

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

Sr. No.	Name of Branch	Detail 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. in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
			B) Outstanding Amount	B) EMD (Last Date of Deposit of EMD)		
1	BRANCH - HINGANGHAT	Mouza Shahlangdi, Survey No. 118/1 (Old Survey No. 76/1), Plot No. 01, Total area 625 Sq. Mtr. Out of total 6 Shop le Shop No. B1,B2, B3, B4, B5 & G6 Total area 5280 Sq. Mtr, House Nos. 178/5, 178/6, 178/7, 178/8 178/9 Kamal mangal karyala, Hinganghat For N.A Use vide order dt.05.03.1979 in Rev. Case No. 1/NA/34/1978-79 in at Shahlangdi Now included in St. Tukadoji Ward, Hinganghat at Hinghat Mouza No. 188 P.C. No. 6 Tah. Hinganghat Dist.Wardha, Plot & Shop Bounded as: East - Parking & open Plot, West: Highway No.7, North: Plot No. 2 in layout, South: Road Owner: Mr. Rajesh, Chandani (Guarantor)	A) 20.08.2022 B) Rs.40,07,540.32 + intt & other charges w.e.f. 01/09/2022	A) Rs. 26,00,000/- B) Rs. 2,60,000/- 27/01/2026 (Till 5.00 PM)	28/01/2026 11.00 AM TO 04.00 PM	Not Known
2	BRANCH - HINGANGHAT	All that RCC Superstructure containing Two Shops/Block bearing M.C. House No. (178/G-3 & 178/G-4) on the Ground Floor in the building. By Name Kamal Mangal Karyala complex/Apartment adm. 116.251 Sq.Ft. Le (10.8 Sq. Mtr) and adm. 116.251 Sq. Ft. Le 10.8 Sq. mtr each respectively constructed on the Plot No. 1 in the diverted filed survey no. 118/1 (old F.S. No. 76/1) diverted for N.A Vide order dated 05/3/1979 in rev. case St. Tukdoji Ward Hinganghat, Mouza No. 188, P.C. No. 6 Tah Hinganghat Dist. Wardha Two Blocks/Shops are bounded: East : Dying Hall in kamal Mangal Karyala, West:N.H. No. 7, North:Another Shop in the complex, South: Stores. Owner: Mrs. Sapana Rajesh Chandani	A) 20.08.2022 B) Rs.20,64,203.66 + intt & other charges w.e.f. 01/08/2022	A) Rs. 9,00,000/- B) Rs. 90,000/- 27/01/2026 (Till 5.00 PM)	28/01/2026 11.00 AM TO 04.00 PM	Not Known
3	BRANCH - KHAMLA, NAGPUR	All that piece and Parcel of Plot No. 03, admeasuring 135.00 Sq. Mtr (1453.14 Sq.Ft) standing in the Name of Rupesh Nikanthrao Bhanuse being a portion of entire land bearing Kh. No. 140, Mouza Dongargaon, P.H. 73 in Khat No. 55 of Mouza Dongargaon within the limits of Gram Panchayat Dongargaon Tahsil & Dist. Nagpur. Boundaries of Plot:East- Plot No. 4, West- Plot No. 2, North- Other Land, South- 9.00 Mtrs Wide road. Owner: Mr. Rupesh Nikanthrao Bhanuse.	A) 15/07/2022 B) Rs.1,05,89,136.84 + intt & other charges w.e.f. 01/07/2022	A) Rs. 8,37,000/- B) Rs. 83,700/- 27/01/2026 (Till 5.00 PM)	28/01/2026 11.00 AM TO 04.00 PM	Not Known
4	BRANCH - DHARAMPETH, NAGPUR	All that Piece and Parcel of Residential Flats on Second Floor. Bearing Flat No. S-1 & S-2, in the building known as "Anusaya Apartments" Covering Flat S-1 with Built Up area 36.96 Sq. Mtr. (397.80 Sq.Ft), Super Built Up area 62.11 Sq. Mtr. (384.30 Sq.Ft) & Flat S-2 with Built Up area 37.00 Sq. Mtr.(404.23 Sq.Ft), Super Built Up area 64.66 Sq. Mtr. (717.76 Sq. ft), Total Built Up area 74.51 Sq. Mtr. (802.03 Sq.Ft). Total Super Built Up area 155.11 Sq. Mtr. (1679.74 Sq.Ft). on Plot No. 28 Total land area 244.14 Sq. Mtr. Khasra No. 341, P.H. No. 46, Ward No. 01, House No. 1095, Mouza Wanadongri, Mahadeorao Kolhe Grampanchayat Wanadongri, Teh. Hingna, Dist. Nagpur. bounded as under Flat No S-1 East: Road, West: S-3, North: Plot No.29, South: S-2 Bounded as under Flats S-2: East: Road, West: S-3, North: S-1, South: Road Owner: Smt. Kiran Satish Kolhe.	A) 06.06.2024 B) Rs. 49,52,035.00 + further interest & other charges w.e.f. 01/06/2024	A) Rs. 26,52,000/- B) Rs. 2,65,200/- 27/01/2026 (Till 5.00 PM)	28/01/2026 11.00 AM TO 04.00 PM	Not Known
