

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 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

Sr No.	Name of Branch	Details 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.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of Account		B)Outstanding Amount	B)EMD Amount		
	Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)		C)Possession Date u/s 13(4) of SARFESI Act 2002	C) last Date of EMD Deposit		
			D)Nature of Possession Symbolic/ physical/Constructive	C)Bid Increase Amount		
1.	Pratap Nagar, Nagpur Shri Dinesh Ashok Virani (Borrower/Mortgagor) Smt. Vinita Dinesh Virani (Co-Borrower/Mortgagor)	All that piece & Parcel of property bearing Flat No 303, 3rd floor of the building known and styled as GURUKRUPA TOWERS, standing on NIT Plot NO 21,22 and 23, Khasara No 25/3,Mouza Indora, Sheet No 604/9, City Survey No. 24, Ward No. 57, covering a built up area 65.45 Sq Mtrs together with 3.08% undivided proportionate share and interest in the Plot No 21,22 and 23 admeasuring about 1705.156 Sq Mtrs having NMC House No. 3919/C/21+22+23 in the name of Shri Dinesh Ashok Virani & Smt Vinita Dinesh Virani Boundaries: East: Road, West: Hudco Quarters, North: Staircase and Flat No. 305, South: Flat No 302	A) 05.09.2022 B) Rs. 33,83,570.22 + further interest and other charges w.e.f. 01.09.2022 C) 20.11.2023 D) PHYSICAL Possession	A) Rs. 27,25,000/- B) Rs. 2,72,500/- C) 03.08.2026 D) 10000.00	04.08.2026 (11.00 AM to 4.00 PM)	Not Known
2.	Nandanvan, Nagpur M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardhi (Proprietor/ Mortgagor)	All that piece & parcel of Non-Agricultural/Industrial Plot No. 3 admeasuring 824.91 Sq Mtrs out of Khasara No. 39/2/A/5/3 admeasuring 1.17 HR revenue Rs. 7.55 of Mouza Heti (Surt) with Class I Occupancy Rights, Patwari Halka No 10 within the limits of Tahsil Saoner & Dist Nagpur in the name of Smt. Anita Ishwardas Pardhi Bounded as under: East: Khasara No. 33, West: 12.00 Meter Wide Road, North: Plot No. 5 belonging to Smt Seema Jaikishore Saboo South: 12.00 Mtrs Wide Road Owner: Smt. Anita Ishwardas Pardhi	A) 06.05.2021 B) Rs. 54,34,139.42 + further interest and other charges w.e.f. 01.05.2021 C) 22.10.2024 D) PHYSICAL Possession	A) Rs. 48,40,000/- B) Rs. 4,84,000/- C) 03.08.2026 D) 10000.00	04.08.2026 (11.00 AM to 4.00 PM)	Not Known
3.	Kingsway, Nagpur Mr. Vilas Shivagir Giri (Borrower/Mortgagor)	All that piece and parcel of land bearing Khasra No. 42 containing admeasuring 2.02 HR of Mouza-Kuhi, PH No. 53 together with all that piece and parcel of plot No. 6 area admeasuring 5176.21 Sq. Ft. (481.34 Sq. Mtr.), situated in Layout to be known and styled as "Santaji Nagar" and standing on the Kh. No. 42 land Tahsil-Kuhi and Dist. Nagpur Bounded as under: East: Layout boundary and Nalha, West: 9 Mtr Road, North: Plot No. 5, South: 9 Mtr Road Owner: Mr. Vilas Shivagir Giri	A) 24.06.2025 B) Rs. 47,66,979/- plus further interest and other charges w.e.f. 09.06.2025 C) 23.09.2025 D) SYMBOLIC Possession	A) Rs. 34,10,000/- B) Rs. 3,41,000/- C) 03.08.2026 D) 10000.00	04.08.2026 (11.00 AM to 4.00 PM)	Not Known
4.	Surya Nagar, Nagpur Shri Sheikh Mohammadali Hak Jahuraam Alam (Borrower/Mortgagor) Sh. Nazim Mohammadali Hak (Guarantor)	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 & Bounded as under: East: Sambhaji Kasar Road, West: House of Shri. Devidas Nimje, North: Lane, South: Maroti Temple & House of Shri Devidas Nimje. Owner: Shri Sheikh Mohammadali Hak Jahuraam Alam	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.06.2017 + intt & charges w.e.f. 01.07.2017 C) 09.11.2022 D) PHYSICAL Possession	A) Rs. 27,45,000/- B) Rs. 2,74,500/- C) 03.08.2026 D) 10000.00	04.08.2026 (11.00 AM to 4.00 PM)	Not Known
5.	Kingsway, Nagpur Mr. Madhusudan Narayanprasad Sharma (Borrower/Mortgagor) Smt. Smita Manmohan Sharma (Guarantor)	All that piece and parcel of Apartment having No. 202 on the Second Floor having its Super Built up area 86.402 Sq. Mtrs with 1.631% undivided proportionate share and interest in the Building Complex constructed out of ALL THAT piece and parcel of plot No. 24 and 25 Both Jointly admeasuring about 218.99 Sq. Mtr i.e. 23519.35 Sq. Ft. in the lay out Popularly known as J P Radiance Complex out of all that Town Planning and Collector Nagpur sanctioned lay out having Survey No. 147 admeasuring about 1.38 Hec i.e. 13800.00 Sq. Mtr Situated at Mouza: Sukali (Gup) P.S.K. No 45 Land Revenue Rs 276, Tahsil: Hingna and District- Nagpur and All That piece and parcel of land having Survey No 148 admeasuring about 1.81 Hec i.e. 18100.00 Sq. Mtr Situated at Mouza: Sukali (Gup), P.S.K. No. 45 Tahsil- Hingna and District- Nagpur and bounded as under: East: Flat no 211, 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 & charges w.e.f. 01.11.2022 C) 10.06.2024 D) PHYSICAL Possession	A) Rs. 22,00,000/- B) Rs. 2,20,000/- C) 03.08.2026 D) 10000.00	04.08.2026 (11.00 AM to 4.00 PM)	Not Known
6.	Surya Nagar, Nagpur Shri Gatav Abhiman Borkar (Borrower/Mortgagor)	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. and other charges w.e.f. 01.07.2017 C) 23.06.2022 D) PHYSICAL Possession	A) Rs. 19,15,000/- B) Rs. 1,91,500/- C) 03.08.2026 D) 10000.00	04.08.2026 (11.00 AM to 4.00 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>) using their email-id and mobile number. The process of eKYC is to be done by the intending Bidders/Purchasers. 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. The e-Wallet Bidders must complete the e-KYC transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. The e-Wallet Bidders, not depositing the required

