



E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties 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 possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 20/11/2025 & 29/11/2025 between 12.00 P.M. To 01.00 P.M. for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below (There are no encumbrances to the knowledge of the Bank).

E-AUCTION DATE 20/11/2025 BETWEEN 12.00 P.M. TO 01.00 P.M. & EMD DATE 19/11/2025

Sr. No.	Name and Address of the Borrowers/ Guarantors	Described of immovable Properties	Possession Symbolic/ Physical	Reserve Price (Rs.)	Amount O/s Liability (Rs.)	Bid Submission Date
				EMD (Rs.)		
1	<p>1. Borrower: - M/s Baba Agro Motors THROUGH ITS PARTNERS: At Tarsa Joint Ward No. 01, Near Railway Breez, Tahsil Mouda, Tarsa Mouda Nagpur, Dist. Nagpur, Nagpur - 441106 (i) Mrs. Vaishali Indraraaj Pative W/o Indraraaj Pative, Ward No. - 1, Near Railway Bridge, Tarda joint, Tah - Mouda, Dist - Nagpur - 441106 (ii) Mr. Indraraaj Ramesh Pative, At - Tarsa Ward No -1, Near Railway Bridge, Tah - Mouda, Dist - Nagpur - 441106.</p> <p>2. Guarantor: - Mrs. Pratima Kunjilal Barbate W/o Kunjilal Barbate, Ward No -1, Khandala Ganger Checher, Tah - Mouda, Dist. Nagpur.</p>	Godown Shed with GI sheet roof constructed on land bearing Khasara No. 590/1, Mouza Chacher, Patwari Halka No. 48, ward no. 04, situated At post Chacher, Behind Bank of India, beside balvikas Anganwadi No. 05, within the village limit of GP/ Village Chacher, Tah - Mouza, Dist Nagpur. Land is Bounded As :- East by : Khasra No. 948, West by : Remaining Portion of Khasra No. 590, North by : Plot No. 588, South by: Khasara No. 590/2. OWNER OF PROPERTY : Mrs. Pratima Kunjilal Barbate.	Physical	Rs. 56,12,000/- Rs. 5,61,200/-	Rs. 1,27,06,371.73 as on 22/10/2025 +Interest applicable & other charges	On or before 19/11/2025 Till 5.00 P.M.
2	<p>1. Borrower: - M/s Panjtanii Beverages And Food Products Prop. Mr. Ali Azhar Salim Ajani Registered Office :- Rai Ashiyana 41, Flat No 06 Motibagh, Ansar Nagar, Nagpur - 440004 And Also At: Factory :- Ward No. 2, Near Budha Vihar, At Post Ranala, Tah. Kamptee, Dist. Nagpur - 440004</p> <p>2. Guarantor:</p> <p>i) Mr. Salim Yusuf Ali Ajani ii) Mrs. Kanji Fatma Salim Ajani i and ii are both address :- Apartment No. 606 in Wing III On Sixth Floor Rai Ashiyana, Motibagh, Ansar Nagar, Nagpur - 440004.</p>	Emt of All that entire RCC Superstructure comprising Apartment/ Pent House No. 606 in Wing III on Six Floor in the scheme to be named and styled as "Rai Ashiyana" area admeasuring 41.493 sq. Mtrs i.e. 446.63 Sq.Ft. of built up area alongwith piece of undivided share 0.215 % of all that piece and parcel of land area 2.670 Acres i.e. 10805.01 Sq. Mtr in all that piece and parcel of N.I.T. Leasehold land located within the City Corporation limits of Nagpur, Bearing Kh. No. 39 and 41 in the panchpaoli Housing Accommodation Scheme of NIT Land Mouza- Bhankheda in Motibagh Improvement Scheme, bearing C S No.6, Sheet No 190/11 Bearing Corporation House No. 411/W-3/606, Ward No. 53, Ansar Nagar Within the City Corporation limits of Nagpur Tah. & Dist Nagpur - 440004. Boundaries of plot :- East by: Property of NOGA, West by: Nallah & Road, North by: Road, South by: Railway line OWNER OF PROPERTY : Mr. Salim Yusuf Ali Ajani & Mrs. Kanji Fatma Salim Ajani.	Symbolic	Rs. 20,11,000/- Rs. 2,01,100/-	Rs. 53,48,559.04 as on 22/10/2025 +Interest applicable & other charges	On or before 19/11/2025 Till 5.00 P.M.
