

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 (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic/ physical/Constructive	A) Reserve Price (Rs.) B) EMD Amount C) Last Date of EMD Deposit D) Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Dharampeth, Nagpur		Shri. Satish Mahadeora Kolhe (Borrower) Smt. Kiran Satish Kolhe (Co-Borrower/ Mortgagor)	EM of entire superstructure comprising of all piece and parcel at Anusaya Apartment, Flat No T-2, 3rd Floor, Plot No. 28, Gram Panchayat H. No 3796, Ward No 1, Mouza-Wanadongri, Tehsil- Hingna District- Nagpur owned by Smt. Kiran Satish Kolhe. Boundaries: East: Road, West: Flat No. T-3, North: Flat No. T-1, South: Road	A) 15.04.2021 B) Rs. 14,86,684/- as on 31.03.2021 + further interest and other charges w.e.f. 01.04.2021 C) 04.04.2025 D) PHYSICAL Possession	A) Rs. 12,15,000/- B) Rs. 1,21,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Charge of Samruddhi Cooperative Bank, Nagpur as mentioned on 7/12 extract
2.	Nandanvan, Nagpur		M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardhi (Proprietor/ Mortgagor)	All that piece & parcel of Non-Agricultural/Industrial Plot No. 3 admeasuring 824.91 Sq Mtrs out of Khasara No. 39/2A/5/3 admeasuring 1.17 HR revenue Rs. 7.55 of Mouza Heti (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 Pardhi. Bounded as under: East: Khasara No. 33, West: 12.00 Meter Wide Road, North: Plot No. 5 belonging to Smt Seema Jaikishore Saboo South: 12.00 Mtrs Wide Road. Owner: Smt. Anita Ishwardas Pardhi	A) 06.05.2021 B) Rs. 54,34,139.42 + further interest and other charges w.e.f. 01.05.2021 C) 22.10.2024 D) PHYSICAL Possession	A) Rs. 48,40,000/- B) Rs. 4,84,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
3.	Kingsway, Nagpur		Mr. Vilas Shivagiri Giri (Borrower/Mortgagor)	All that piece and parcel of land bearing Khasra No. 42 containing admeasuring 2.02 HR of Mouza-Kuhl, PH No. 53 together with all that piece and parcel of plot No. 6 area admeasuring 5176.21 Sq. Ft. (481.34 Sq. Mtr.), situated in Layout to be known and styled as "Santaji Nagar" and standing on the Kh. No. 42 land Tahsil-Kuhl and Dist. Nagpur Bounded as under: East: Layout boundry and Nalha, West: 9 Mtr Road, North: Plot No. 5, South: 9 Mtr Road. Owner: Mr. Vilas Shivagiri Giri	A) 24.06.2025 B) Rs. 47,66,979/- plus further interest and other charges w.e.f. 09.06.2025 C) 23.09.2025 D) SYMBOLIC Possession	A) Rs. 34,10,000/- B) Rs. 3,41,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
4.	Surya Nagar, Nagpur		Shri Sheikh Mohmadali Hak Jahuraiaam Alam (Borrower/Mortgagor) Sh. Nazim Mohmadali 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 Mohmadali Hak Jahuralam Alam	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.06.2017 + Intt & charges w.e.f. 01.07.2017 C) 09.11.2022 D) PHYSICAL Possession	A) Rs. 27,45,000/- B) Rs. 2,74,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
5.	Kingsway, Nagpur		Mr. Madhusudan Narayanprasad 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 1.631% 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 J 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) P.S.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 Narayanprasad Sharma	A) 29.11.2022 B) Rs. 22,07,873.00 + Intt & charges w.e.f. 01.11.2022 C) 10.06.2024 D) PHYSICAL Possession	A) Rs. 24,20,000/- B) Rs. 2,42,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
