

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 Name of Account Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002		A) Reserve Price (Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
			B) Outstanding Amount	C) Possession Date u/s 13(4) of SARFESI Act 2002	B) EMD Amount		
			D) Nature of Possession Symbolic/ physical/Constructive	C) Last Date of EMD Deposit	C) Bid Increase Amount		
1.	MCB, Nagpur M/s Hargobind Tradico (Borrower) Mrs. Grishma Daveendep Dhingra (Proprietor/ Mortgagor) Mr. Daveendep Bhupindersingh Dhingra (Guarantor/ Mortgagor)	All that Piece and Parcel of Non-Agriculture land bearing Kharsa No. 198/ 1, admeasuring 1.06 Hectare of Mouza-Khandali, PH. No. 11, Occupancy Right Class-1 land revenue/rental Rs. 4.90, situated at Village Khandhali Tahsil: Samudrapur, Dist. Wardha and bounded as under: North: Field of Kharsa No. 198/2, South: Field of Kharsa No. 199-200-201, East: Shiv Pandthan, West: NH. NO. 07 Owner: Shri. Daveendep Bhupindersingh Dhingra & Smt. Grishma w/o Daveendep Singh Dhingra (As per sale deed dated 12-06-2017 registered at SRO Samudrapur at Serial Number 1053/2017)	A) 26.08.2024 B) Rs. 2,70,43,352.59 + further interest and other charges w.e.f 01.08.2024 C) 04.11.2024 D) SYMBOLIC Possession	A) Rs. 2,98,20,000/- B) Rs. 29,82,000/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	The immovable properties comprised in	
2.	MCB Civil Lines, Nagpur M/s Dhinra Venture (Borrower) Shri. Daveendep Bhupindersingh Dhingra (Proprietor/ Mortgagor) Smt. Grishma Daveendep Dhingra (Guarantor/ Mortgagor)	Non-Agriculture land bearing Kharsa No. 199, admeasuring 1.00 Hectare of Mouza Khandali P.C. No. 11, Occupancy Right Class-1 land revenue Rs. 3.95 together with all the construction made thereon on the above said Non-Agriculture. Land situated at Village-Khandhali Tahsil: Samudrapur, Dist. Wardha and bounded as under: North: Field of Kharsa No. 198/1, South: Field of Kharsa No. 202, East: Field of Kharsa No. 198, West: Field of Kharsa No. 200 Owner: Shri. Daveendep Bhupindersingh Dhingra & Smt. Grishma w/o Daveendep Singh Dhingra (As per sale deed dated 19-07-2016 registered at SRO Samudrapur at Serial Number 1053/2016)	A) 12.04.2024 B) Rs. 8,21,83,174.00 + inttt & charges w.e.f. 01.04.2024 C) 24.06.2024 D) SYMBOLIC Possession			Survey Nos. 198/1, 199 and 201 were originally mortgaged in favour of Punjab National Bank by the borrower. Subsequently, the borrower obtained a Non-Agricultural (NA) order dated 13.12.2017 from the Tehsildar Samudrapur; whereby Survey Nos. 199, 200 and 201 were considered jointly for NA purpose and consequential revenue entries/consolidation were effected in the revenue records. It is specifically brought to the notice of the intending bidders that Survey No. 200 is physically situated in between Survey No. 199 and Survey No. 201. However Survey No. 200 does not form part of the mortgaged assets and has neither been offered as security to Punjab National Bank nor is covered under the mortgage created in favour of the bank. The Non-Agricultural (NA) Order dated 13.12.2017 issued by the Tehsildar Samudrapur has considered Survey Nos. 199, 200 and 201 jointly for NA purpose and corresponding entries/consolidation have been effected in the revenue records. The sale is being conducted strictly in respect of the mortgaged properties of the borrower, and on "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS", AND "WITHOUT RECOURSE BASIS". The intending bidders are advised to independently verify, examine, and satisfy themselves regarding the effect of the aforesaid NA Order.	
