



"Circle ASTRA Centre PNB House, Kingsway, Nagpur - 440001
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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

Sr. No.	Name of Branch Name of Account Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. In Lacs)	B) EMD (Last Date of Deposit of EMD)	Date/ Time of E-Auction	Details of the encumbran- ces known to the secured creditors	10. Gandhibagh M/s Asian Plastics (Borrower) Shri. Rohit John Nikambe (Partner/Borrower) Mr. Jobby Komalalal Thomas (Partner/Borrower) Mr. Aditya Chintaman Sapkal Legal heir of Shri. Mr. Chintaman Manohar Sapkal - Since Deceased (Co- Borrower/Mortgagor) Mr. Waran Chintaman Sapkal Legal heir of Shri. Mr. Chintaman Manohar Sapkal - Since Deceased (Co- Borrower/Mortgagor) Shri. John Semual Nikhamb (Guarantor) Mr. Joby Thomas Legal heir of Shri. Mr. K.C. Thomas - Since Deceased (Guarantor) Mr. Bijo Thomas Legal heir of Shri. Mr. K.C. Thomas - Since Deceased (Guarantor) Mrs. Aney Thomas (Guarantor/Mortgagor)	The undivided 1.705% share and interest in all that piece and parcel of land bearing Plot No. 5, containing by adm. 276.022 Sq. Mtr being the portion of land bearing Kh. No. 141/1 of Mouza- Mahadula, PH No. 13, together with the entire RCC Superstructure Comprising Shop No. G-5, Covering a super built up area 19.133 Sq. Mtrs on the ground floor of the building constructed thereon and known and styled as "Mahalaxmi Bazar" situated at Chhindwara Road, Mahadula within the limits of Grampanchayat- Mahadula, tah- Kamptee and Dist- Nagpur. Owner: Mrs. Aney Thomas and bounded as under: east- Chhindwara Road, West- Plot No. 17, North- Plot No. 6, South- Plot No. 4.						
									A) 02/12/2023 B) Rs.29,92,970.03 as on 30/11/2023 + intt & other charges 01/12/2023 C) 10/04/2025 D) Symbolic Possession	A) Rs.12,00,000.00 B) 1,20,000.00 C) 14/04/2025 D) 10000.00	A) 11.00 AM TO 4.00 PM	15/04/2025 11.00 AM TO 4.00 PM	Not Known		
1.	Hinganghat M/s Kamal Textile (Borrower) Sh. Rajesh Gwalidas Chandani (Proprietor/Mortgagor) Sh. Sagar Rajesh Chandani (Guarantor)	Mouza- Shahlangdi, Survey No. 118/1 (Old Survey No. 76/1), Plot No. 01, Total area 625 Sq. Mtr. Out of total 6 Shop i.e. Shop No. B1,B2, B3, B4, B5 & G6 Total area 52.80 Sq.mtr. House No. 178/5, 178/6, 178/7, 178/8, 178/9 Kamal mangal karyay, Hinganghat For N.A use Vide order dt. 05.03.1979 in Rev. Case No. 1/NAP-34/1978-79 in that Shahlangdi Now included in St. Tukdoji Ward, Hinganghat at Hinghat Mouza- No. 188 PC No. 6 Tah, Hinganghat Dist- Wardha. Plot & shop bounded: East- parking & Open Plot, West- High way No. 7, North- Plot No. 2 in layout, South- Road. Owner: Mr. Rajesh Gwalidas Chandani.	A) 20/08/2022 B) Rs.44,07,540.32 as on 31/07/2022 + further intt & other charges C) 09/12/2022 D) Symbolic Possession	A) Rs.31,08,000.00 B) 3,10,800.00 C) 14/04/2025 D) 10000.00	A) 15/04/2025 11.00 AM TO 4.00 PM	Not Known	11. Chintaman Sapkal M/s Asian Plastics (Borrower) Shri. Rohit John Nikambe (Partner/Borrower) Mr. Jobby Komalalal Thomas (Partner/Borrower) Mr. Aditya Chintaman Sapkal Legal heir of Shri. Mr. Chintaman Manohar Sapkal - Since Deceased (Co- Borrower/Mortgagor) Mr. Waran Chintaman Sapkal Legal heir of Shri. Mr. Chintaman Manohar Sapkal - Since Deceased (Co- Borrower/Mortgagor) Shri. John Semual Nikhamb (Guarantor) Mr. Joby Thomas Legal heir of Shri. Mr. K.C. Thomas - Since Deceased (Guarantor) Mr. Bijo