

## 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<br>Name of Account<br>Name of Borrower<br>(Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)          | Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)  | A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002<br>B)Outstanding Amount<br>C)Possession Date u/s 13(4) of SARFESI Act 2002<br>D)Nature of Possession Symbolic/ Physical/Constructive | A)Reserve Price (Rs. In Lacs)   | Date/ Time of E-Auction              | Details of the encumbrances known to the secured creditors |
|--------|---|--|---|---|--------------------------------------|--|
|        |   |  |   | B)EMD (Last Date of Deposit of EMD)<br>C)Bid Increase Amount                |                                      |  |
| 1.     | Kingsway, Nagpur<br>Mr. Mahesh Rameshlal Hirani (Borrower/Mortgagor)<br>Mr. Yashwant Rameshlal Hirani (Co-borrower/Mortgagor)                                 | All that Piece and Parcel of land and building bearing Plot No 01 admeasuring 1857.00 sq ft (172.519 sq Mtrs ) ,Municipal House No 3459-B/1, Ward No 57, In pachpaoli Housing Accomodation Scheme, Khasara No. 12/1-2, Sheet No 264/28, City Survey No 178, Mouza Indora, Tah and Dist Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in the name of Mr. Mahesh Rameshlal Hirani & Mr. Yashwant Rameshlal Hirani. Boundaries- East-Plot No 02, West- Road, North- Road, South- Plot No 01. | A) 02/12/2024<br>B) Rs.6,32,424.58 as on 30/11/2024 + intt & other charges w.e.f. 01/12/2024<br>C) 06/02/2025<br>D) Symbolic Possession   | A)<br>Rs. 1,80,63,000.00<br>B) 18,06,300.00<br>C) 28/04/2025<br>D) 10000.00 | 29/04/2025<br>11.00 AM<br>to 4.00 PM | Not Known  |
| 2.     | Kingsway, Nagpur<br>M/s The Solvers (Borrower)<br>Mr. Mahesh Rameshlal Hirani (Proprietor / Mortgagor)<br>Mr. Yashwant Rameshlal Hirani (Guarantor/Mortgagor) |  | A) 02/12/2024<br>B) Rs.39,88,610.00 as on 30/11/2024 + intt & other charges w.e.f. 01/12/2024<br>C) 06/02/2025<br>D) Symbolic Possession  |   |                                      |  |

#### 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 ISWHAT 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 Authorized Officer, butthe Authorized 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 <https://baanknet.com> as per above..
  - For detailed term and conditions of the sale, please refer [www.baanknet.com](http://www.baanknet.com), [www.pnbindia.in](http://www.pnbindia.in),
  - Contact Person Mr.Sushilkumar-8420194674, Mr. R.K.Pradhan-8827659943, Mr.Sanjay Nikhare-8989997231, Mr.Sandeep Akhare-9657394162, Mr. Deepak Madavi-9049222238 & Mr. Pavan Gudadhe-9423743110
  - The bidder bidding for any of the above IP has to bid by adding minimum incremental amount i.e. Rs.10000 over and above the Fixed Reserve Price.
- Note- Further any statutory dues 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(6) OF THE SARFAEFSI ACT, 2002

Date : 21/03/2025  
Place : Nagpur

Authorized Officer,  
Punjab National Bank