5	BRANCH - MCB, NAGPUR	All that Piece and Parcel of the Residential House bearing Municipal House No. 525, Ward No. 62, Comprising a 200 Sq.Ft. structure on piece of land admeasuring about 114.40 Sq. Mtrs. (1231 Sq. Ft) City Survey No. 44/563 the entire C.S. No. 44/563 which admeasures 114.40 Sq. Mtrs. Mouza- Bargaon, Tah & Dist. Nagpur. Bounded as Under: East- House of Shri. Narayan Banshi Yadav, West- House of Shri. Babloo Kode, North- Katol Main Road, South- Road of Friends Colony Owner: Shri. Daveendee Bhupindersingh Ohingra and Smt. Girishma W/o Daveendee Singh Ohingra.	A) 26.08.2024 B) Rs. 2,70,43,352.59 + further interest & other charges w.e.f. 01/08/2024	A) Rs. 69,30,000/- B) Rs. 6,93,000/- 27/01/2026 (Till 5.00 PM)	28/01/2026 11.00 AM TO 04.00 PM	Not Known
6	BRANCH - KHAMLA, NAGPUR	1. All that piece and parcel of the Bhoomidhari land bearing Plot No. 20 (A-type) in Ashirwad Sahakari gram Nirman Sanstha Maryadit, Fulchur Peth, Gondia, Tahsil and Dist. Gondia containing by admeasurement 3000 Sq. Ft being a portion of the entire land bearing Field Nos. 216/3, 216/4, 217/1, 217/4, 218/2, 242/2 and 243/2 together with, the existing single storeyed house thereon covering a builtup area of about 1190 Sq.Ft situated at Fulchur Peth within the limits of the Gram Panchayat Fulchur, in the Tahsil and Dist. Gondia and bounded as under: East: Plot No. 19 A, Ashok Hasani, West: Plot No. 21 A, Satish Singhania, North: Society Road, South: Boundary Wall & Agriculture Land. Owner & Mortgagor: Shri. Keshavdas Sahajram Hassani, Ms. Chanda Keshavdas Hassani (Owner / Mortgagor) & Legal Heir of Late Shri. Keshav Sahajram Hassani, Smt. Kesar Satpal Hassani (Director/ Mortgagor), Ms. Roshni Keshavdas Hassani (Owner / Mortgagor) & Legal Heir of Late Shri. Keshav Sahajram Hassani, Ms. Chanda Keshavdas Hassani (Owner / Mortgagor) & Legal Heir of Late Shri. Keshav Sahajram Hassani, Smt. Kesar Satpal Keshavdas Hassani (Guarantor / Mortgagor / Legal Heirs), Smt. Kesar Satpal Hassani (Guarantor / Mortgagor)	A) 03.10.2023 B) Rs. 8,07,73,196.78 + intt and other charges w.e.f. 01.09.2023	A)Rs. 1,25,83,000/- B) Rs. 12,58,300/- 27/01/2026 (Till 5.00 PM)	28/01/2026 11.00 AM TO 04.00 PM	Not Known
		2. All that piece and parcel of Property Bearing Plot No. 315/6 (New), 315/1 (Old), Gram Panchayat Khamari, Thak No. 93, P.H. No. 31, Near Amgaon, outer ring road, Gondia, admeasuring 2000 Sq. Mtr. Teh & Dist. Gondia. Bounded as under: East : Road, West : Land of Tejisingh Baghele, North: Land of Tejisingh Baghele, South: Own Land. Owner & Mortgagor: Shri. Keshav Sahajram Hassani & Satpal Keshavdas Hassani.	C) 01.04.2024 D) Symbolic Possession	C) Rs 10,000/-		
				A) Rs. 36,00,000/- B) Rs. 3,60,000/- 27/01/2026 (Till 5.00 PM)		
				C) Rs 10,000/-		

		Saparkesh Navdus Hassani.				