6.	Bajaj 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)	All that piece and parcel of non-agriculture Immovable property ie Plot Nos. 01 to 05 Total admeasuring 1651.50 Sq. Mtrs out of survey no. 201/7 admeasure 2000 Sq. Mtrs, P. H. No.05, Mouza- Narkhed (as per Town Planning Dept. Sanctioned layout plan in the same of Shri. Satish Ramesh Rao Vaidya for Plot No. 01 to 05 Total Nos. 01 to 05, Total Admeas. 1651.50 Sq. Mtr Survey No. 201/7, P.H. No. Mouza- Narkhed), in Tahsil Narkhed Dist. Nagpur and same is bounded as under On the East by: Remaining Land of Khasara No. 201, On the West by: Nalliah, On the North by: Pandhan, On the South by: Narkhed Mowad Road	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.61,00,000/- B) Rs. 6,10,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
7.	Pratap Nagar, Nagpur		Shri Dinesh Ashok Virani (Borrower/Mortgagor) Smt. Vinita Dinesh Virani (Co-Borrower/Mortgagor)	All that piece & Parcel of property bearing Flat No 303, 3rd floor of the building known and styled as GURUKRUPA TOWERS, standing on NIT Plot No 21,22 and 23, Khasara No 25/3, Mouza Indora, Sheet No 604/9, City Survey No. 24, Ward No. 57, covering a built up area 65.45 Sq Mtrs together with 3.08% undivided proportionate share and interest in the Plot No 21.22 and 23 admeasuring about 1705.156 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 Flat No. 305, South: Flat No 302	A) 05.09.2022 B) Rs. 33,83,570.22 + further interest and other charges w.e.f. 01.09.2022 C) 20.11.2023 D) PHYSICAL Possession	A) Rs. 27,25,500/- B) Rs. 2,72,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
8.	Surya Nagar, Nagpur			EM of 43 plots, bearing plot numbers 1 to 4, 6 to 10, 13 to 15, 28 to 48, 72 to 81, Survey No. 261/2 in the layout at Village	A) 06.04.2017 B) Rs. 2,35,55,333.00 +	A) Rs. 2,35,55,000/- B) Rs. 23,55,600/-	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Charge of Balaji Date Mahila

		Boundaries: East: Road, West: Hudco Quarters, North: Staircase and Flat No. 305, South: Flat No 302			
8.	Surya Nagar, Nagpur M/s Amruta Cotgin Pvt. Ltd. (Borrower) Mr. Narendra s/o Ramesh Kasawar (Director) Mrs. Kavita w/o Bhagwandas Aitwar (Director), Mr. Rangrao alias Ranganna s/o Jaykrushna alias Jaykishtu Kasawar (Gurantor)	EM of 43 plots, bearing plot numbers 1 to 4, 6 to 10, 13 to 15, 28 to 48, 72 to 81, Survey No. 261/2 in the layout at Village and Taluka Maregaon, Off Yavatmal Road, Taluka Maregaon, District Yavatmal 445302, Total Area: 72,202 Sq. Ft. belonging to Shri Rangrao alias Ranganna s/o Jaykrushna alias Jaykishtu Kasawar, R/o Patan, Taluka- Zari (Jamni), District-Yavatmal	A) 06.04.2017 B) Rs. 3,26,55,333.00 + further interest and other charges w.e.f. 01.04.2017 C) 27.06.2017 D) SYMBOLIC Possession	A) Rs. 2,35,56,000/- B) Rs. 23,55,600/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM) Charge of Balaji Date Mahila Sahakari Bank Limited, Yavatmal as mentioned on 7/12 extract
9.	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 D) PHYSICAL Possession	A) Rs. 19,15,000/- B) Rs. 1,91,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM) Not Known
10.	Chandrapur M/s Shiv Shakti Rice Mill (Borrower) Mr. Rajesh Vasantrao Rainchwar (Proprietor / Mortgagor) Mrs. Sarita Rajesh Rainchwar (Gurantor / Mortgagor)	All that piece and parcel of the property (industrial construction) situated at Mouza- Saoli, Tahsil- Saoli, Old survey No. 327/1, New Survey No. 384, (Occupancy Class-II) Area admeasuring 0.20 H.R. (Non Agricultural Land) out of Total 2.22 H. R. Agricultural Land, Tah & Dist. Chandrapur Boundaries: East : Land of Rice Mill of Rajesh Rainchwar West : Vacant Land North : Vacant Land South : Land of Narayan Rasse & Bapuji Mohurle Owner: Mr. Rajesh Vasantrao Rainchwar	A) 28.04.2023 B) Rs. 2,69,80,552.01+ Intt and other charges 01.04.2023 C) 04.10.2023 D) SYMBOLIC Possession	A) Rs. 30,50,000/- B) Rs. 4,45,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM) Not Known
