



Circle Sastra Centre, PNB House, Kingsway  
Nagpur-440001 Ph.0712-6360484, 6603753  
Email : cs6795@pnb.co.in

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 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/pledged to the Secured Creditor, the constructive/physical/symbolic 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" and "Whatever there is" as per 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 after the respective properties.

SCHEDULE OF THE SECURED ASSETS									
Sr. No	Name of Branch	Name of Account	Detail of Immovable Property	A) Id. 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	E) Reserve Price	F) EMD (Last Date of Deposit of EMD)
Sr. No	Name & Address of the Borrower/ Guarantors Account	Mortgaged/Owner's Name (Mortgagors of properties)	Details of the encumbrances known to the secured creditors	Date of Auction	Time of Auction	Date of EMD	Date of EMD	Date of EMD	Date of EMD
1)	Branch : 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 admeasurements 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 Yeotmal. Owner: Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-1: East- 9.00 mtr road, West- Apartment No G-2, North- 12.00 mtrs Wide Road, South- Open Space/ Garden.	Rs.16,07,000/- Rs.1,60,700/- Rs.1,60,700/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/11/2024 18/02/2025	As on 31/10/2024 + further Intt & other charges w.e.f.01/11/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
2)	Branch : 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 admeasurements 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 Yeotmal. 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.	Rs.16,07,000/- Rs.1,60,700/- Rs.1,60,700/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/11/2024 18/02/2025	As on 31/10/2024 + further Intt & other charges w.e.f.01/11/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
3)	Branch : 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 admeasurements 1176.52 sq mtr (OR 12664.06 sq ft) together with Apartment No G-3 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 Yeotmal. Owner: Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-3: East- Apartment No G-2, West- Apartment No G-4, North- 12.00 mtrs Wide Road, South- Open Space/ Garden.	Rs.16,07,000/- Rs.1,60,700/- Rs.1,60,700/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/11/2024 18/02/2025	As on 31/10/2024 + further Intt & other charges w.e.f.01/11/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
4)	Branch : 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 admeasurements 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 Yeotmal. 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.	Rs.16,07,000/- Rs.1,60,700/- Rs.1,60,700/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/11/2024 18/02/2025	As on 31/10/2024 + further Intt & other charges w.e.f.01/11/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
5)	Branch : 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 admeasurements 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 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 Yeotmal. 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.	Rs.16,07,000/- Rs.1,60,700/- Rs.1,60,700/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/11/2024 18/02/2025	As on 31/10/2024 + further Intt & other charges w.e.f.01/11/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
6)	Branch : 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 admeasurements 1176.52 sq mtr (OR 12664.06 sq ft) together with Apartment No G-6 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 Yeotmal. Owner: Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-6: East- Apartment No G-5, West- Apartment No G-7, North- 12.00 mtrs Wide Road, South- Open Space/ Garden.	Rs.16,07,000/- Rs.1,60,700/- Rs.1,60,700/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/11/2024 18/02/2025	As on 31/10/2024 + further Intt & other charges w.e.f.01/11/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
7)	Branch : Lakadagpur, Nagpur Sh. Rohit Ravikant Shrivastava (Borrower) Mrs. Ashadevi Ravikant Raizada alias Shrivastava (Co-Borrower/Mortgagor) Sh. Rahul Ravikant Shrivastava (Co-Borrower) Sh. Ravikant Gaurishankar Shrivastava (Guarantor)	All that piece and parcel of land bearing Plot No. 36, containing by admeasuring 143 Sq. Mtr. of Mouza Nagpur, together with the double storied building (House) standing thereon, covering a total Built Up area 98.5 Sq. Mtrs, bearing Corporation House No. 921/A/36, City Survey No. 1182, Sheet No. 354, Situated at Sonaji Wadi, Nagarkhanna, Mahal, Nagpur within the limits of Corporation Ward No. 16 in Tah. Dist. Nagpur. Owner: Ashadevi Ravikant Raizada alias Shrivastava. Boundaries East-9 Mtr Road, West- Open Space, North-Plot No.33, South-Plot No. 37	Rs.1,32,09,000/- Rs.1,32,09,000/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	24/12/2024 03/03/2025	As on 30/11/2024 + further Intt & other charges w.e.f.01/12/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
8)	Branch : Surnaganar Nagpur M/s Amruta Cotlin Private Limited (Borrower) Sh. Narendra Ramesh Kasawar (Director/Guarantor) Smt. Kavita Bhagwandas Alwar (Director/Guarantor) Sh. Rangroo alias Ranganna s/o Jaykrushna alias Jaykishnu Kasawar (Guarantor)	EM of Plots bearing Plot Numbers 1 to 4, 6 to 10, 13 to 15, 28 to 48 & 72 to 81, Survey No. 251/2 in the layout at Village & Taluka Maregaon, Off Yavatmal Road, Taluka Maregaon, District Yavatmal 445302. Total area 72.202 Sq.Ft belonging to Sh. Rangroo alias Ranganna s/o Jaykrushna alias Jaykishnu Kasawar, R/o Patan, taluka Zarli(Jamni), Dist Yavatmal.	Rs.2,29,41,000/- Rs.22,94,100/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	06/04/2017 27/06/2017	As on 30/11/2024 + further Intt & other charges w.e.f.01/12/2024	Symbolic Possession	17/04/2025 11.00 AM to 04.00 PM
9)	Branch : Bajaj Nagar Nagpur Sh. Milind Prabhakar Hole (Borrower) Sh. Ritesh Prabhakar Hole (Co-Borrower)	All that piece & parcel of Flat No 102, 1st Floor, "Shiv Darshan Apartment" Plot No. "1C", Mahesh Nagar, Near Anant Nagar, Kato Road, Kharsa No 93/95/1, Mouza Borgaon, Ward No 61, PH No 8, City Survey No 328, Sheet No 18, Corporation House No 482/A/1/C, Nagpur-440013	Rs.21,20,000/- Rs.13,91,183.00 Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM	Not known	01/08/2019 03/10/2019	As on 31/07/2019 + further Intt & other charges	Physical Possession	17/04/2025 11.00 AM to 04.00 PM

