



Circle Sastra Centre, PNB House, Kingsway  
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## 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, 2002 read with proviso to Rule 8 (b) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Debtor(s) and Guarantor(s) that the below described immovable property and/or properties of the Secured Creditor, the constructive/promise/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

Name of Branch		Detail of Immovable Property		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
Sr. No	Name & Address of the Borrower/ Guarantors Account	Property Mortgaged/Owner's Name (Mortgagors of properties)	B) Outstanding Amount	F) EMD (Last Date of Deposit of EMD)			
			C) Possession Date u/s 13(4) of SARFESI Act 2002	G) Bid Increase Amount			
			D) Nature of Possession Symbolic/Physical/Constructive				
1)	Branch : Bajajnagar, Nagpur M/s Crown Bottle & Scrap Suppliers (Borrower) Sh. Ramzan Khan Mustafa Khan Pathan (Proprietor)	Plot No 26, Harpur Nagar, PH No 39, Kharsara No 14, City Survey No 654, Sheet No 35, NMC House No 3946, Ward No 20, Near Water Tank, HP gas Godown Road, opposite Talbagh, Nagpur 440024 standing in the name of Sh. Ramzan Mustafa Khan. Bounded as-East:20 Feet Road, West-10 Feet Lane, North: Plot No 29, South: Plot No 27	31/08/2016  Rs.45,17,237.00 as on 31/07/2016 + further Intt & other charges  26/12/2016 Symbolic Possession	Rs.18,50,000/- (23/03/2025)  Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM		Not known
2)	Branch : Lakadganj, Nagpur M/s Rahul Karsiyala Labour Contractor (Borrower) Sh. Rahul Ramprasad Karsiyala (Proprietor) Smt. Rashmi Rahul Karsiyala (Co-Borrower/Mortgagor)	All that piece & parcel of the undivided 1.793% share & interest in all that piece & parcel of land bearing Nazul Plot No 5 (measuring 1259.02 Sq Mtrs (13542 Sq Ft) of Mouza Jaripatka together with the entire RCC superstructure comprising unit No 308 covering a builtup area of about 64.66 Sq Mtrs (696 Sq Ft) super builtup area 80.625 Sq Mtrs (870 Sq Ft) on the 3rd floor in Jaldev Apartment constructed thereon bearing Corp House No 95/11, City Survey No 1808, Sheet No 34/C situated at Byramji Town, Chhaoani, Nagpur within the limits of NMC, Ward No 59, Tah & Dist Nagpur in the name of Sh. Rahul Ramprasad Karsiyala. Bounded as-East:Plot & House of Sh. Sundarlingh, West:Plot & House of Sh. Sunderlal Talwar, North:Nazul Land, South: 30 ft Road	15/09/2021  Rs.31,20,685.00 as on 31/08/2021 + further Intt & other charges  27/12/2021 Symbolic Possession	Rs.38,75,000/- (23/03/2025)  Rs.3,87,500/- (23/03/2025)  Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM	As per letter dated 01/07/2022 from Nazul dept there is due of Rs. 17,49,752/-	
3)	Branch : Chandrapur M/s Core Fit (Borrower) Sh. Amol Dnyaneshwar Chaudhary (Proprietor) Sh. Chaitanya Atmaram Naxane (Guarantor/Mortgagor) Sh. Dhnyaneshwar Namdeo Chaudhary (Guarantor)	Hypothecation of all Gym Equipments as under- Commercial Trade Mill 4.0 HP with AC Motor(4), Commercial Curve Treadmill (2), Commercial Elliptical(2), Commercial Spin Bike(3), Commercial Air Bike (2), Commercial Air Row(1), Commercial Ski Erg Machine(1), Half rack(1), Abdominal Machine Plate Loaded(1), Super Bench(4), Utility Bench (2), Plate Rack- 2 Side(1), Barbell rack(1), Dumbbell Rack 2 Tier(2), Shrugs Dead lift(1), Flat T Bar with Multi Handle(1), Seated Leg Extension(1), Prone Leg Curl (1), Vertical Knee Raise (1), Hip Thrust Machine Plate Loaded(1), Nitride Rubber Coated Dumbbells (165), Nitride Rubber Coated Plate(145), Olympic bar imported (69FT), Kettlebell (152), Fixed Barbell Weight (160kg), Trap Bar(1), Box bar(1), Bumper Plate (200kg), Hex Dumbbell (100), Dog Sledge (1), Smith Machine with Counter(1), Incline Chest Press Loaded (1), Lat Pull Down (1), Peck Deck / Rear Deck(1), Cable Cross Over(1), Standing Leg Curl Plate Loaded (1), High Low Pulleys(1), 45 Degree Leg Press(1), Standing Lateral Raise (1), Standing Preacher Curl Bench(1), Hyper Extension (1), Seated Calf raise(1), V Squat(1), Triceps Push Down Plate Loaded(1), Assisted Chin/ Dip(1), Vertical Chest Press(1), Olympic Flat Bench(1), Olympic Incline Bench(1), Plate Loaded Incline Fly(1), Isolated Bicep Curl (1), Water Cooler(1), A.C. (7), Sound System(1).	30/07/2024  Rs.29,21,397.88 as on 30/06/2024 + further Intt & other charges w.e.f.01/07/2024  22/01/2025 Symbolic Possession	Rs.30,60,000/- (23/03/2025)  Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM		Not known
4)	Branch : Tarsa M/s Pratul Traders Prop.Pratul Kunjilal Barbate	All that piece & parcel of land measuring 6800 Sq Mtrs bearing Survey No 26/1A PH No 52 of Mouza Khandala & Situated near Mauda Tah & Dist Nagpur within the limits of Mouza in the name of Smt. Pratima Kunjilal Barbate.	22/11/2021  Rs.1,29,30,321.86 as on 31/10/2021 + further Intt & other charges w.e.f.01/07/2024	Rs.78,00,000.00 (23/03/2025)	24/03/2025 11.00 AM to 04.00 PM		Not known
5)	Branch : Tarsa M/s Parmatma Ek Dhanay Kharedi Prop.Pratima Kunjilal Barbate	Bounded as East-Road Chacher Khandala, West-Survey No 26/1B, North: Valvathicha Road, South: Farm of GulaB Amritaye	24/03/2022  Physical Possession	Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM		
6)	Branch : Dharampeth, Nagpur Smt. Kiran Satish Kolhe (Borrower/Mortgagor) Sh. Satish Mahadeora Kolhe (Co-Borrower)	All that Piece and Parcel of Residential Plots 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 62.21 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., Kharsa No. 341, P.H. No. 46, Ward No. 01, House No. 10195, Mouza-Wanadongri, Grampanchayat Wanadongri, Teh. Hingna, Dist Nagpur. Bounded: Flat No. S-1, East-Road, West-S-3, North-Plot No. 29, South-S-2 Bounded: Flat No. S-2 East-Road, West-S-3, North-S-1, South-Road Owner: Smt. Kiran Satish Kolhe	06/06/2024  Rs.49,52,035.00 as on 31/05/2024 + further Intt & other charges w.e.f.01/06/2024  23/08/2024 Symbolic Possession	Rs.29,94,700/- (23/03/2025)  Rs.2,94,700/- (23/03/2025)  Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM	Not Known	
7)	Branch : Suryanagar, Nagpur Sekh mohmadali Jahurallah Hak (Borrower) Guarantor: Sh. Nazim Mohamadali Hak	All that piece and parcel of Reseinded B/c comprising H No 950 having area of 69.29 Sq M built up on First Floor of Building situated in Maskashak close to crocked Road circle No 1319 Div No 4 city Svy No 49e Sheet No 131 Mouza Nagpur Teh & Dist Nagpur owned by Sh. Sheikh Mohammad Ali so Zahur Alam	13/07/2017  Rs.27,65,707.50 as on 30/06/2017 + further Intt & other charges  23/09/2017 Physical Possession	Rs.31,88,000/- (23/03/2025)  Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM		Not Known
8)	Branch : Suryanagar, Nagpur Sh. Gatav Abhinam Borkar	All that piece and parcel of Apartment No. 305, Third Floor, in the "Hishik Vihar" Scheme, City Survey No. 58, Sheet No. 448/2, Mouza - Binsaki, Ward No. 43, NMC House No. 1559/E/252 & 1559/E/253, Panchpaoli Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur. Owned by Gatav Abhinam Borkar. Boundaries: East-Road, West-Plot No.257, 258, 259, North-Plot No. 251, South-Plot No. 254.	13/07/2017  Rs.26,18,000.00 as on 30/06/2017 + further Intt & other charges  25/09/2017 Physical Possession	Rs.22,75,000/- (23/03/2025)  Rs.2,27,500/- (23/03/2025)  Rs.10,000/-	24/03/2025 11.00 AM to 04.00 PM		Not Known