7	BRANCH - Surya Nagar, Nagpur M/s Amruta Cotgin Pvt. Ltd. (Borrower) Mr. Narendra S/o Ramesh Kasawar (Director) Mrs. Kavita W/o Bhagwandas Aitwar (Director), Mr. Rangrao alias Ranganna S/o Jaykrushna alias Jaykishtu Kasawar (Guarantor)	EM of 43 plots, bearing plot numbers 1 to 4, 6 to 10, 13 to 15, 28 to 48, 72 to 81, Survey No. 261/2 in the layout at Village and Taluka Maregaon, Off Yavatmal Road, Taluka Maregaon, District Yavatmal 445302, Total Area: 72,202 Sq. Ft. belonging to Shri Rangrao alias Ranganna S/o Jaykrushna alias Jaykishtu Kasawar, R/o Patan, Taluka-Zari (jamni), District-Yavatmal	A) 06.04.2017 B) Rs. 3,26,55,333.00 + further interest & other charges w.e.f. 01/04/2017 C) 27.06.2017 D) Symbolic Possession	A) Rs. 2,06,50,000/- B) Rs. 20,65,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
8	BRANCH - BAJA) NAGAR, NAGPUR M/s Shrihari Ginning and Oil Industry (Borrower) Shri. Ramesh Vaidya (Partner/Guarantor/Mortgagor) Shri. Prashant Vaidya (Partner/Guarantor/Mortgagor) Shri. Satish Vaidya (Partner/Guarantor/Mortgagor) Smt. Usha Ramesh Vaidya (Guarantor/Mortgagor)	<p>1. All that piece and parcel of Property i.e Factory land & Building situated at Khasra No.76, P.H. No. 35, Khate No. 73, Shegaon Kund, Mouza Kund, Tq. Hinganghat, Dist. Wardha in the name of M/s Shrihari Ginning & Oil Industry comprising of-</p> <p>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 vibhagani, North side land with Bhogwarg class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 on the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist Wardha and same is bounded as under : 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 Rameshrao Vaidya, On the SOUTH by: Remaining portion of Kh. No 76 sold out to Shri Prashant Vaidya and next land of Shri Purushottam Dhone</p> <p>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 vibhagani, North side land with Bhogwarg -class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate 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 Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat , Dist. Wardha and same is bounded as under : 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</p> <p>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 vibhagani, South side land with Bhogwarg -class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate 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 Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat , Dist Wardha and same is bounded as under : 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 Dhone</p>	<p>A) 12.12.2022 B) Rs. 7,99,60,720.60 + intt and other charges W.e.f. 01.12.2022 C) 04.03.2023 D) Symbolic Possession</p>	<p>A)Rs. 2,99,74,000/- B) Rs. 29,97,400/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-</p>	28/01/2026 11.00 AM TO 04.00 PM	Not Known

	<p>2. All that piece and parcel of non-agriculture immovable property ie Plot Nos. 01 to 05 Total admeasurement 1651.50 Sq. Mtrs out of Survey no. 201/7 admeasure 2000 Sq. Mtrs, P. H. No.05, Mouza-Narkhed (as per Town Planning Dept. Sanctioned layout plan in the same of Shri. Satish Rameshrao Vaidya for Plot No. 01 to 05 Total Nos. 01 to 05, Total Admeas. 1651.50 Sq. Mtr Survey No. 201/7, P.H. No. Mouza- Narkhed), in Tahsil Narkhed Dist. Nagpur and same is bounded as under : On the East by: Remaining Land of Khasara No. 201, On the West by: Nallah, On the North by: Pandhan, On the South by: Narkhed Mowad Road.