Corporate Office: "CHOLA CREST" C-54 & 55, Super B - 4, Thiru Vi Ka Industrial Estate, Guindy, Chennai - 600032  
Branch Office: Plot No.12, 3rd Floor, PNB Building, Opposite to Wockhardt Hospital, Beside Karan Kothari Jewellers, Shankar Nagar, Nagpur-440010. Contact No: Mr. Ajaykumar Ranapati Tiwari, Mob.No.9785416141.

### E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 properties mortgaged to the Secured Creditor, the Physical 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" as per 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 after the respective properties.

It is hereby informed to the public that we are going to conduct public E-Auction through website [www.auctionfocus.in/chola-pn](http://www.auctionfocus.in/chola-pn).

Account No. and Name of borrower/ Co-Borrower	Date & Time of EMD	Descriptions of the property	Reserve Price	E-Auction Date and Time
1.NEEL KANAKAM GOPALAN PILLAI R/o. Gadegann, Near Purnima Raju Highway Lakshmi Shandara, Maharashtra-418004	12/01/2024, Rs. 24,52,000/- as on 08.01.2024	All that piece and parcel of the Land, admeasuring 200 Sq. Mtrs., bearing Gat No. 2402/ New, 105/26 (Old) and R.C.C. Construction thereon, admeasuring 78.00 Sq. Mtrs. (i.e. 840.00 Sq. Feet), bearing House Property No. 372, T.S.No. 5, Situated at Ward No. 1 of Mouza Mumbadi/Sa, Tal. Lakhani, Dist. Bhandara and the property is bounded under On: The East : House of Mr. Aravind/Rohini, On the West : House of Mr. Gangai Panchabhi, On the North : Land of Samanth Mahadhyalaya, On the South : 15.6 Feet Road.	Rs. 2,80,00,000/- Rs. 2,80,00,000/- Rs. 10,00,000/-	28-03-2025 at 11:00 am to 1:00 PM (with unlimited extension of 3 min each) 28-03-2025 (up to 5.30 P.M.) 15-03-2025

**Encumbrances: Known to Public Not Known, Notice Period/ Possession Type 15 Days Physical Possession**

1. All interested parties/bidders are requested to visit the website [www.auctionfocus.in/chola-pn](http://www.auctionfocus.in/chola-pn) & [chola.pnb.com](http://chola.pnb.com) for details and contact, prospective bidders may contact: Mr. Muhammad Rahes - 8124000033 / 6374845616, E-mail id: Cholauction.APN.chola.munugappa.com. For details and auction training alone, contact M/s Auction Focus; Prachi Tiwari - 9016614848.

2. For further details on terms and conditions please visit [www.auctionfocus.in/chola-pn](http://www.auctionfocus.in/chola-pn) & [chola.pnb.com](http://chola.pnb.com) for details and contact, prospective bidders may contact: Mr. Muhammad Rahes - 8124000033 / 6374845616, E-mail id: Cholauction.APN.chola.munugappa.com. For details and auction training alone, contact M/s Auction Focus; Prachi Tiwari - 9016614848.

**THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

Date: 12-03-2025, Place: NAGPUR  
Sd/- Authorised Officer, M/s. Cholanandam Investment and Finance Company Limited

Branch Office: ICICI Bank Ltd. Vishnu Vaidhyan Complex, 6th Floor, 222 Palm Road, Civil Lines, Nagpur- 440001.