3	<p>1. Mr. Jeetindra Narhari Joshi (Borrower) 2 Jayshree Jeetindra Joshi (Co. Borrower) 1 & 2 are address :- Flat no. V-1, plot No. 32-A, Vedant Apartment, Near Ring Road, Cosmos Town, Nagpur, Maharashtra - 440022.</p>	All that piece and parcel of apartment No. 301, on third Floor in the building known as "PLATINUM RESIDENCY 2", Built up area 83.580 sq. Mtrs., Super Built up area 120.77 sq. Mtrs. Undivided share in land 20% out of the piece and parcel of land bearing Plot no. 34-A out of the layout of Bandhu Gruha Nirman Sahakari Sanstha Maryadit Nagpur, containing by admeasuring 181.22 sq. Mtrs., being a portion of the entire land bearing Kh. No. 98 of Mouza - Bhamtii, P.S.K. 44, bearing City Survey No.207 and Sheet No. 53A of Mouza - Bhamtii, situated at of Bandhu Gruha Nirman Sahakari Sanstha Bhamtii Nagpur within the limits of the Nagpur Municipal Corporation Ward no 75 in Tahsil and District Nagpur. Plot is Bounded as under: On the East : By Open Land, On the West : By 30.00 Feet wide Road, On the North : By plot no 29, On the South : By plot no 39 OWNER OF PROPERTY : MR. Jeetindra Narhari Joshi & Jayshree Jeetindra Joshi (Note - This property is under Tri Patriate Agreement)	Symbolic	Rs. 71,50,000/- Rs. 7,15,000/-	Rs. 63,10,958.75 as on 22/10/2025 +Interest applicable & other charges	On or before 19/11/2025 Till 5.00 P.M.
4	<p>1. Borrower: M/s. Shoman Design And Decor Private Limited Address 1: Plot No. 307, Naik Nagar, Manewada Road, Dobi Nagar, Nagpur (MH), PIN-440034 And also at Address 2 : Plot No 18, Dobi Nagar, Nagpur- 440001</p> <p>2. Director / Guarantor:</p> <p>1. Mr. Pratik Laxmanrao Raut, Plot No 101, New Swaraj Nagar, Bharti Housing Society Besa, Nagpur - 440034 2. Mrs. Karishma Pratik Raut, Plot No 101 Bharti Housing Society, New Swaraj Nagar, Besa Nagpur, Nagpur - 440034</p> <p>3. Mortgagor/Guarantor : Mrs. Rekha Ashokrao Raut, Plot No 113, Near Vandana Apts, Pavanbhu Colony, Somalwada Nagpur, Nagpur - 440025</p>	All that piece and parcel of plot no 113, admeasuring 167.225 Sq. Mtrs (1800 Sq. Ft) as per sale deed and 162.00 Sq. Mtrs (1743.76 Sq. Ft.) As per layout sanction plan alongwith construction thereon bearing NMC house no. 1860/113 at Ward No. 75, PH No. 44, Khasra No. 42/1, 2, 43, CTS No. 485, Sheet No. 680/24, at Pragati Co-Operative Housing Society Ltd, Mouza Somalwada, at Pawanbhu Layout, within the limits of N.I.T. & N.M.C. Nagpur Tahsil & Distt. Nagpur and bounded as under: East - Plot No. 98, West - Road, North - Plot No. 112, South - Plot No. 114 Owner Of Property: Mrs. Rekha Ashokrao Raut	Symbolic	Rs. 1,55,84,000/- Rs. 15,58,400/-	Rs. 1,44,76,639.99 as on 22/10/2025 +Interest applicable & other charges	On or before 28/11/2025 Till 5.00 P.M.

For detailed terms and conditions of the sale please refer to the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com/support.ebkray@procure247.com)." or may contact Chief Manager ARM Branch Nagpur of Canara Bank (Contact No. 9271071694) during office hours on any working day.

Date:23/10/2025

Place: Nagpur

Authorized Officer
Canara Bank