

**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**

Date of E-Auction: 30.12.2025 (Last date of deposit of EMD: 29.12.2025)

Sr No.	Name of the branch: Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002				(a) Reserve Price	Date/Time of E-Auction
			(b) O/S amount as on date of 13 (2) notice	(c) Possession date u/s 13 (4) of SARFAESI Act 2002	(d) Nature of possession symbolic/physical/ constructive	(b) EMD	(c) Bid Increase Amt.	
1.	Kingsway, Nagpur Sh. Yogesh Prabhakar Punjabi (Borrower / Mortgagor) Smt. Rachana Yogesh Punjabi (Co-Borrower / Mortgagor)	The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurments 1176.52 sq mtr (OR 12664.06 sq ft) together with Apartment No G-1 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Ground Floor of the A-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza: Ganeshpur, Wani, District Yavatmal Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-1: East- 9.00 mtrs road, West- Apartment No G-2, North- 12.00 mtrs Wide Road, South- Open Space/Garden.	(a) 06/11/2024  (b) Rs 40,82,802.00 as on 31/10/2024 + Intt & other charges w.e.f. 01/11/2024  (c) 18/02/2025  (d) SYMBOLIC	(a) Rs. 16,07,000/-  (b) Rs.1,60,700.00/-  (c) Rs. 10,000/-	(a) 30.12.2025 Time: 11:00 am to 4:00 pm			
		The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurments 1176.52 sq mtr (OR 12664.06 sq ft) together with Apartment No G-2 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Ground Floor of the A-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza: Ganeshpur, Wani, District Yavatmal Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-2: East- Apartment No G-1, West- Apartment No G-3, North- 12.00 mtrs Wide Road, South- Open Space/Garden.	(a) 06/11/2024  (b) Rs 40,82,802.00 as on 31/10/2024 + Intt & other charges w.e.f. 01/11/2024  (c) 18/02/2025  (d) SYMBOLIC	(a) Rs. 16,07,000/-  (b) Rs.1,60,700.00/-  (c) Rs. 10,000/-	(a) 30.12.2025 Time: 11:00 am to 4:00 pm			
2.	Kingsway, Nagpur Smt. Rachana Yogesh Punjabi (Borrower / Mortgagor) Sh. Yogesh Prabhakar Punjabi (Co-Borrower / Mortgagor)	The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurments 1176.52 sq mtr (OR 12664.06 sq ft) together with Apartment No G-4 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Ground Floor of the A-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza: Ganeshpur, Wani, District Yavatmal Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-4: East- Apartment No G-3, West- Apartment No G-5, North- 12.00 mtrs Wide Road, South- Open Space/Garden.	(a) 06/11/2024  (b) Rs.29,76,294.00 as on 31/10/2024 + Intt & other charges w.e.f. 01/11/2024  (c) 18/02/2025  (d) SYMBOLIC	(a) Rs. 16,07,000/-  (b) Rs.1,60,700.00/-  (c) Rs. 10,000/-	(a) 30.12.2025 Time: 11:00 am to 4:00 pm			
		The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurments 1176.52 sq mtr (OR 12664.06 sq ft) together with Apartment No G-5 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Ground Floor of the B-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza: Ganeshpur, Wani, District Yavatmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-5: East- Apartment No G-4, West- Apartment No G-6, North- 12.00 mtrs Wide Road, South- Open Space/Garden.	(a) 06/11/2024  (b) Rs.29,76,294.00 as on 31/10/2024 + Intt & other charges w.e.f. 01/11/2024  (c) 18/02/2025  (d) SYMBOLIC	(a) Rs. 16,07,000/-  (b) Rs.1,60,700.00/-  (c) Rs. 10,000/-	(a) 30.12.2025 Time: 11:00 am to 4:00 pm			
3.	PWS Kamptee Road, nagpur Smt. Varsha Yogi Raj Shende (Borrower & Mortgagor)	All that Piece and Parcel of Land known as "VAPIARI SAKUL" Chp No 17-33, on the First Floor, Built Up area 7432 Sq Mtr, Containing Plot No 3/FF-13, V.H No 312/3, Cm Survey No 1784, Sheet No 75, Municipal Corporation House No 3/FF-33, Ward No 71, Mouza Sitabuldi, Vittari Square, Goregaon, Near Etamin Mall, situated in Leasehold Plot in 1st Floor, situated in the limits of NMC and NIT, Morbhaban, Sitabuldi, Wada Road Nagpur within the boundaries: East- Passage, West- Shop/WC/Toilet, North- Shop No. FF-34, South- Passage	(a) 30/10/2024  (b) Rs.9,73,943.50+ Intt & other charges w.e.f. 01/10/2024  (c) 07/01/2025  (d) SYMBOLIC	(a) Rs. 12,96,000/-  (b) Rs.1,29,600/-  (c) Rs. 10,000/-	(a) 30.12.2025 Time: 11:00 am to 4:00 pm			

Details of the encumbrances known to the secured creditors – Not known

**TERMS AND CONDITIONS OF E-AUCTION SALE**

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal <https://baanknet.com>

2. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount online mode in his Global EMD Wallet by 29.12.2025 before the e-Auction Date and time in the portal. (Registration, verification of KYC documents and transfer of EMD in wallet mode will be done in advance, before the auction).

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3rd party payment gateway. After generation of Challan from (<https://baanknet.com>) in bidders Global EMD Wallet, NEFT transfer can be done from any Scheduled Commercial Bank, however, for Cash Transfer, the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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.

4. Platform (<https://baanknet.com>) for e-auction will be provided by e-auction service provider M/S PSS Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dholi Talao, Near New Marine Lines, Mumbai 400020 (Supreme Number 22222222). 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, Terms and Conditions of Sale is available / published on the following websites/ webpage portal.

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 portal (<https://baanknet.com>).

7. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be allowed to place his bid on the date of e-auction.

8. Bidder's Global Wallet should have sufficient balance (=>EMD amount) at the time of bidding.

9. During the e-auction bidding will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of the amount as mentioned above in the table to the list of bidder of bidders. Ten 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 ten minutes to the last highest bid, the bidding shall be closed.

10. 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.

(i) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://baanknet.com>). Details of which are available on the e-Auction portal.

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 security deposit shall not be sold below the reserve price.

13. The successful bidder shall be required 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 of the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payee" as 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 right 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 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 Authorized Officer reserves the right to reject any bid, if not found acceptable or to postpone/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision shall be final.

16. The sale certificate shall be issued in 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 IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

18. The particals 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, omission or 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 official 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 Authorized Officer or the Bank shall not be responsible for any charge, fine, 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 internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auction.

23. It is open to the Bank to appoint a representative and make self-bind and participate in the auction. For detailed term and conditions of the sale, please refer <https://baanknet.com/> & [www.pnbindia.in](http://www.pnbindia.in)

24. Provisions of Rule 9(2) of the Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation offer to the authorized officer and shall be subject to confirmation by the secured creditor.

25. Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/Present/Future.