11.	Kingsway, Nagpur M/s KNC Engineering (Borrower) Mr. Rahul Nerkar (Proprietor / Mortgagor)	All that R.C.C. Super Structure comprising Flat No. 3/12, covering a Built-up area of about 833.65 sq. fts. (837.65 sq. fts. as per MHADA letter dated 08.08.1984) on the 3rd Floor, of the building No. 3, known as "MIG Rambag Colony" standing on All those pieces & parcel of land bearing NIT Plot Nos. 80B & 97 total admeasuring 7915.06 sq. mts (Or 85197 Sq. Fts) of Mouza-Jatarodi bearing City Survey No. 349, Corporation House No. 681/B/3/12, situated at Rambag Colony, Nagpur within the limits of Nagpur Municipal Corporation, Ward No. 11 in Tah & Dist. Nagpur Owner: Shri Rahul D. Nerkar	A) 07.07.2016 B) Rs. 44,08,713.18 as on 30.06.2016 + interest and other charges w.e.f. 01.07.2016 C) 27.09.2016 D) SYMBOLIC Possession	A) Rs. 30,00,000/- B) Rs. 3,08,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM) Not Known
12.	Gandhibagh, Nagpur 1. M/s Asian Plastics (Borrower) 2. Shri Rohit John Nikhambe (Partner/Borrower) 3. Mr. Jobby Kolamallai Thomas (Partner /Borrower) 4. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal Since Deceased (Gurantor /Mortgagor)	The undivided 1.86% share and interest in all that pieces and parcel of land bearing Plot No. 3 & 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 Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal Bounded as under: East: Kh. No. 109 West: Plot No. 2, North: Plot No. 5 & 6, South: Road	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) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM) Not Known
5. Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal Since Deceased (Gurantor/Mortgagor) 6. Mrs. Aney Thomas (Gurantor/ Mortgagor) 7. Shri John Semual Nikhambe (Gurantor) 8. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased (Gurantor) 9. Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased (Gurantor) 10. Ms. Harshala Chintaman Sapkal Legal Heir of Shri Chintaman Manohar Sapkal since Deceased (Gurantor/Mortgagor)					
13.	Somalwada, Nagpur Shri Madhav Murlidhar Jadhav (Borrower/Mortgagor) Smt. Sunita Madhav Jadhav (Co-Borrower/Mortgagor)	All that piece and parcel of bungalow No. A-17, having total plot area 890 Sq. Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The Bungalow bounded as under: East-Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-18, South- Bungalow No. A-16 All that piece and parcel of bungalow No. A-5, having total plot area 890 Sq. Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East- Layout of Gat No. 106, West-Layout Road, North- Bungalow No. A-6, South- Bungalow No. A-4 All that piece & parcel of bungalow No A-8, having total plot area 890 Sq.Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East-Layout of Gat No 106, West-Layout Road, North- Bungalow No. A-9, South- Bungalow No. A-7	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	A) Rs. 12,50,000/- B) Rs. 1,25,000/- C) 16.07.2026 D) 10000.00 A) Rs. 12,50,000/- B) Rs. 1,25,000/- C) 16.07.2026 D) 10000.00 A) Rs. 12,50,000/- B) Rs. 1,25,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM) Charge of Shikshak Sahakari Bank Ltd. as mentioned on 7/12 extract