3.	Kingsway, Nagpur M/s Shubhlaxmi Agri Corp (Borrower) Shri. Daveendep Bhupindersingh Dhingra (Proprietor/ Mortgagor) Smt. Grishma Daveendep Dhingra (Guarantor/ Mortgagor)	Non-Agriculture land bearing Kharsa No. 201, admeasuring 0.80 Hectare of Mouza-Khandali P.C. No. 11, Occupancy Right Class-1 land revenue Rs. 3.95 together with one Pucca House Admeasuring 399 Sq. Ft. on the above said Non-Agriculture land situated at Village Khandhali Tahsil: Samudrapur, Dist. Wardha and bounded as under: North: Field of Kharsa No. 198/1, South: Field of Kharsa No. 202, East: Field of Kharsa No. 200, West: Wardha Road Owner: Shri Daveendep Bhupindersingh Dhingra & Smt. Grishma w/o Daveendep Singh Dhingra (As per sale deed dated 31-12-2013 registered at SRO Samudrapur at Serial Number 47)	A) 13.10.2023 B) Rs. 5,42,89,144.00 + inttt and other charges w.e.f. 01.10.2023 C) 19.01.2024 D) SYMBOLIC Possession				
4.	Lakadganj, Nagpur Mr. Sanjay Singh Suresh Singh Dixit (Borrower/Mortgagor) Mrs. Priyanka Sanjay Singh Dixit (Co-Borrower)	All that Piece and Parcel of Property bearing Plot No. 19 admeasuring 175.3870 Sq Mtrs, being the portion of land bearing Kharsa No.214 of Mouza Zingabai Takli, PH No 11 together with the building standing thereon covering a built up area of 171.114 Sq Mtr, City Survey No 71, Sheet No 53 & 54, Corporation House No 561/B/19 situated at Rashtra Sant Nagar Godhani Road, Zingabai Takli Nagpur within the limits of Nagpur Municipal Corporation, Ward No 61 Tahsil and District Nagpur Boundaries: East- 18.00 Mtr wide road, West- Plot No. 22, North-Plot No. 18, South- Plot No. 20 Owner- Mr. Sanjay Singh Suresh Singh Dixit	A) 12.03.2025 B) Rs. 2,91,96,436.88 + further interest and Other Charges w.e.f.01.03.2025 C) 02.08.2025 D) SYMBOLIC Possession	A) Rs. 1,55,00,000/- B) Rs. 15,50,000/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
5.	Gandhibagh, Nagpur 1. M/s Asian Plastics (Borrower) 2. Shri Rohit John Nikhamb (Partner/ Borrower) 3. Mr. Jobby Kolamalali Thomas (Partner/ Borrower) 4. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal since Deceased (Guarantor/ Mortgagor) 5. Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal since Deceased (Guarantor/ Mortgagor) 6. Mrs. Aney Thomas (Guranator/ Mortgagor) 7. Shri John Semual Nikhamb (Guarantor) 8. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) 9. Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) 10. Ms. Harshala Chintaman Sapkal Legal Heir of Shri Chintaman Manohar Sapkal since Deceased (Guarantor/ Mortgagor)	The undivided 1.86% share and interest in all that pieces and parcel of land bearing Plot No. 28 & 4 total containing by adm. 1239 Sq. Mtrs. Being the portion of land bearing kh. No. 110/1 & 110/2 of Mouza-Shirul, PH. No. 71, together with the entire R.C.C. superstructure comprising Apartment No. F-06, covering a Super Built up area 534.54 Sq. Ft (or 49.65 Sq. Mtr) on the First Floor of the building constructed thereon and known as styled as "Vyankatesh Arcade No.1" situated at Shirul, within the limits of Grampanchayat Shirul, in Tah. Hingna and Dist. Nagpur Bounded as under: East: Kh. No. 109, West: Plot No. 2, North: Plot No. 5 & 6, South: Road Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal	A) 02.12.2023 B) Rs. 29,92,970.03 + further interest and other charges w.e.f. 01.12.2023 C) 15.11.2025 D) PHYSICAL Possession	A) Rs. 7,80,000/- B) Rs. 78,000/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
6.	Surya Nagar, Nagpur Shri Sheikh Mohamadali Hak Jahuriam Alam (Borrower/Mortgagor) Sh. Nasim Mohamadali Hak (Guarantor)	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. 13/19, Div No. 4, City Survey No. 496, Sheet No. 131 Mouza Nagpur, Tehsil & District Nagpur & Bounded as under: East: Sambhaji Kasar Road, West: House of Shri. Devidas Nimje, North: Lane, South: Maroti Temple & House of Shri Devidas Nimje Owner: Shri Sheikh Mohamadali Hak Jahuriam Alam	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.06.2017 + inttt & charges w.e.f. 01.07.2017 C) 09.11.2022 D) PHYSICAL Possession	A) Rs. 33,78,000/- B) Rs. 3,37,800/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