		having Survey No 148 admeasuring about 1.81 Hec. Net. 18100.00 Sq. Mtr. Mouza- Sukali (Gup), P.S.K. No. 45 Tahsil- Hingna and District- Nagpur and bounded as under: East: Flat no 211, West: Flat no 201, North: Main Road, South: Flat No 203. Owner: Mr Madhusudan Narayanprasad Sharma				
6.	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	A) Rs. 19,15,000/-	04.08.2026 (11.00 AM to 4.00 PM)	Not Known
	Shri Gatav Abhiman Borkar (Borrower/Mortgagor)		B) Rs. 26,18,000.00 + intt. and other charges w.e.f. 01.07.2017	B) Rs. 1,91,500/-		
			C) 23.06.2022	C) 03.08.2026		
			D) PHYSICAL Possession	D) 10000.00		

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- 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.
- 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@psballiance.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.
- 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 IS BASIS**"" and ""**AS IS 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> & www.pnbindia.in
- Contact Person **1. Kapil Gharde (Manager) - 7757005195, 2. Ashish Rajurkar (Dy Manager)- 9960950750, 3. Sandeep Akhare (Sr. Manager) - 9657394162, 4. Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

Date : 18/07/2026, Place : Nagpur

Authorized Officer, Punjab National Bank

NAGPUR