9)	Branch :Achalpur M/s Kale Ash Bricks Industries (Borrower) Shri. Santul Ganesh Kale (Proprietor)	Hypothecation of Plant & Machinery: Tara Mech bilram MV Pan Mixer, Hydraulic Brick Pallet Truck, vibrating table & other machinery Purchase out of Bank Loan.	17/01/2024	Rs.3,50,000/- as on 31/12/2023	24/03/2025	Rs.35,000.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
10)	Branch : Kajpura Uttamrao Ghom (Guarantor/Mortgagor) Mr. Uttam Vinayakrao Ghom (Guarantor) Mr. Ganesh Bhalaya Kale (Guarantor)	All that piece and parcel of Property i.e. Standing Structure of Residential House No. 943, on Nazul Sheet No. 3, Plot No. 212, Measuring 203.10 Sq. Mtr. (2185.35 Sq.Ft) "A" Tenure, situated at Mouza: Kandali, Tq- Akhaur, Dist. Amravati in the Name of Mrs. Kalpana Uttamrao Ghom.	02/05/2024	Rs.13,32,000/-	24/03/2025	Rs.13,32,000.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
11)	Branch : Dharampeth,Nagpur Sh. Satish Mahadeora Kolhe Smt. Kiran Satish Kolhe (Proprietor)	Entire superstructure comprising of all piece & parcel of Flat No 12, Third Floor, Anusaya Apartment super builtup area 64.66 Sq Mtrs, Plot No 28, Gram Panchayat H No 3796, Ward No 1, Mouza Wanadongri, Mahajanwadi, Teh Hingana Dist Nagpur in the name of Smt Kiran Satish Kolhe	15/04/2021	Rs.14,86,684.00 as on 31/03/2021 + intt & other charges w.e.f. 01/04/2021	24/03/2025	Rs.15,03,000.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
12)	Branch : Kingsway,Nagpur M/s All Impex Pvt Ltd (Borrower) Directors:- 1. Sh. Abrar Insan Syed 2. Ali Abrar Ali Syed 3. Smt. Farhad Ali Abrar Ali	All that piece & parcel of Agri Land bearing Kharsa No 74 measuring 1.52 HR jama Rs.2.50, Kharsa No 75 measuring 0.55 HR jama Rs.0.90, Kharsa No 76 measuring 0.66 HR jama Rs.1.10, Kharsa No 77 measuring 0.80 HR. Total measuring 3.53 HR with Class-I occupancy rights of Mouza Kohali Tahsil Kalmeshwar Dist Nagpur.	10/08/2020	Rs.4,13,94,137.37 as on 10/06/2020 + intt & other charges w.e.f. 01/06/2020	24/03/2025	Rs.29,12,900.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
13)	Branch : Amravati M/s Kanganara Saree & Mens Wear (Borrower) Smt. Karishma Alias Kusum Sanjay Pannani (Proprietor) Sh. Sanjay Nevandram Pannani (Guarantor)	The Undivided 0.140% Share and Interest in all that Piece and Parcel of land and building bearing Plot situated at Mouje Bhargane, Pragnane-Nandgaon Petit Tah and Dist Amravati together with Shop No A5-005 (consist of Ground with Front Open lobby)/ Upper Floors with Balcony, out of Wing-A, Building No 5, having built up Area measuring 3331.25 sq ft (309.45 sq mtrs) (G.F.-66.92, Maz. F.- 41.95, F.F.-66.86, S.F.-66.86, T.F.-66.86) From out of building/commercial complex known as "DREAMLAND BUSINESS PARK" on the landplot having Bhumapan No 119,144, (Bhumapan No 39/3 Gut No 134), (Bhumapan No 37/2 Gut No 142), (Field Survey No. 38/1 Gut No 139), (Field Survey No. 42/1 Gut No 87), (Field Survey No 38/1-A Gut No 140), (Field Survey No 38/2 Gut No 138), (Field Survey No 39/1 Gut No 88), (Field Survey No. 42/1 Gut No 87), (Field Survey No 38/1 Gut No 133), (Field Survey No 39/3 Gut No 134), (Field Survey No 135, Tah and Dist Amravati Owner- Mrs. Karishma Alias Kusum Sanjay Pannani. Boundaries- East: By Shop No A5-006, West-By Road and common parking, North-By Shop No A5-003, South- By Shop No A5-007.	31/10/2024	Rs.1,04,08,013.00 as on 30/09/2024 + intt & other charges w.e.f. 01/10/2024	24/03/2025	Rs.49,56,000.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