</p> <p>3. Details of Machinery:</p> <ol style="list-style-type: none"> 1. Ginning Machinery for 36 DR GIN-Jumbo, Online Unit inclusive of Tractor Hopper, Cross Inclined Belt, Trolley, Auto Feeder, Jumbo 58, Cotton Lint Baling press and all Standard accessories ie, SITC, Make Jadhao Gears Pvt. Ltd. (36); 2. Additional accessories for Ginning Machinery like overhead Conveyor, dongi Structurc, Gear Box Drive, Motor etc. Make Jadhao Gears Pvt. Ltd. (L.S.); 3. Automatic Double Box up cotton bailing Press "ZEN AX MODEL" Capacity 18-20 Bales/ Hour with std. Hydraulic Set up Make Jadhao Gears pvt. Ltd (01); 4. Oil Mill Process Equipment's & Machineries Make Excell Engincers (L.S.); 5. Oil Mill Automation work with Std Make _Cro Tech Foot Mounting Screw Conveyor, M/c fabrication, Roller Conveyor assembling etc, Heavy Duty Foot Mounting, PCC+ MCC Combined Main Panel, MS Tank, 75000T Capacity, other fabrication work, Erection & Commissioning (L.S.); 6. Weigh Bridge 1Capacity 60T 02 2Capacity 05T Make ESSAE Digitronic Pvt. Ltd. (02); 7. Tractor New Holland 363055HP cat with Disk brakes and std feature & attachment, Loader bucket etc. (01); 8. Fire Extinguisher system with all pipeline, Butterfly valve, Fire Jockey Pump, Auto Starter, Hoses, SS Branch Connector, ABC Stored pressure fire Extinguisher, Alarm System and related fabrication (L.S.); 9. Cotton Seed Dryer- Capacity 4T, with std, Design & Complete Accessories (01); 10. Air Compressor for Ginning & Strapping Machine. 1 Hp/ 3 Phase, Model Max15-242 Auto Drain Make Maxwell (01); 11. Transformer 200KVA, 11/0.433 kv indoor Type, Aluminum Coil, New HT Connection Cubical Meter, Single Pole Point, Cable & Accessories as per MSEDCI specification (01); 12. Electrical Cabling, Lighting & other electrical fitting, water supply system for oil & ginning unit with pumps & pipe line (L.S.); 13. Seed Cleaner, Cooling Tower, Fogging System (L.S.); 14. Conveyor with bucket, motor its automation, Erection & Commissioning (L.S.) 	<p>A) Rs.1,11,47,000/- B) Rs. 11,14,700/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-</p> <p>A) Rs.2,25,00,000/- B) Rs. 22,50,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-</p>
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9	BRANCH - KHAMLA, NAGPUR	<p>1. Plot No. 34, Khasara No. 51, City Survey No. 180, Shri Narhari Cooperative Housing Society Ltd, admsg. 1500 Sq. ft. Nagpur. Realisable Valued Rs. 19.61 Lacs as per Shri Vijay Meghrajani bank's approved valuer dated 25.04.2017. Property under reference is owned by Shri Kailash Nagarmal Soni.</p> <p>Bounded as follows: On the East: Plot No. 35, West: Plot No. 33, North: 9.14 Mts. wide road, South: Plot No. 31</p> <p>2. Plot No. 62, Khasara No. 24, City Survey No. 20, Mouza Bharatwada, Nagpur. Realisable Valued Rs. 17.54 Lacs as per Shri Vijay Meghrajani, bank's approved valuer dated 25.04.2017. Property under reference is owned by Smt. Manju Kailash Soni.</p> <p>Bounded as follows: On the East: Plot No. 69, West: 30 ft. road, North: Plot No. 63, South: Plot No. 61.</p>	<p>A) 18.06.2019 B) Rs. 1,33,88,684/- as on 31.05.2019 + further interest and other charges w.e.f. 01.06.2019 C) Rs 10,000/-</p> <p>C) 05.10.2019 D) Symbolic Possession</p>	<p>A) Rs. 21,96,000/- B) Rs. 2,19,600/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-</p> <p>A) Rs 20,70,000/- B) Rs 2,07,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-</p>	<p>28/01/2026 11.00 AM TO 04.00 PM</p>	Not Known