### PUBLIC NOTICE-TENDER CUM AUCTION FOR SALE OF SECURED ASSET

(See proviso to Rule 8(6))

E-Auction Sale Notice for the sale of immovable assets (See proviso to Rule 8(6)) under the Securitisation 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/pledged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ICICI Bank Limited will be sold on "As is where is", "As is what is" and "Whatever there is" as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co-Borrower(s)/ Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price	Date of EMD	Date of EMD	Date of EMD	Date of EMD
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1)	Petroleum BIL Corporation (Borrower) Mrs. Seema (Guarantor) Proven Sharma (Guarantor) Mortgagor/ Loan Account No. 005905021391	Property No: 1 Gadegann On the Ground Floor, Geeta Complex, Plot No.27, Khosro No.237/1 & 2392 (Old), New Khosro No.587/ P. H. No.5, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440003. Admeasuring An Area Of 120.58 Sq. Mtrs Built Up Area Together With Undivided 2.55% Proportionate Share And Interest In Plot No.27 Total Admeasuring 357.00 Sq. Mtrs.	Rs. 3,82,63,742/- As on February 15, 2025)	Rs. 1,03,30,000/-	18/03/2025	03/03/2025	11:00 AM	From 11:00 AM Onward
2)	Property No: 2 Shop Block No.3, Ground Floor, Geeta Complex, Plot No.27, Khosro No.237/1 & 2392 (Old), New Khosro No.587/ P. H. No.5, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440003. Admeasuring An Area Of 25.34 Sq. Mtrs Built Up Area Together With Undivided 1.25% Proportionate Share And Interest In Plot No.27 Total Admeasuring 357.00 Sq. Mtrs.	Property No: 3 Shop Block No.4, Ground Floor, Geeta Complex, Plot No.27, Khosro No.237/1 & 2392 (Old), New Khosro No.587/ P. H. No.5, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440003. Admeasuring An Area Of 25.34 Sq. Mtrs Built Up Area Together With Undivided 1.25% Proportionate Share And Interest In Plot No.27 Total Admeasuring 357.00 Sq. Mtrs.	Rs. 2,61,00,000/-	Rs. 25,10,000/-	18/03/2025	03/03/2025	11:00 AM	From 11:00 AM Onward
3)	Property No: 4 Shop No. S-6, Ground Floor, Shree Gopal Complex, Nagar Parishad House/Property No.232, Plot No.26, P.H. No.5, Ward No.1, Khosro No.237/1 & 2392 (Old) And New No.582/3, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440016. Admeasuring An Area Of 45.52 Sq. Mtrs. Super Built-Up And 31.22 Sq. Mtrs. Built Up	Property No: 5 Shop No. S-7, Ground Floor, Shree Gopal Complex, Nagar Parishad House/Property No.231, Plot No.26, P.H. No.5, Ward No.1, Khosro No.237/1 & 2392 (Old) And New No.582/3, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440016. Admeasuring An Area Of 40.50 Sq. Mtrs. Super Built-Up And 30.37 Sq. Mtrs. Built Up	Rs. 4,11,00,000/-	Rs. 41,10,000/-	18/03/2025	03/03/2025	11:00 AM	From 11:00 AM Onward
4)	Property No: 6 Shop No. S-8, Ground Floor, Shree Gopal Complex, Nagar Parishad House/Property No.232, Plot No.26, P.H. No.5, Ward No.1, Khosro No.237/1 & 2392 (Old) And New No.582/3, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440016. Admeasuring An Area Of 40.50 Sq. Mtrs. Super Built-Up And 30.37 Sq. Mtrs. Built Up	Property No: 7 Shop No. S-9, Ground Floor, Shree Gopal Complex, Nagar Parishad House/Property No.231, Plot No.26, P.H. No.5, Ward No.1, Khosro No.237/1 & 2392 (Old) And New No.582/3, Mouza Wodi, Tahsil Nagpur (Rural), Dist. Nagpur, Maharashtra- 440016. Admeasuring An Area Of 40.50 Sq. Mtrs. Super Built-Up And 30.37 Sq. Mtrs. Built Up	Rs. 4,11,00,000/-	Rs. 41,10,000/-	18/03/2025	03/03/2025	11:00 AM	From 11:00 AM Onward

The online auction will be conducted on the website (URL Link: [www.auctionfocus.in](http://www.auctionfocus.in)) of our auction agency M/s NexGen Solutions Private Limited The Mortgagor's/Noticees are given a chance to pay to the full dues with their further by April 02, 2025 before 05.00 PM else the secured asset(s) will be sold as per schedule.

