.00 AM to 4.00 PM)	Not Known		
4.	Sahu Nagar Besa and Kingsway, Nagpur.	Mrs. Priya Vivekanand Butle (Borrower/ Mortgagor)	All that entire R.C.C. Superstructure comprising of Apartment bearing No. 104, Wing-B, admeasuring about 74.244 Sq. Mtrs of total Built up including Common area (Super built up area= 89.09 Sq. Mtrs) on first floor in the building to be known as Green Palm-1 (Block-A) togetherwith 1.095% proportionate undivided share and Interest in land to be known and styled as "Green SPACE INFRA'S GREEN CITY" situated on all that piece and parcel of non-agricultural land bearing Kh No. 9/1 admeasuring about 4881.275 Sq. Mtrs land revenue Rs. 244.00 yearly with occupant Class-1, Bhumiswami rights, situated at Mouza-Gotal-Panjari, PH- No- 38/A, Tahsil- Nagpur (Rural), Dist- Nagpur outside the limits of Nagpur Municipal Corporation, Tah & Dist. Nagpur and Bounded as under: East: Kh. Survey No. 8, West: Kh. Survey No. 5/1 Green City Phase-1, North: Kh. Survey No. 5/2, South: Kh. Survey No. 9/2 Owner: Smt. Priya Vivekanand Butle	A) 06.01.2024 B) Rs. 69,18,768.24 as on 31.12.2023 + intt & other charges w.e.f. 01.01.2024 C) 07.10.2025 D) PHYSICAL Possession	A) Rs. 20,25,000/- B) Rs. 2,02,500/- C) 04.05.2026 D) 10000.00	05.05.2026 (Time: 11.00 AM to 4.00 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 online at <https://baanknet.com> using their email-id and mobile number. The process of eKYC 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 EMD in wallet 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.pnbIndia.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 this e-Auction from the 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 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 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 the 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 "WHAT EVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove 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 inquiries 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 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 terms and conditions of the sale, please refer <https://baanknet.com> & www.pnbIndia.in
- Contact Person Amar A Nagrale (Manager) - 883074121, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date : 13/04/2026, Place : Nagpur

Authorized Officer, Punjab National Bank