

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 (1) 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 the recovery of 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.

Sr. No.	Name of Branch	Name of Account	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	SCHEDULE OF THE SECURED ASSETS				Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
				A) Dt. Of Demand Notice u/s 13(1) of SARFESI Act 2002	A) Reserve Price (Rs.)	B) Outstanding Amount	C) Last Date of EMD Deposit		
				D) Nature of Possession Symbolic/ Physical/Constructive		B) EMD Amount	C) Last Date of EMD Deposit		
						D) Bid Increase Amount			

Date/ Time of E-Auction : 24.09.2026 (11.00 AM to 4.00 PM), EMD Date : 23.09.2026

1.	Pratap Nagar, Nagpur	Shri Dinesh Ashok Virani (Borrower/Mortgagor)	All that piece & parcel of property bearing Plot No. 301, 3rd floor of the building known and styled as GURUKRUPA TOWERS, standing on NIT Plot No. 21.22 and 23, Kharsa No. 25/3, Mouza Indora, Shri No. 6049, City Survey No. 24, Ward No. 57, covering a built up area of 45 Sq. Mtrs together with 3/8th undivided proportionate share and interest in the Plot No. 21.22 and 23 admeasuring about 1705.15 Sq. Mtrs having NMC House No. 3919/C/21+22+23 in the name of Shri Dinesh Ashok Virani & Smt. Vinita Dinesh Virani. Boundaries: East: Road, West: Hudco Quarters, North: Staircase and Plot No. 305, South: Flat No. 302	A) 05.09.2022 B) Rs. 33,81,570.22 + further interest and other charges w.e.f. 01.09.2022 C) 20.11.2023	A) Rs. 24,25,000/- B) Rs. 2,42,500/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) PHYSICAL Possession
2.	Dharampeth, Nagpur	M/s. Max Sanchhampamta Industries (Borrower/Mortgagor)	All that piece and parcel of land bearing Plot No. 4, admeasuring 851.33 Sq. Meters, Kharsa/Survey No. 39/2A, admeasuring 1.17 HR Revenue/Rental Rs. 07.55, Class I, P.H. No. 10, Mouza: Hetti (Surtal), Tahsil: Saoner, District: Nagpur. East: Kharsa No. 353, West: 12.00 Meter wide Road, North: Remaining open land of same Kharsa, South: Plot No. 5 belonging to Smt. Seema Jaykishor Sabu. Owner: M/s. Max Sanchhampamta Industries through its Proprietor Mr. Jaykishor Jagadishprasad Sabu	A) 11.10.2017 B) Rs. 33,96,397.00 as on 30.09.2017 plus further interest and other charges w.e.f. 01.10.2017 C) 28.12.2017	A) Rs. 16,40,000/- B) Rs. 1,64,000/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) SYMBOLIC Possession
3.	Nandam, Nagpur	M/s. Shri Industries (Borrower)	All that piece & parcel of Non-Agricultural/Industrial Plot No. 3, measuring 824.91 Sq. Mtrs out of Kharsa No. 39/2A/5/3 admeasuring 1.17 HR revenue Rs. 7.55 of Mouza Hetti (Surtal) with Class I Occupancy Rights, Patwari Halka No. 10 within the limits of Tahsil Saoner & Dist. Nagpur in the name of Smt. Anita Ishwardas Pardihi. Bounded as under: East: Kharsa No. 33, West: 12.00 Meter Wide Road, North: Plot No. 5 belonging to Smt. Seema Jaykishor Sabu South: 12.00 Meter Wide Road. Owner: Smt. Anita Ishwardas Pardihi	A) 06.05.2021 B) Rs. 54,11,137.22 + further interest and other charges w.e.f. 01.05.2021 C) 22.10.2024	A) Rs. 48,40,000/- B) Rs. 4,84,000/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) PHYSICAL Possession
4.	Kingsway, Nagpur	Mr. Vilas Shrivastav Gird (Borrower/Mortgagor)	All that piece and parcel of land bearing Kharsa No. 42 containing admeasuring 2.02 HR of Mouza Kuhl, P.H. No. 53 together with all that piece and parcel of plot No. 6 area admeasuring 5.76 Sq. Ft. (481.34 Sq. Mtr.), situated in Layout to be known and styled as "Santal Nagar" and standing on the Kh. No. 42 land Tahsil-Kuhl and Dist. Nagpur. Bounded as under: East: Layout boundary and Nalha, West: 9 Mtr Road, North: Plot No. 5, South: 9 Mtr Road. Owner: Mr. Vilas Shrivastav Gird	A) 24.06.2025 B) Rs. 47,66,979.00 plus further interest and other charges w.e.f. 09.06.2025 C) 23.09.2025	A) Rs. 34,10,000/- B) Rs. 3,41,000/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) SYMBOLIC Possession
5.	Surya Nagar, Nagpur	Shri Sheikh Mohamadal Hak Jahuram Alam (Borrower/Mortgagor)	All that Piece and Parcel of residential block comprising House No. 950, having area of 69.29 Sq. meter built up on first floor of building situated in Maskasath close to Cradok Road, Circle No. 13/15, Div No. 4, City Survey No. 496, Sheet No. 131, Mouza Nagpur, Tehsil & District Nagpur & Bounded as under: East: Sambhajir Kasar Road, West: House of Shri. Devidas Nimje, North: Lane, South: Maroti Temple & House of Shri. Devidas Nimje. Owner: Shri Sheikh Mohamadal Hak Jahuram Alam	A) 13.07.2017 B) Rs. 27,65,707.50 as on 10.06.2017 + intt & charges w.e.f. 01.07.2017 C) 09.11.2022	A) Rs. 27,45,000/- B) Rs. 2,74,500/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) PHYSICAL Possession
6.	Kingsway, Nagpur	Mr. Madhusudan Narayanprasad Sharma (Borrower/Mortgagor)	All that piece and parcel of Apartment having No. 202 on the Second Floor having its Super Built up area 86.402 Sq. Mtrs with 1/63th undivided proportionate share and interest in the Building Complex constructed out of all THAT piece and parcel of plot No. 24 and 25 both jointly admeasuring about 218.99 Sq. Mtr i.e. 2351.35 Sq. Ft. in the lay out Popularly known as JPRadiance Complex out of all That Town Planning	A) 29.11.2022 B) Rs. 22,07,873.00 + intt & charges w.e.f. 01.11.2022 C) 10.06.2024	A) Rs. 20,00,000/- B) Rs. 2,00,000/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) PHYSICAL Possession
7.	Surya Nagar, Nagpur	Shri Gatav Abhiman Borkar (Borrower/Mortgagor)	All that Piece and Parcel Apartment No. 305, 3rd Floor in the building Hitesh Vihar - II, City Survey No. 58, Sheet No. 488/12, Mouja Benaki, Ward No. 43, NMC House No. 1559/E/252 & 1559/E/253, Pachpoli Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur. Bounded as under: East: Road, West: Plot No. 257, 258, 259, North: Plot No. 251, South: Plot No. 254. Owner: Shri Gatav Abhiman Borkar	A) 13.07.2017 B) Rs. 26,18,000.00 + intt. and other charges w.e.f. 01.07.2017 C) 23.06.2022	A) Rs. 19,15,000/- B) Rs. 1,91,500/- C) 23.09.2026 D) 10000.00	24.09.2026 (11.00 AM to 4.00 PM)	Not Known	D) PHYSICAL Possession

