

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: 12.01.2026 (Last date of deposit of EMD: 11.01.2026)

Sr No.	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (b) O/S amount as on date of 13 (2) notice (c) Possession date u/s 13 (4) of SARFAESI Act 2002 (d) Nature of possession symbolic/physical/ constructive	(a) Reserve Price	Date/Time of E-Auction
				(b) EMD	
				(c) Bid Increase Amt.	
1.	MECL Nagpur M/s Meena Super Bazar Prop. Smt. Meena Puri w/o Sh. Sukhdeo Singh Puri	All that Piece and Parcel of Property bearing Flat No. 502 having area 51.57 Sq. Mtrs (555.10 Sq.ft) on 5th floor of "Hawa Palace Apartment" Constructed on Malik maqbuza Plot bearing No. 156/7 admsg. 929.03 Sq. Mtr on Mouza- Binakhi bearing city Survey No. 1161 Sheet No. 386 Municipal House No. 785 Chalta No. 188, ward No. 22, Mudliyar layout, Shanti Nagar, within the limits of NMC and NIT Mouza-Binakhi Tahsil & Dist. Nagpur in the Name of Shri. Sukhdev Singh Puri & Smt. Meena Sukhdevsingh Puri. Boundaries: East- Road, West- Road, North- Plot No. 156/6, South- Plot No. 156/8.	(a) 13/02/2023	(a) Rs. 20,70,000.00	Date: 12.01.2026 Time: 11:00 am to 4:00 pm
			(b) Rs.29,50,006.67 as on 31/01/2023 + intt & other charges w.e.f 01/01/2023	(b) Rs. 2,07,000.00	
			(c) 12/06/2023	© Rs. 10000.00	
			(d) PHYSICAL		
2.	Nagpur Indora Chowk M/s,Star Minerals, (Proprietor & Mortgagor- Mr. Siraj Mohammad Bakshi)	All that Piece and Parcel land, Known as Plot No. A-24 & A-25 the Parshivani Mini Industrial Area, Situated at Village limits of Parshivani and within/outside the limit of Nagpur Municipal Council/Corporation in rural area, Taluka Parshivani and Registration Sub-District. Nagpur Containing by admeasurement 800.00 Sq. Mtrs (800.00 Sq Mtrs + 800.00 Sq. Mtrs of each Plot), Taluka Parshivani, District. Nagpur. Boundaries: - East – Plot No. A-26, West- Plot No. A-23, North- 20.00 Mtr Road/W, South- Plot No. A-15 & A-14. Lessor/Owner: Mr. Mohammad Bakshi	(a) 13/02/2025	(a) Rs. 17,28,000.00	Date: 12.01.2026 Time: 11:00 am to 4:00 pm
			(b) Rs. 15,57,912.51 as on 31/01/2025 + intt & other charges w.e.f 01/02/2025 charges	(b) Rs. 1,72,800.00	
			(c) 23.05.2025	(c) Rs. 10000.00	
			(d) SYMBOLIC		
3.	Dharampeth Sh. Satish Mahadeorao Kolhe , Smt. Kiran Satish Kolhe	Entire superstructure comprising of all piece & parcel of Flat No T2, Third Floor, Anusaya Apartment, super builtup area 64.66 Sq Mtrs, Plot No 28, Gram Panchayat H No 3796, Ward No 1, Mouza Wanadongari, Mahajanwadi, Teh Hingana Dist Nagpur in the name of Smt Kiran Satish Kolhe	(a) 15/04/2021	(a) Rs.13,52,000.00	12.01.2026 Time: 11:00 am to 4:00 pm
			(b) Rs.14,86,684.00 as on 31/03/2021 + intt & other charges w.e.f. 01/04/2021	(b) 1,35,200.00	
			(c) 12/01/2022	(c) Rs. 10000.00	
			(d) Physical		

Details of the encumbrances known to the secured creditors – Not known

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/>
- 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
- 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 "WHATEVER 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

Date: 19.12.2025,
Place: Nagpur

Sd/- Authorized Officer
Punjab National Bank Secured Creditor