14)	Branch : Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahli Thampy (Borrower/Mortgagor) Smt. Elasmma Wo M. M. Thampy (Co-Borrower/Mortgagor)	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 95 out of the layout of Jal Jurga Co-operative Housing Society, Nagpur, Containing by admeasurement 3032.76 Sq.Ft (281.75 Sq. Mtr) being a portion of entire land bearing Kh. No. 30/1 and 30/2 of Mouza Zingabai Takli, PH No. 11, bearing Corporation House No. 525/96, city survey No. 36, Sheet No. 33, together with the entire R.C.C superstructure comprising Apartment No. 301, covering a super built-up area of 83.61 Sq. Mtrs., alongwith Garden/Terrace area of 68.42 Sq. mtr on the Third Floor of a Building constructed thereon and known and Styled as "Vaishali Apartments" situated at Zingabai Takli, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist Nagpur.	06/07/2024	Rs.15,74,579.24 as on 30/06/2024 + intt & other charges w.e.f. 01/07/2024	24/03/2025	Rs.29,77,000.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
15)	Branch : Mahal, Nagpur Shri Rizawan Sheikh (Borrower) Shri Abdul Kalam Akbar Sheikh (Co-Borrower)	All that piece & Parcel of land bearing Plot No 6, containing by total admeasurement 179.20 Sq Mtrs (1929 Sq Ft) bearing a portion of mouza Saoner, PH No 34, Bandobast No 216, Malmata No 420, together with existing house construction standing thereon bearing City Survey No 41, Sheet No 10,11 Situated at Saoner, within the limits of Nagpur parishad saoner Ward No 9 Tah Saoner Dist Nagpur in the name of Sh. Abdul Kalam Akbar Sheikh.	01/09/2021	Rs.26,68,110.56 as on 31/08/2021 + intt & other charges w.e.f. 01/09/2021	24/03/2025	Rs.34,90,000.00 (23/03/2025)	11.00 AM to 04.00 PM	Not Known
16)	Branch : Amravati M/s Deep Saree NX (Borrower) Sh. Amit Ashok Jagmalani (Proprietor) Sh. Mukesh Ashok Jagmalani (Guarantor)	The undivided share & interest in all that piece & parcel of Plot Comprising of Shop No B2-306 measuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-307 measuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-308 measuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-309 measuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-310 measuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-311 measuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-312 measuring 461.13 Sq Ft (42.84 Sq Mtrs) on 3rd floor, situated at Wing B, Building No 2in commercial Complex Known as "Dreamland Business Park".	18/05/2023	Rs.40,00,443.50 as on 29/04/2023 + intt & other charges w.e.f. 30/04/2023	24/03/2025	Rs.43,99,000.00 (23/03/2025)	11.00 AM to 04.00 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:								
2) The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"								
3) 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.								
4) The Sale will be done by the undersigned through e-auction platform provided at the Website <a href="https://banknet.com">https://banknet.com</a> on 24/03/2025 @ as per above.								
5) For detailed terms and conditions of the sale, please refer <a href="https://www.pnbindia.in">www.pnbindia.in</a> and <a href="https://banknet.com">https://banknet.com</a>								
6) The bidder bidding for any of the above IP's has to by adding minimum incremental amount i.e.Rs.10000/- over and above the Fixed Reserve Price.								
7) Contact Person: Mr.Sushilkumar-8420194674, Mr. P.K.Pradhan-8827659943, Mr.Sanjay Nikhare-898997231, Mr.Sandeep Akhare-9657394162, Mr.Deepak Madavi-964922238 & Mr.Pavan Gadhave-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(i) OF THE SARFEEFI ACT, 2002								
Authorized Officer Punjab National Bank,Secured Creditor								
Place :Nagpur Date 18/02/2025								