Thomas Legal heir of Shri. Mr. K.C. Thomas - Since Deceased (Guarantor) Mrs. Aney Thomas (Guarantor/Mortgagor)	The undivided 1.86% share and interest in all that pieces and parcel of land bearing Plot No. 3 & 4 total containing by adm. 1239 Sq. Mtrs. Being the portion of land bearing Kh. No. 110/1 & 110/2 of Mouza- Shirul, PH. No. 71, together with the entire R.C.C. superstructure comprising Apartment No. F-06, covering a Super Built up area 534.54 Sq.ft (or 49.5 Sq. Mtr) on the First Floor of the building constructed thereon and known as styled as "Vyanikatesh Arcade No. 1" situated at Shirul, within the limits of Grampanchayat Shirul, in Tah. Hingna and Dist- Nagpur. Owner: Chintamanrao Manohar Sapkal and bounded as under: East- Kh. No. 109 West- Plot No. 2, North- Plot No. 5 & 6, South- Road.				A) 11.00 AM TO 4.00 PM	15/04/2025 11.00 AM TO 4.00 PM	Not Known	
2.	Hinganghat M/s Sapana Tailors (Borrower) Smt. Sapana Rajesh Chandani (Proprietor/Mortgagor) Sh. Sagar Rajesh Chandani (Guarantor)	All that RCC Superstructure containing Two Shops/Block bearing M.C. House No. (178/G-3 & 178/G-4) on the Ground Floor in the building. By name Kamal Mangal Karyalya 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 Vide 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- Dying Hall in kamal Mangal Karyalya, 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 as on 31/07/2022 + further intt & other charges C) 09/12/2022 D) Symbolic Possession	A) Rs.10,31,000.00 B) 1,03,100.00 C) 14/04/2025 D) 10000.00	A) 15/04/2025 11.00 AM TO 4.00 PM	Not Known	12. Kingsway M/s Swapnil Associates (Borrower) Sh. Vivek D Deshpande (Partner) Sh. Shashikant D Gosavi (Partner) Sh. Mahesh V Dabholkar (Partner)	All that piece & parcel of Flat No 301, Third Floor, Swapnil Neha Apartment, On Plot No L45, City Survey No 300, Sheet No 59, Ward No 86, (New), Mouza Ambazari, Nagpur in the name of Swapnil Associates.				A) 18/06/2019 B) Rs.1,35,01,370.05 as on 30/06/2018 + further intt & other charges C) 05/11/2019 D) Symbolic Possession	A) 72,59,000.00 B) 7,25,900.00 C) 14/04/2025 D) 10000.00	15/04/2025 11.00 AM TO 4.00 PM	Not Known
3.	Khamla M/s Keshav Khanak Seeds Pvt Ltd (Borrower) Smt. Kesar Satpal Hassan (Director/Mortgagor) Shri Satpal Keshavdas Hassani (Director/Mortgagor & Legal Heir of Late Sh. Keshav Sahajram Hassani) Ms. Roshi Keshavdas Hassani (Owner/Mortgagor & Legal Heir of Late Sh. Keshav Sahajram Hassani)	All that piece and parcel of the Bhoodmidhari land bearing Plot No. 20 (A-Type) in Shirwad Sahakari grām Nirman Sanstha Marayadit, Fulchur Peth, Gondia, Tahsil and Dist. Gondia containing by admeasurement 3000 Sq. Ft being a portion of the entire land bearing Field Nos. 216/3, 216/4, 217/1, 217/4, 218/2, 242/2 and 243/2 together with the existing single storeyed house thereon covering a builtup area of about 1190 Sq.Ft situated at Fulchur Peth within the limits of the Gram Panchayat Fulchur, in the Tahsil and Dist. Gondia and bounded as under: East: Plot No. 19-A, Ashok Hasani, West: Plot No. 21-A, Satish Singhania, North- Society Road, South- Boundary Wall & Agriculture Land. Owner & Mortgagor: Shri. Keshavdas Sahajram Hassani	A) 04/01/2024 B) Rs.9,24,56,780.12 as on 31/12/2023 + intt & other charges w.e.f. 01/01/2024 C) 01/04/2024 D) Symbolic Possession	A) Rs.1,44,50,000.00 B) 14,45,000.00 C) 14/04/2025 D) 10000.00	A) 15/04/2025 11.00 AM TO 4.00 PM	Not Known	13. Surya Nagar M/s Prayosa Gruh Udyog (Borrower) Smt. Mitaben Patel (Proprietor) Smt. Shakuntalaben Patel (Guarantor)	All that piece & parcel of Residential House constructed thereon of Smt. Shakuntalaben Patel w/o Mahendrabhai Patel(Guarantor) at Plot No 3, Out of Gat No. 80/1/12-A, Nazul TC No 16, Sheet No.18, Thak No 130 area 790.50 Sq.Ft, Lala Lajpat Rai Ward, Mouza Bhandara, Tah & Dist Bhandara. Bounded as - North- Lake/Tank, South- Road, West- House of Mr. Bansilal Chait Ram Jaiswani.				