7.	Hinganghat M/s Kishan Agro Industries (Borrower) Mr. Nitin Kishanchand Motwani (Proprietor & Mortgagor No. 1) Mrs. Maya Kishanchand Motwani (Guarantor & Mortgagor No. 2) Mr. Girish Devandas Motwani (Guarantor & Mortgagor No. 3) Mr. Devandas Rohandmal Motwani (Guarantor)	All that piece and parcel of Property i.e. Residential diverted Plot No. 17 adm. 303.75 Sq. Mtrs. Plot No. 18 adm. 303.75 Sq. Mtrs. Plot No. 21 adm. 126.00 Sq. Mtr, Plot No. 22 adm. 126.00 Sq. Mtr, Plot No. 23 adm. 126.00 Sq. Mtr and Plot No. 27 adm. 50.00 Sq. Mtrs in the diverted field survey No. 226 diverted for residential purpose vide order dt. 27/01/2014 in rev case no. 85/NAP-84/2011-12 of Mouza Chhinora, Mauza No. 193, P.C. No. 17, Tah: Warora, Dist: Chandrapur That the Plot No. 17 & 18 is bounded as under: On East: Road, On West: Plot No. 21, 24, On North: Plot No. 16, On South: Plot No. 19 That the Plot No. 21 to 23 is bounded as under: On East: Plot No. 17 to 19, On West: Road, On North: Plot No. 24, On South: Plot No. 20 That the Plot No. 27 is bounded as under: On East: Road, On West: Plot No. 44, On North: Plot No. 26, On South: Plot No. 28 Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani	A) 14.08.2024 B) Rs. 18,69,18,438.28 + inttt and other charges w.e.f. 01.08.2024 C) 25.10.2024 D) SYMBOLIC Possession	A) Rs. 44,55,000/- B) Rs. 4,45,500/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
8.	Surya Nagar, Nagpur Shri Gatav Abhimhan 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, Mouza Benaki, Ward No. 43 NMC House No. 1559/E/252 & 1559/E/253, Pachpoli Housing & Nagar Bounded at under: East: Road, West: Plot No. 254, North: Plot No. 251, South: Plot No. 254 Owner: Shri Gatav Abhimhan Borkar	A) 13.07.2017 B) Rs. 26,18,000.00 + inttt. and other charges w.e.f. 01.07.2017 C) 23.06.2022 D) PHYSICAL Possession	A) Rs. 23,61,000/- B) Rs. 2,36,100/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
9.	Kingsway, Nagpur Mr. Madhusudan Narayanasard Sharma (Borrower/Mortgagor) Smt. Smita Manmohan Sharma (Guarantor)	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 1.63% 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. 23519.35 Sq. Ft. in the lay out Popularly known as P Radiance Complex out of all that Town Planning and Collector Nagpur sanctioned lay out having Survey No. 147 admeasuring about 1.38 Hec i.e. 13800.00 Sq. Mtr Situated at Mouza Sukali (Gup) PS K. No. 45 Land Revenue Rs 276, Tahsil-Hingna and District: Nagpur and All That piece and parcel of land having Survey No 148 admeasuring about 1.81 Hec i.e. 18100.00 Sq. Mtr Situated at Mouza-Sukali (Gup), P.S. K. No. 45 Tahsil- Hingna and District: Nagpur and bounded as under: East: Flat No 211, West: Flat No 201, North: Main Road, South: Flat No 203 Owner: Mr Madhusudan Narayanasard Sharma	A) 29.11.2022 B) Rs. 22,07,873.00 + inttt & charges w.e.f. 01.11.2022 C) 10.06.2024 D) PHYSICAL Possession	A) Rs. 19,44,000/- B) Rs. 1,94,400/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	

10. Dharampeth, Nagpur Smt. Kiran Satish Kolhe (Borrower/Mortgagor) Shri. Satish Mahadeora Kolhe (Co-Borrower)	All that Piece and Parcel of Residential Flats on Second Floor: Bearing Flat No. S-1 & S-2, in the building Known as & Styled as "Anusaya Apartments" Covering Flat S-1 with Built Up area 36.96 Sq. Mtr. (397.80 Sq.ft), Super Built Up area 62.11 Sq. Mtr. (384.30 Sq Ft) & Flat S-2 with Built Up area 37.00 Sq. Mtr. (404.23 Sq. Ft.), Super Built Up area 64.66 Sq. Mtr. (717.76 Sq. Ft), Total Built Up area 74.51 Sq. Mtr. (802.03 Sq Ft), Total Super Built Up area 156.11 Sq. Mtr. (1679.74 Sq Ft) on Plot No. 28 Total land area 244.14 Sq. Mtr., Kharsa No. 341, P.H. No-46, Ward No. 01, House No. 1095, Mouza- Wanadongri, Grampanchayat- Wanadongri, Tah. Hingna, Dist. Nagpur. Bounded as under: Flat No. S-1: East: Road, West: S-3, North: Plot No. 29, South: S-2 Flat No. S-2: East: Road, West: S-3, North: S-1, South: Road Owner: Smt. Kiran Satish Kolhe	A) 06.06.2024 B) Rs. 49,52,035.00 + further Interest & Other Charges w.e.f. 01.06.2024 C) 23.08.2024 D) SYMBOLIC Possession	A) Rs. 29,44,000/- B) Rs. 2,94,000/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