10	BRANCH - SURYA NAGAR, NAGPUR	<p>All that Piece and Parcel of residential block comprising House No. 950, having area of 69.29 Sq. meter built up on first floor of building situated in Maskasath close to Cradok Road. Circle No. 13/19, Div No.4, City Survey No. 496, Sheet No. 131 Mouza Nagpur, Tehsil & District Nagpur &</p> <p>Bounded as under East: Sambhaji Kasar Road, West: House of Shri. Devidas Nimje, North - Lane, South: Maroti Temple & House of Shri Devidas Nimje</p> <p>Owner: Shri Sheikh Mohmadali Hak Jahurajam Alam</p>	<p>A) 13.07.2017 B) Rs.27,65,707.50 as on 30.06.2017 + intt & other charges w.e.f. 01/07/2017 C) 09.11.2022 D) Physical Possession</p>	<p>A) Rs.28,70,000/- B) 2,87,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-</p>	<p>28/01/2026 11.00 AM TO 04.00 PM</p>	Not Known

11	BRANCH - LAKADGANJ, NAGPUR	The Undivided 0.97% share and interest in All That piece and Parcel of land bearing Plot No. R-1 Containing by admeasurement of 3586.80 Sq. Mtrs, being the portion of the entire Land bearing Kh. No 29 & 30 of Mouza-Lava, P.H. No-4, together with 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 No. 3 in Tah Nagpur (Rural) & Dist Nagpur and Bounded as under: East: 9 Mtr layout road, West: Khasia 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.34,15,757.00 + further interest and other charges w.e.f. 01.09.2022 C) 20.09.2024 D) Physical Possession	A) Rs.17,00,000/- B) Rs. 1,70,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
12	BRANCH - KINGSWAY, NAGPUR	All that piece & parcel of Apartment having No 202 on 2nd Floor having its super Builtup area 86.402 Sq Mtrs with 1.63% undivided proportionate share & interest in the building complex constructed out of all that piece & parcel of plot no 24 & 25 both jointly admeasuring about 218.99 Sq Mtrs i.e. 23519.35 Sq Ft in the layout JP Radiance complex out of all that town planning & collector Nagpur having Survey No 147 admeasuring about 1.38 Hec i.e.13800 Sq Mtrs situated at Mouza Sukali (Gup) P.S.K No 45 Land Revenue Rs.276 Tah Hingana Dist Nagpur & all that piece & parcel of land having Survey No 148 admeasuring about 1.81 Hec i.e. 18100 Sq Mtrs situated at Mouza Sukali (Gup) P.S.K No 45 Tah Hingana Dist Nagpur. Boundaries- East: Flat No 21, West: Flat No 201, North: Main Road, South: Flat No 203. Owner: Mr. Madhusudan Narayanprasad Sharma	A) 29/11/2022 B) Rs. 22,07,873.00 + intt & other charges w.e.f. 01/11/2022 C) 10/06/2024 D) Physical Possession	A) Rs. 21,60,000/- B) Rs. 2,16,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
13	BRANCH - SAHU NAGAR BESA & KINGSWAY, NAGPUR	1. The undivided 16.765% share and interested in all piece and parcel of land bearing Plot No. 80 containing by admeasurements 243.262 Sq. Mtrs (Le 2618.472 Sq ft) being a portion of the entire land bearing Khasia No. 81/2 of Mouza Babulkheda, Patwari Halka No. 39 togetherwith the entire R.C.C. Superstructure comprising Apartments No.102, covering a carpet area of 36.991 Sq Mtrs and super bust-up area of 85.665 Sq. Mtrs on the first floor along with parking area of 13.238 Sq. Mtrs of Building constructed on the said Plot and land known as and style as "Krushna Residency-9" bearing corporation House no. 3253, City Survey No. 7110, Sheet No. 68, of Mouza Babulkheda situated at Deoghare Layout, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation ward No.15 in Tahsil & Dist Nagpur and Plot is bounded as under: East: 9.14 Mtrs wide Road, West: Plot No. 74, North: Plot No. 81, South: 9.14 Mtrs wide road. Owner: Smt. Priya Vivekanand Butle 2. 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 Plaza-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. No38/A, Tahsil Nagpur (Rural), Dist Nagpur outside the limits of Nagpur Municipal Corporation, tah & dist. Nagpur and Bounded as under: East: Khasra 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) 16.03.2024 D) Symbolic Possession	A) Rs. 31,50,000/- B) Rs. 3,15,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
