

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 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

9.	Dharmapeth, Nagpur	All that Piece and Parcel of Residential Flats on Second Floor. Bearing Flat No. S-1 & S-2, in the building known as & Styled 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 156.11 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, Grampanchayat: Wanadongri, Tah: Hingna, Dist: Nagpur Bounded as under: Flat No. S-1: East: Road, West: S-3, North: Plot No. 29, South: S-2 Flat No. S-2: East: Road, West: S-3, North: S-1, South: Road Owner: Smt. Kiran Satish Kolhe	A) 06.06.2024 B) Rs. 49,52,03.00 + further interest & Other Charges w.e.f. 01.06.2024 C) 23.08.2024 D) Symbolic Possession	A) Rs. 26,52,000/- B) Rs. 2,65,200/- C) 25.11.2025 D) 10000.00	26.11.2025 11 am to 4 pm	Not Known
10.	Bajaj Nagar, Nagpur	All that piece and parcel of property bearing Flat No. 102 on First floor of the building known as "Shiv Nagar Apartment" on Plot No. 1-C Mahesh Nagar, Near Anant Nagar, Katol Road, Bargaon, Nagpur, Khasra No. 93/3, 95/1 and 96/1, Maura Bargaon, Survey No. 328, Sheet No. 18, bearing Nagpur Municipal Corporation House No. 482/A/6/2/C, Ward No. 61, having built up area 35.863 Mtrs. and super built up area 67.354 Sq. Mtr along with 16.347% undivided share and interest in the plot of land within the limits of NMC Nagpur, Tehsil and Dist: Nagpur bounded as under: Boundaries: East: Road, West: Plot No. 1-B, North: Road, South: Plot No. 4 and 5, Owner: Shri Millind Prabhakar Hole	A) 01.08.2019 B) Rs. 13,91,183.00 + intt and other charges w.e.f. 01.08.2019 C) 06.02.2024 D) Physical Possession	A) Rs. 19,08,000/- B) Rs. 1,90,800/- C) 25.11.2025 D) 10000.00	26.11.2025 11 am to 4 pm	Not Known
11.	Nandanwan, Nagpur	The undivided 4.2577 % share and interest in all those pieces and parcel of land bearing residential Plot Nos. 17 to 26 and 29 to 40 containing by total admeasuring 25633.38 Sq. ft (2381.40 Sq. Mtr) being a portion of entire land bearing Kh. Nos. 3/1 & 3/2 of Mouza: Beltarodi, P.H. No. 38, together with the entire R.C.C. Superstructure comprising Apartment No. 501 covering a Built-Up area 60.80 Sq. Mtrs (Super Built-Up area of 80.755 Sq. Mtrs) on the Fifth floor of the Building/ "Wing" B" out of the complex constructed on the said Plot of land and to be Known and styled as "Laxmi Vihar" situated at Village: Besa in Tahsil Nagpur (Rural) and Dist: Nagpur and bounded as Under Boundaries of Plot No. 17 to 26- East: Plot No. 31 to 40, West: 7.50 Mtrs wide road, North: Plot No. 27, South: 9.00 Mtrs wide Road Boundaries of Plot no 29 to 40- East: 7.50 Mtrs wide Road, West: Plot No. 17 to 26, North: 9.00 Mtrs wide Road, South: 9.00 Mtrs wide Road Owner: Anil Kakubhai Ganatra	A) 21.12.2023 B) Rs. 51,88,837.95 + further interest and other charges w.e.f. 01.12.2023 C) 03.10.2025 D) Physical Possession	A) Rs. 14,40,000/- B) Rs. 1,44,000/- C) 25.11.2025 D) 10000.00	26.11.2025 11 am to 4 pm	Not Known
12.	Khamla, Nagpur	Property 1: 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, PH. K73 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 Mtrs wide road Owner: Rupesh Nikanthrao Bhanuse Property 2: All that piece and parcel of Plot No. 12, admeasuring 175.78 Sq. Mtr (1892.10 Sq. Ft) standing in the name of Rupesh Nikanthrao Bhanuse being a portion of entire land bearing Kh. No.140, Mouza: Dongargaon, PH. K73 in Khat No. 55 of Mouza: Dongargaon within the limits of Gram Panchayat Dongargaon, Tahsil & Dist: Nagpur Boundaries of Plot: East: Plot No 13, West: 15 Mtrs Wide Road, North: 9.00 Mtrs Wide Road, South: Other Layout	A) 15.07.2022 B) Rs. 1,05,89,136.84 + interest and other charges w.e.f. 01.07.2022 C) 16.06.2023 D) Symbolic Possession	A) Rs. 8,37,000/- B) Rs. 83,700/- C) 25.11.2025 D) 10000.00	26.11.2025 11 am to 4 pm	Not Known
13.	Hinganghat	All that RCC Superstructure containing Two Shops/Block bearing M.C. House No. (17B/6-3 & 17B/G-4) on the Ground Floor in the Building By Name Kamal Mangal Karyala complex/Apartment adm. 116.251 Sq. Ft i.e. (10.8 Sq. Mtr) and adm. 116.251 Sq. Ft i.e. 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 Vde order dated 5/3/1979 in rev. case St. Tukdoji Ward Hinganghat Mouza No. 188, P.C. No. 6 Tah Hinganghat Dist. Wardha Two Blocks/Shops are bounded: East: Dylning 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 & charges w.e.f. 01.08.2022 C) 09.12.2022 D) Symbolic Possession	A) Rs. 9,28,000/- B) Rs. 92,800/- C) 25.11.2025 D) 10000.00	26.11.2025 11 am to 4 pm	Not Known

TERMS AND CONDITIONS*

1. 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>
2. 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.
3. 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 ate 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 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.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 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/ web page portal, <https://baanknet.com>, 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 from e-auction portal (<https://baanknet.com>).
7. Bidder's e-Wallet should have sufficient balance (>EMD amount) at the time of bidding.
8. 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.
9. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. 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](https://baanknet.com).
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 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.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- IA 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 IT IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
18. The particulars of Secured Assets specified in the Schedule herein 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 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 the property in consultation with the dealing officer as per the details provided.
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 Authorised 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 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
24. Contact Person Amar A Nagrale (Manager) - 8830714121, Hemant Marwah (Officer Law) - 9717619613, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date : 16/10/2025,
Place : NagpurAuthorized Officer,
Punjab National Bank

NAGPUR