A) 12/08/2021 B) Rs.23,88,768.00 as on 30/08/2019 + intt & other charges w.e.f. 01/12/2019 C) 15/12/2021 D) Symbolic Possession	A) 24,24,000.00 B) 2,42,400.00 C) 14/04/2025 D) 10000.00	15/04/2025 11.00 AM TO 4.00 PM	Not Known
4.		All that piece and parcel of Property i.e. Residential House at Plot No. 9/4, 9/5, 2/3/10, Sheet No. 32, Near jaistambh Chowk, Manohar Chowk, Gondia, Dist. Gondia admeasuring 1760.00 Sq.Ft. Bounded as under: East- Plot & House of Ramgulam Gavli, West- Plot & House of Shri. Rosenthal Munsilal, Rajendrakumar Kedarnath, North- Gondia Kohmara Road & Open Zanul land, South- Rice Mill of Seth Shankarla Agrawal. Owner & Mortgagor: Late Mrs. Arunadevi Keshavdas Hassani (Since Deceased) owned & Mortgaged by her legal heirs: 1. Shri. Keshavdas Sahajram Hassani 2. Ms. Satpal Keshavdas Hassani 3. Ms. Roshi Keshavdas Hassani 4. Ms. Chanda Keshavdas Hassani	A) 04/01/2024 B) Rs.1,44,50,000.00 C) 14/04/2025 D) 10000.00	A) Rs.1,58,36,000.00 B) 15,83,600.00 C) 14/04/2025 D) 10000.00	A) 15/04/2025 11.00 AM TO 4.00 PM	Not Known	14. Nandanwan M/s Perfect Emulsifier Pvt Ltd (Borrower) Sh. Brijkishor Ramvillas Maniyar (Director / Guarantor) Sh. Rajkishor Ramvillas Maniyar (Director / Guarantor) Sh. Hariram Prasad Sarda (Director/Guarantor)	All that piece & parcel of Plot No K-56 Butibori Five Star Industrial area situated at Village limits of NMC, Taluka Hingna Dist Nagpur containing admsg 32200 Sq Mtrs with construction (Factory Shed & Building as approved by MIDC) of built up area 633.295 Sq Mtrs (FSI 0.019) Nagpur owned by M/s Perfect Emulsifier Pvt Ltd (Through Director Brijkishor Maniyar) which is bounded as - East: 7 Mtrs Path way, West: Plot No K-57, North: MIDC Boundary, South: 30 Mtrs R/W				A) 09/01/2015 B) Rs.5,72,64,796.60 as on 31/12/2014 + intt & other charges w.e.f. 01/01/2015 C) 17/04/2015 D) 10000.00	A) 39,67,000.00 B) 39,76,700.00 C) 14/04/2025 D) 10000.00	15/04/2025 11.00 AM TO 4.00 PM	Sales Tax Office dues of Rs.2,39,41,745 00 conveyed by letter dated 10/02/2020 & Central Excise , Custom & Service tax dues of Rs.65,00,000 conveyed by letter dated 10/03/2017.
5.		All that piece and parcel of Property Bearing Plot No. 415, Mouza- Fulchur, Thak No. 92, P.H. No. 31, admeasuring 306.69 Sq. Mtr. (3300 Sq.ft), Fulchur, Gondia. Bounded as under: East- Gondia to Amgaon Road, West- House of Sh. Subhodevi jaiswal, North- House of Sh. Subhodevi jaiswal, South-House of Shivali Bhondekar. Owner & Mortgagor: Shri. Keshav Sahajram Hassani & Satpal Keshavdas Hassani	A) 04/01/2024 B) Rs.9,24,56,780.12 as on 31/12/2023 + intt & other charges w.e.f. 01/01/2024 C) 27/03/2024 D) Symbolic Possession	A) Rs.1,08,23,000.00 B) 10,82,300.00 C) 14/04/2025 D) 10000.00	A) 15/04/2025 11.00 AM TO 4.00 PM	Not Known	15. Bajaj Nagar (E- OBC) M/s Shrihari Ginning & Oil Industry (Borrower) Sh. Ramesh Vaidya (Partner) Sh. Prashant Vaidya (Partner) Sh.								