Date/ Time of E-Auction : 06.10.2026 (11.00 AM to 4.00 PM), EMD Date : 05.10.2026

8.	Khamlia, Nagpur	Mr. Akash Raju Bhajane (Borrower/Mortgagor)	The undivided 0.428 % share and interest in all that piece and parcel of residential plotable land measuring about 65.31.704 Sq. Mtr. (70307.261 Sq. Ft.) out of Kh. No. 113/1 of Mouza: Narsala, P.H. No. 37, together with the entire R.C.C. superstructure comprising Apartment No. E-201, covering a carpet area (including balcony) of 34.72 Sq. Mtr. and built up area of 33.35 Sq. Mtr. on the Second Floor in Block No. 'A' and Wing No. 'A' of a Group Housing Residential Multistoried building constructed thereon and collectively known and styled as "KRUSHNAM NAGARI", bearing NMC House No. 113/2/37/Normal Layout/Block A, Wing A, E-201, situated at village: Narsala, within the limits of Nagpur Municipal Corporation, Ward No. 77 in Tahsil: Nagpur Gramin and District: Nagpur in the name of Mr. Akash Raju Bhajane. Boundaries: East: Amenities space, West: Krushnam Nagari Block & North: Kh. No. 117 and 118, South: Kh. No. 112	A) 06.03.2026 B) Rs. 24,72,586.08 + further interest and other charges w.e.f. 01.03.2026 C) 03.07.2026	A) Rs. 23,00,000/- B) Rs. 2,30,000/- C) 05.10.2026 D) 10000.00	06.10.2026 (11.00 AM to 4.00 PM)	Not Known	D) SYMBOLIC Possession
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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 auction sale will be "online through e-auction" on portal <https://www.baanknet.com>.
- The intending Bidders/Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the Intending Bidders/Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited by the bidder will be forfeited in case of failure to deposit the amounts as above within the stipulated time. The amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of Bid amount.
- 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 sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- 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 hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provided.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, areas of property, tax, electricity dues etc.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to technical reasons or reasons/contingencies affecting the e-auctions.
- It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://baanknet.com> and www.pnbndia.in.
- Reserve Price of Plant and Machinery is exclusive of applicable GST.
- Contact Person : 1. Kapil Ghade (Manager) - 7757005195, 2. Ashish Rajurkar (Dy Manager) - 9960950750, 3. Sandeep Akhare (Sr. Manager) - 9657394162, 4. Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9011683623.