14	BRANCH - SURYA NAGAR, NAGPUR	All that Piece and Parcel Apartment No 305, 3rd Floor in the building Hitesh Vihar-II, City Survey No. 58, Sheet No. 488/12, Mouja Benaki, Ward No. 43, NMC House No.1559/E/252 & 1559/E/253, Pachpoli Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur. Bounded as under : East: Road, West: Plot No 257, 258, 259, North: Plot No 251, South: Plot No 254 Owner: Shri Gatav Abhiman Borkar	A) 13.07.2017 B) Rs.26,18,000.00 + intt & other charges w.e.f. 01/07/2017 C) 23.06.2022 D) Physical Possession	A) Rs.20,48,000.00 B) Rs. 2,04,800/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
15	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. 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, Mauza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur. 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 Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani.	A) 14.08.2024 B) Rs.18,69,18,438.28 + intt & other charges w.e.f. 01/08/2024 C) 25.10.2024 D) Symbolic Possession	A) Rs. 49,50,000/- B) Rs. 4,95,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
16	BRANCH - DHARAMPETH, NAGPUR	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 Sahakari Sanstha Ltd, Nagpur, P.H No 34, Ward No 21, Sheet No. 777/7, City Survey No. 31, Corporation House No. 603/0/145, Mouza - Pardi within the limits of NMC and NIT Nagpur, Tah & Dist Nagpur. Boundaries: East: Plot No 146, West: Plot No. 144, North: Space of Another Khasra, South: 25 Feet Wide Road. owned by Shri. Pradeep Kumar Dugar & Smt Reeta Pradeep Dugar.	A) 29.07.2019 B) Rs.1,81,19,389.08 + as on 23.07.2019 + further interest and other charges w.e.f. 01.07.2019 C) 01.11.2019 D) Symbolic Possession	A) Rs. 56,74,000/- B) Rs. 5,67,400/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known

17	BRANCH - GANDHIBAGH, NAGPUR	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 land bearing Kh. No. 110/1 & 110/2 of Mouza-Shiru, PH No. 71, together with the entire R.C.C. Superstructure comprising Apartment No. F-06, covering a Super Built up area 534.54 Sq. ft. (or 49.65 Sq. Mtr.) on the First Floor of the building constructed thereon and known as styled as "Vyanekatesh Arcade No.1" situated at Shiru, within the limits of Grampanchayat Shiru, in Tah. Hingna and Dist. Nagpur. Bounded as under: East: kh. No. 109, West: Plot No. 2, North: Plot No. 56 6. South: Road. Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal.	A) 02.12.2023 B) 29.92.970.03 + further interest and other charges W.e.f. 01.12.2023 C) 15.11.2025	A) Rs. 8,66,000/- B) Rs. 86,600/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
18	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 86 (New), Mouza-Ambazari, Nagpur in the name of M/s Swapnil Associates	A) 18.06.2019 B) Rs. 1,35,01,370.05 + further interest and other charges W.e.f. 01.06.2019 C) 05.11.2019	A) Rs. 55,07,000/- B) Rs. 55,50,700/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