11. Khamla, Nagpur M/s Maa Sharda Agro Industries (Borrower) Prop. Smt. Manju Kailash Soni Shri Kailash Nagarmal Soni (Mortgagor/Guarantor) Smt. Manju Kailash Soni (Mortgagor/Guarantor)	Plot No. 34, Khasara No. 51, City Survey No. 180, Shri Narhari Cooperative Housing Society Ltd., admssg. 1500 Sq. Ft. Nagpur. Realisable Valued Rs. 19.61 Lacs as per Shri Vijay Meghrajani bank's approved valuer dated 25.04.2017 Bounded as follows: On the East: Plot No. 35, West: Plot No. 33, North: 9.14 Mts. wide road, South: Plot No. 31 Property under reference is owned by Shri Kailash Nagarmal Soni Plot No. 62, Khasara No. 24, City Survey No. 20, Mouza Bharatwada, Nagpur. Realisable Valued Rs. 17.54 Lacs as per Shri Vijay Meghrajani bank's approved valuer dated 25.04.2017 Bounded as follows: On the East: Plot No. 69, West: 30 ft. road, North: Plot No. 63, South: Plot No. 61. Property under reference is owned by Smt. Manju Kailash Soni	A) 18.06.2019 B) Rs. 1,33,88,684/- as on 31.05.2019 + further interest and other charges from 01.06.2019 C) 05.10.2019 D) SYMBOLIC Possession	A) Rs. 19,77,000/- B) Rs. 1,97,700/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
12. Baja Nagar, Nagpur M/s Shrihari Ginning and Oil Industry (Borrower) Shri. Ramesh Vaidya (Partner/Guarantor/Mortgagor) Shri. Prashant Vaidya (Partner/Guarantor/Mortgagor) Shri. Satish Vaidya (Partner/Guarantor/Mortgagor) Smt. Usha Ramesh Vaidya (Guarantor/Mortgagor)	1. All that piece and parcel of Property i.e. Factory land & Building situated at Kharsa No. 76, P.H. No. 35, Khathe No. 73, Shegaon, Kund, Mouza Kund, Tq. Hinganghat, Dist. Wardha in the name of M/s Shrihari Ginning & Oil Industry comprising of: A) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.57 hectare (3.885 acres), divided by East-West vibhagani, North side land with Bhogwad class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khathe no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.m. Owned by Satish Ramesh Rao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist. Wardha and same is bounded as under : On the EAST by: Land of Shri Purushottam Chordiya On the WEST by: Road, On the NORTH by: Remaining portion of Kh. No. 76 sold out to Shri Prashant Vaidya and next land of Shri Purushottam Dhote B) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.58 hectare (3.885 acres), divided by East-West vibhagani, North side land with Bhogwad class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khathe no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.m. Owned by Satish Ramesh Rao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist. Wardha and same is bounded as under : On the EAST by: Land of Shri Purushottam Chordiya, On the WEST by: Road, On the NORTH by: Remaining portion of Kh. No. 76 sold out to Satish Vaidya C) All that piece and parcel of Non- Agriculture land of South side portion of Land survey no 76. Admeas. 1.21 hectare (3.000 acres), divided by East-West vibhagani, South side land with Bhogwad class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khathe no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq. m. Owned by Prashant Ramesh Rao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist. Wardha and same is bounded as under : On the EAST by: Land of Shri Purushottam Chordiya, On the WEST by: Road, On the NORTH by: Remaining portion of KH no 76 sold out to Shri Satish Vaidya, On the SOUTH by: Land of Shri Purushottam Dhote 2. Details of Machinery: Ginning Machinery for 36 DR GIN-Jumbo, Online Unit inclusive of Tractor Hopper, Cross Inclined Belt, Trolley, Auto Feeder, Jumbo 58, Cotton Lint Baling press and all Standard accessories i.e. SIC, Make Jadhao Gears Pvt. Ltd. (36); Additional accessories for Ginning Machinery like overhead Conveyor, dongi Structure, Gear Box Drive, Motor etc. Make Jadhao Gears Pvt. Ltd. (L.S.); Automatic Double Box up cotton bailing Press "ZEN AX MODEL" Capacity 18-20 Bales/ Hour with std. Hydraulic Set up Make Jadhao Gears