

## 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

Date of E-Auction: 07/04/2026 (Last date of deposit of EMD: 06/04/2026)

Sr. No	Name of Branch	Detail of Immovable Properties/Securities Mortgaged/ Owner's Name (Mortgagors of properties)	a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002	a) Reserve Price	Date/ Time of E-Auction
	Name of Account		b) O/S amount as on date of 13(2) notice	b) EMD	
	Name & Address of the Borrower/ Guarantors Account		c) Possession date u/s 13 (4) of SARFAESI Act 2002	c) Bid Increase Amount	
			d) Nature of possession symbolic/physical/constructive		
1)	Branch : MCB Civil Line, Nagpur  Shri. Abhijeet Rabintra Singh (Borrower/Mortgagor)  Smt. Manju Rabintra Singh (Co-Borrower)	All that Piece and Parcel of R.C.C Superstructure comprising of Apartment/Flat No. 204 Wing - I, on Second Floor, Covering Built up area of about 103.724 Sq. Mtrs, equivalent to Carpet area of 89.872 Sq. Mtrs in the building name and styled as "Pioneer Shiv Krishna Vandan Apartments" constructed on land bearing khasra Nos. 61/3, 61/4, 61/5 of Mouza-Borgaon P.S.K No. 8, bearing old City Survey No. 554, Sheet No. 131/45, City Survey No. 555, Sheet No. 142/20, New City Survey No. 754, 755 & 756, of Mouza-Borgaon Situated at Borgaon, Katol Road Nagpur Municipal Corporation Nagpur and Nagpur Improvement Trust, Nagpur Ward No. 17 together with 1.863% undivided Share and interest in said land in Tahsil & Dist. Nagpur.  Bounded -East- Flat No. 305, West- Open Space, North- Open Space, South- Flat No. 303  Owner- Shri. Abhijeet Rabintra Singh	a) 30/10/2025  b) Rs. 47,49,758.04 as on 29/10/2025 + Intt & other charges w.e.f. 01/10/2025  c) 14/01/2026  d) Symbolic Possession	a) Rs.65,00,000/-  b) Rs.6,50,000/-  c) Rs.10,000/-	07/04/2026  11.00 AM to 04.00 PM
2)	Branch : Dharampath, Nagpur  Mr. Ajay Haridas Gajbhiye (Borrower)  Mr. Balkrishna Haridas Gajbhiye (Son) (Legal Heir of Haridas Govindraoji Gajbhiye)  (Co-Borrower/Mortgagor) Mr. Ajay Haridas Gajbhiye (Son) (Legal Heir of Haridas Govindraoji Gajbhiye) (Co-Borrower/Mortgagor) Mr. Narendra Haridas Gajbhiye (Son) (Legal Heir of Haridas Govindraoji Gajbhiye) (Co-Borrower/Mortgagor) Mrs. Darshana Balkrishna Gajbhiye (Guarantor)	All that Piece and Parcel of land and building bearing Plot No 49 admeasuring 55.740 sq mtrs or 600.00 sq ft in Central Road scheme section III (ALT) of NIT being portion of Khasara No 61 of Mouza - Pardi Division East, City Survey No 417, NMC House No 1209/49, Ward No 21 within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Nagpur, Tahsil and District Nagpur.  Bounded -East- Plot No 50, West- Plot No 48, North- Plot No 40, South- Road.  Owner- Mr. Haridas Govindraoji Gajbhiye.	a) 20/10/2025  b) Rs. 10,96,101.85 as on 30/09/2025 + further Intt & other charges w.e.f. 01/10/2025  c) 07/01/2026  d) Symbolic Possession	a) Rs.27,21,000/-  b) Rs.2,72,100/-  c) Rs.10,000/-	07/04/2026  11.00 AM to 04.00 PM

Details of the encumbrances known to the secured creditors - Not known, Interested bidders may enquiry independently regarding same.

### TERMS AND CONDITIONS OF E-AUCTION SALE

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://baanknet.com/>
- The intending Bidders/ Purchasers are requested to register on portal ([https://baanknet.com](https://baanknet.com/)) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 06.04.2026 before the e-Auction. Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
- Platform (<https://baanknet.com/>) for e-Auction will be provided by e-Auction service provider M/S PSB Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). 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.
- For details General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.  
(a) [https://baanknet.com.](https://baanknet.com/), (b) [www.pnbindia.in](http://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 portal ([https://baanknet.com](https://baanknet.com/)).
- The Authorized 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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHAT EVER THERE IS BASIS"
- Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/ Present/Future.

### STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Place : Nagpur  
Date 04/03/2026

Authorized Officer  
Punjab National Bank, Secured Creditor