19	BRANCH - SOMALWADA, NAGPUR	1. All that piece and parcel of bungalow No. A-17, having total plot area 890 Sq. Ft. (82.713 Sq. Mtr.) and Total Built up area 86.673 Sq. Mtr. (having built up area 44.091 Sq. Mtr. on Ground Floor and built up area 42.582 Sq. Mtr. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wan, 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. Mtr. out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wan, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East- Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-18, South- Bungalow No. A-4 2. All that piece and parcel of bungalow No. A-5, having total plot area 890 Sq. Ft. (82.713 Sq. Mtr.) and Total Built up area 86.673 Sq. Mtr. (having built up area 44.091 Sq. Mtr. on Ground Floor and built up area 42.582 Sq. Mtr. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wan, 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. Mtr. out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wan, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East- Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-6, South- Bungalow No. A-4 3. All that piece & parcel of bungalow No A-8, having total plot area 890 Sq. Ft. (82.713 Sq. Mtr.) and Total Built up area 86.673 Sq. Mtr. (having built up area 44.091 Sq. Mtr. on Ground Floor and built up area 42.582 Sq. Mtr. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wan, 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. Mtr. out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wan, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East- Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-9, South- Bungalow No. A-7.	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges W.e.f. 01.04.2018 C) 15.02.2019	A) Rs. 13,87,000/- B) Rs. 138,700/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 PM	Not Known
20	BRANCH - IWARI - HANUMAN NAGAR, NAGPUR	All that piece and parcel land & Building bearing Municipal House No. 193, adm 193.80 Sq.mtr (2086.06 Sq.mtr), Ward No. 55, City Survey No. 94, Mouza- Hansupur, Tah & Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust and bounded as under: East- House of Marotrao Bokde and Galli, West- House of Laxman Maroti Nagardhane, North- House of Tukaram Shankar Khaepkar & Road, South- House of Shrawan Moundekar and Galli. Owner: Sh. Prashant Keshav Dekate & Sh. Nitin Keshav Dekate.	A) 08.07.2024 B) Rs. 70,45,862.37 + further interest and other charges W.e.f. 01.07.2024 C) 24.09.2024	A) Rs. 54,00,000/- B) Rs. 54,00,000/- 27/01/2026 (Till 5.00 PM) C) Rs 10,000/-	28/01/2026 11.00 AM TO 04.00 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 on portal (<https://baanknet.com.com>) using their email-id and mobile number. The process of eKYC 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.
- 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 in 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@psbalance.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 one-on-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 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 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.
- 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 IT IS BASIS" and "AS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- 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 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 term and conditions of the sale, please refer <https://baanknet.com>
- Reserve price of plant and Machinery is exclusive of applicable GST

Date: 05/01/2026

Place: Nagpur

**AUTHORIZED OFFICER
PUNJAB NATIONAL BANK**