Pvt. Ltd (01); Oil Mill Automation work with Std Make _Cro Tech Foot Mounting Screw Conveyor, M/c fabrication, Roller Conveyor assembling etc, Heavy Duty Foot Mounting, PCC-MCC Combined Main Panel, MS Tank, 75000T Capacity, other fabrication work, Erection & Commissioning (L.S.); Weigh Bridge 1 Capacity 60T 02 2 Capacity 05 T Make ESSAE Digitronic Pvt. Ltd. (02); New Holland 363055HP cat with Disk brakes and std feature & attachment, Loader bucket etc. (01); Fire Extinguisher system with all pipeline, Butterfly valve, Fire Jockey Pump, Auto Starter, Hoses, SS Branch Connector, ABC Stored pressure fire Extinguisher, Alarm System and related fabrication (L.S.); Cotton Seed Dryer- Capacity 4T, with std. Design & Complete Accessories (01); Air Compressor for Ginning & Strapping Machine. 1 Hp/ 3 Phase, Model Max15-242 Auto Drain Make Maxwell (01); Transformer 200KVA, 11/0 433 kv indoor Type, Aluminum Coil, New HT Connection Cubical Meter, Single Pole Point, Cable & Accessories as per MSEDCL specification (01); Electrical Cabling, Lighting & other electrical fitting, water supply system for oil & ginning unit with pumps & pipe line (L.S.); Seed Cleaner, Cooling Tower, Fogging System (L.S.); Conveyor with bucket, motor its automation, Erection & Commissioning (L.S.)	A) 12.12.2022 B) Rs. 7,99,60,720.60 + further Interest and other charges w.e.f. 01.12.2022 C) 04.03.2023 D) SYMBOLIC Possession	A) Rs. 5,24,74,000/- plus applicable GST B) Rs. 52,47,400/- plus applicable GST C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
13. Kingsway, Nagpur M/s All Impex Pvt. Ltd. (Borrower) Mr. Abrar Ansan Syed s/o All Abrar Ali Syed (Mortgagor) Mrs. Farhad Ali Abrar Ali (Director)	All that piece and parcel of Agriculture land bearing Kharsa No. 74 admeasuring 1.52 HR jama Rs. 2.50, Kharsa No. 75 admeasuring 0.55 HR jama Rs. 0.90, Kharsa No. 76 admeasuring 0.66 HR jama Rs. 1.10, Kharsa No. 77 admeasuring 0.80 HR. Total admeasuring 3.53 HR with class-I occupancy rights of Mouza- Kohali, Tahsil- Kalmeshwar, Dist- Nagpur Bounded as under: East- Nala, West- Dorli Shilpudhan, North- Survey No. 78 and 79, South- Mohali Shiv.	A) 10.08.2020 B) Rs. 4,13,94,137.37 as on 10.05.2020 + further interest and other charges w.e.f. 01.06.2020 C) 09.12.2020 D) SYMBOLIC Possession	A) Rs. 2,93,02,000/- B) Rs. 29,30,200/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known

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" 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 Digi locker. 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 e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://baanknet.com>) for e-Auction will be provided by e-Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (Helpdesk Number +91 8291220220, Email id: support.BAANKNET@psballiance.com). 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.
- The Sale Notice containing the General Terms and Conditions of Sale is available/ published in the following websites/ web page portal, <https://baanknet.com>, 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 from e-auction portal (<https://baanknet.com>).
- Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes' time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
- It is the responsibility of Intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
- In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. details of which are available on the baanknet portal
- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- The secured asset will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at. 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 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 officer/ as per the details provided.
- All statutory dues/attend 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, arrears 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> & www.pnbindia.in
- Reserve price of plant and Machinery is exclusive of applicable GST
- Contact Person Amar A Nagrale (Manager) - 8830714121, Hemant Marwah (Officer Law) -9717619613, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.