

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 (Mortgagors 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 M/s Siya Oil Industries Prop. Hemlata Santosh Batra Guarantors: Santosh Khairatilal Batra Sh Khairatilal Jivandas Batra	All that piece and parcel of Factory Land situated at plot No. 1 adm 3491.48 Sqr Mtr & Plot no 2 adm 3870.07 Sqr Mtr, plot No.3 adm 3859.07 Sqr Mtr & Plot no 4 adm 3387.12 Sqr Mtr in the NA Industrial layout within the limits of Survey no.31, Mouza No 7 P C No 13 Mauza Itlapur, Tah. Hinganghat Dist. Wardha. Bounded- On East- F S No 32, On West-Yenora Hinganghat Road, On North-F S No. 34, On South-F S No.32. Owner-Smt Hemlata Santosh Batra	07/11/2023 Rs.4,11,88,233.88 as on 30/09/2023 + Intt & other charges 23/01/2024 Physical Possession	Rs.2,99,00,000/- Rs.29,90,000.00 (29/05/2025) Rs.10,000/-	30/05/2025 11.00 AM to 04.00 PM	Not Known
2)	Branch : Hinganghat M/s Siya Oil Industries Prop. Hemlata Santosh Batra Guarantors: Santosh Khairatilal Batra Sh Khairatilal Jivandas Batra	All that piece and parcel of Open Plot No. 22 adm 180 SqrMtr or 1938.80 Sq Ft, within the limit of F S no. 120/2, Mouza 103 Patwari Halka No 34 Mauza: Pimplegaon, Tah. Hinganghat Dist. Wardha Bounded: On East- Plot No 23, On West- Layout road, On North- Layout road, On South- Plot No 13 Owner- Smt Hemlata Santosh Batra	07/11/2023 Rs.4,11,88,233.88 as on 30/09/2023 + Intt & other charges 23/01/2024 Symbolic Possession	Rs.6,42,000.00 Rs.64,200.00 (01/05/2024) Rs.10,000/-	30/05/2025 11.00 AM to 04.00 PM	Not Known
3)	Branch : Hinganghat M/s Siya Oil Industries Prop. Hemlata Santosh Batra Guarantors: Santosh Khairatilal Batra Sh Khairatilal Jivandas Batra	All that piece and parcel of NA Open Plot No. 63 adm 140 Sqr Mtr, Plot No. 64 adm 140 Sqr Mtr, & Plot No. 65 adm 140 Sqr Mtr situated at F S no. 50/1, Mouza Rimdoh Mouza No 148 Patwari Halka No 35 within the limit of Tah. Hinganghat Dist. Wardha Bounded: On East- Layout road, On West- Plot No 68, 69 & 70, On North- Plot No 66, On South- Plot No 62 Owner- Shri Santosh Khairatilal Batra	07/11/2023 Rs.4,11,88,233.88 as on 30/09/2023 + Intt & other charges 23/01/2024 Symbolic Possession	Rs.20,93,000.00 Rs.2,09,300.00 (29/05/2025) Rs.10,000/-	30/05/2025 11.00 AM to 04.00 PM	Not Known
4)	Branch : Hinganghat M/s Siya Oil Industries Prop. Hemlata Santosh Batra Guarantors: Santosh Khairatilal Batra Sh Khairatilal Jivandas Batra	All that piece and parcel of NA Open Plot No. 68 adm 140 Sqr Mtr, Plot No. 69 adm 140 Sqr Mtr, & Plot No. 70 adm 140 Sqr Mtr situated at F S no. 50/1, Mouza Rimdoh Mouza No 148 Patwari Halka No 35 within the limit of Tah. Hinganghat Dist. Wardha Bounded: On East- Plot No 63, 64 & 65 On West- Layout road, On North- Plot No 67, On South- Plot No 71 Owner- Shri Khairatilal Jivandas Batra	07/11/2023 Rs.4,11,88,233.88 as on 30/09/2023 + Intt & other charges 23/01/2024 Symbolic Possession	Rs.20,93,000.00 Rs.2,09,300.00 (29/05/2025) Rs.10,000/-	30/05/2025 11.00 AM to 04.00 PM	Not Known
5)	Branch : Hinganghat M/s Siya Oil Industries Prop. Hemlata Santosh Batra Guarantors: Santosh Khairatilal Batra Sh Khairatilal Jivandas Batra	All that Piece and parcel of nazul Lease hold Plot No 128 adm 110.3 Sqr Mtr or 1187 Sq Ft along with Double Storied building constructed thereon bearing Municipal House No. 89, Sheet No. 21, Block No 6 Patwari Halka No 6 situated at Nehru Ward Mouza Hinganghat Tah. Hinganghat, Dist. Wardha Bounded: On East- Gall, On West- Plot of Kothari, On North- House of Kothari On South- House of Tanna Owner- Shri Santosh Khairatilal Batra	07/11/2023 Rs.4,11,88,233.88 as on 30/09/2023 + Intt & other charges 23/01/2024 Symbolic Possession	Rs.57,75,000.00 Rs.5,77,500.00 (29/05/2025) Rs.10,000/-	30/05/2025 11.00 AM to 04.00 PM	Not Known
6)	Branch : Suryanagar M/s K M Refineries & Infraspace Pvt Ltd Directors- Sh. Pravin Manoharrao Kolarkar Sh. Ravindra Vamanrao Raut Sh. Vishnu Prasad Sankle	All that piece & parcel of land situated at Mouja Dabha, Pragane Badnera Tah. Nandgaon Khandeshwar, PH No 41, A/C No 365, within the territorial jurisdiction of Sub-Registrar Nandgaon Khandeshwar & within the limits of Gram Panchayat Dabha & within limits	12/08/2020 Rs.3,41,98,893.51 as on 30/06/2020 + Intt & other charges w.e.f. 01/03/2020 11/09/2023 Physical Possession	Rs.1,26,70,000.00 Rs.12,67,000.00 (29/05/2025) Rs.10,000/- Rs.1,12,50,000.00	30/05/2025 11.00 AM to 04.00 PM	Not Known
7)		Machinery installed at plant including following major sections - 1. Degumming & Neutralizing Section, 2. Bleaching & Deodorizing Section, 3. Boiler, 4. Water Softner & Cooling tower plant, 5. Acid Oil Section, 6. Thermopack 4 Lac K/Cal, 7. Oil Packing Section.		Rs.1,12,50,000.00 Rs.11,25,000.00 (20/05/2025) Rs.10,000/-		
8)	Branch : Lakadganj M/s Agrawal Sons	The Undivided 0.97% share & Interest in all that piece & parcel of land bearing Plot No.R-1, Admeasuring 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 RC superstructure comprising Apartment No.209 covering built up area 80.90 Sq.Mtrs. on Second Floor in Om Shrushti Wing B, House No.899, Lava Tah. & Dist.Nagpur in the name of Mr.Dipesh B. Agrawal & Mrs.Jaya Dipesh Agrawal	22/09/2022 Rs.34,15,757.00 as on 31/08/2022 + Intt & other charges w.e.f. 10/09/2022 06/01/2023 Physical Possession	Rs.18,88,000.00 Rs.1,88,800.00 (20/05/2025) Rs.10,000/-	30/05/2025 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 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 platform provided at the Website <https://baanknet.com> on 30/05/2025 @ as per above.
- For detailed term and conditions of the sale, please refer www.pnbIndia.in & <https://baanknet.com>
- 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

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 SARFESI ACT, 2002