The prospective bidder(s) must submit the Earnest Money Deposit (EMD) Demand Draft (DD) (Refer Column E) at ICICI Bank Ltd. Vishnu Vaidhyan complex, 6th Floor, 222 palm road, civil lines, Nagpur - 440001 on or before April 02, 2025 before 04.00 PM Thereafter, they have to submit their offer through the website mentioned above on or before April 02, 2025 before 05.00 PM along with the scanned image of the Bank acknowledged DD (Bank's proof of payment of EMD). In case the prospective bidder(s) is/are unable to submit his/her offer through the website, then the signed copy of tender documents may be submitted at ICICI Bank Ltd. Vishnu Vaidhyan complex, 6th Floor, 222 palm road, civil lines, Nagpur - 440001 on or before April 02, 2025 before 05.00 PM. Earnest Money Deposit/DD/DD should be from a Nationalised/ Scheduled Bank in favour of ICICI Bank Limited payable to Nagpur.

For any further clarifications in terms of inspection, Terms and Conditions of the Auction or submission of tenders, contact ICICI Bank Employee Pooja No. 9320666809/9004392416.

Please note that the Marketing agencies i.e. M/s NexGen Solutions Private Limited, 2-Augusts Management Private Limited, 3-Matex Net Pvt. Ltd., have also been engaged for facilitating the sale of this property.

The Authorised Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed Terms and Conditions of the sale, please visit [www.icicibank.com/n4p45](http://www.icicibank.com/n4p45)

Date: March 12, 2025  
Place: Nagpur

Authorized Officer  
ICICI Bank Limited

When there is a breadth of news sources, I choose the one with depth.

Inform your opinion with detailed analysis.

### 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 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 here after 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website [www.auctionfocus.in](http://www.auctionfocus.in) on 17/04/2025 @ 11:00 AM as per above.
- For detailed terms and conditions of the sale, please refer [www.pnbndia.in/announcements](http://www.pnbndia.in/announcements) & [banknet.com](http://banknet.com)
- The bidder bidding for any of the above the sale, has to pay minimum incremental amount, i.e. Rs. 10,000/- over and above the Fixed Reserve Price.
- Contact Person: Mr. Sushil Kumar-8420194674, Mr. R.K. Pradhan-8827695983, Mr. Sanjay Nikhare-898997231, Mr. Sandeep Akhare-965794162, Mr. Deepak Madavi-904922238 or Mr. Pawan Gudadihe-9423743110

Notice-Further any statements 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(1) OF THE SARFESI ACT, 2002**

Sr. No.	Branch	Name of Account	Details of Immovable Property	Date of Auction	Time of Auction	Date of EMD	Reserve Price	E-Auction Date and Time
10)	Branch : Nandanwan Nagpur M/s Tectra Technologies P Ltd (Borrower) 1. Gajendra Patel 2. Neeraj Yadav 3. Dilip Himmatl Pardi 4. Shyam Prasad 5. Vijay Kumar Hirani Pardi (Guarantor)	All that piece & parcel of land & double storied building on Plot No 13B & 14B, Mouza Ganeshpur, PH No. 11, Gat No. 64/1/10, Sneh Nagar, Back Side of Honda Showroom, Nagpur Road, Bhandara Tah. Dist Bhandara	Bounded -East: Plot No 31B & 32B, West-Road Layout, North-Road Layout, South-Dh Ramdas Meshram Plot	30/10/2024	Rs.76,41,029.30 as on 20/10/2024 +Intt & other charges w.e.f.13/01/2024	04/02/2020	Rs.11,18,000/- Rs.11,18,100/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM
11)	Branch : Surnaganar Nagpur M/s Asia Agro (Borrower) Sh. Sumit Ribhakar Kothari (Proprietor) Smt. Vimalabai Tejraj Mohiyari (Guarantor/Mortgagor) Sh. Shrikant Tejraj Mohiyari (Guarantor) Sh. Roshan Tejraj Mohiyari (Guarantor)	All that Piece and Parcel of land & building bearing Plot No 69, containing by total admeasurement 138.35 sq. Mtrs as per Regularization letter in Kh No 13/15 of Mouza Dighori, in the Layout of Andhara Co-operative Housing Society Ltd. Nagpur, together with house constructed thereon, bearing Corporation House No 2680/A/69, City Survey No 8, within the limits of Nagpur Municipal Corporation Ward No. 21, in Tahsil and District Nagpur. Owner: Mrs. Vimalabai Tejraj Mohiyari. Bounded -East-Plot No 68, West-Plot No 70, North-Road, South-Plot No 72	Bounded -East: Plot No 68, West-Plot No 70, North-Road, South-Plot No 72	04/12/2024	Rs.77,33,626.58 as on 01/11/2024 +Intt & other charges w.e.f.01/12/2024	01/03/2025	Rs.93,35,000/- Rs.9,33,500/- Rs.10,000/-	17/04/2025 11.00 AM to 04.00 PM

Authorized Officer  
Punjab National Bank, Secured Creditor