14.	Dharampeth, Nagpur M/s S P Agro Trade And Foods Pvt. Ltd. (Borrower) Shri Pradeep Kumar Chhaganlal Dugar (Director/Mortgagor) Smt. Reeta Pradeep Dugar (Director/Mortgagor)	EM of entire superstructure open Plot No.145, Block-D, Kh. No.31 part, 19/1, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nirman Sahakari Sanstha Ltd., Nagpur, P H No 34, Ward No 21, Sheet No. 777/7, City Survey No. 31, Corporation House No. 603/D/145, Mouza - Pardi within the limits of NMC and NIT Nagpur, Tah & Dist Nagpur owned by Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar Boundaries: East: Plot No 146, West: Plot No. 144, North: Space of Another Khasra, South: 25 Feet Wide Road	A) 29.07.2019 B) Rs.1,81,19,389.08 as on 23.07.2019 + Intt & other charges w.e.f. 01.07.2019 C) 01.11.2019 D) SYMBOLIC Possession	A) Rs. 54,85,000/- B) Rs. 5,48,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	
15.	Hingnathat 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. Mtrs, Plot No 22 Adm. 126.00 Sq. Mtrs, Plot No 23 adm. 126.00 Sq. Mtrs 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-34/2011-12 of Mauza Chinora, Mauza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani 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	A) 14.08.2024 B) Rs. 18,69,18,438.28 + Intt and other charges w.e.f. 01.08.2024 C) 25.10.2024 D) SYMBOLIC Possession	A) Rs. 44,00,000/- B) Rs. 4,40,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
16.	Sahu Nagar Besa and Kingsway, Nagpur Mrs. Priya Vivekanand Butle (Borrower/Mortgagor)	All that entire R.C.C. Superstructure comprising of Apartment bearing No. 104, Wing-B, admeasuring about 74.244 Sq. Mtrs of total Built up including Common area (Super built up area- 89.09 Sq. Mtrs) on first floor in the building to be known as Green Palm-1 (Block-A) together with 1.095% proportionate undivided share and interest in land to be known and styled as "GREEN SPACE INFRA'S GREEN CITY" situated on all that piece and parcel of non-agricultural land bearing Kh No. 9/1 admeasuring about 4881.275 Sq. Mtrs land revenue Rs. 244.00 yearly with occupant Class-1, Bhumiswami rights, situated at Mouza- Gotal-Panjari, PH. No- 38/A, Tahsil Nagpur (Rural), Dist- Nagpur outside the limits of Nagpur Municipal Corporation, Tah & Dist. Nagpur and Bounded as under: East: Kh. Survey No. 8, West: Kh. Survey No. 5/1 Green City Phase -1, North: Kh. Survey No. 5/2, South: Kh. Survey No. 9/2 Owner: Smt. Priya Vivekanand Butle	A) 06.01.2024 B) Rs. 69,18,768.24 as on 31.12.2023 + Intt & other charges w.e.f. 01.01.2024 C) 07.10.2025 D) PHYSICAL Possession	A) Rs. 20,25,000/- B) Rs. 2,02,500/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
17.	Bharatnagar, Nagpur M/s Shell Products (Borrower) Mr Rajesh Kewalkrishnan Dhawan (Partner/Mortgagor/Lessee/Guarantor) Mr Viresh Rajesh Dhawan (Partner/Mortgagor/Lessee/Guarantor)	All that piece or parcel of leased land known as Plot No. T-19 in the Nagpur Industrial Area, within the village limits of Nildoh and outside the limits of Nagpur Municipal Corporation in rural area, Taluka and Registration Sub-District Hingna, District and registration district Nagpur containing by admeasurement 1000 Square Metres or thereabouts and bounded as under: On or towards the North by: Plot No. T-34, On or towards the South by: MIDC Estate Road, On or towards the East by: Plot No. T-18 and, On or towards the West by: Plot No. T-20 Lessee: 1. Mr Rajesh Kewalkrishnan Dhawan 2. Mr Viresh Rajesh Dhawan	A) 26.09.2025 B) Rs. 34,31,540.00 + further interest and other charges w.e.f. 01.09.2025 C) 26.12.2025 D) SYMBOLIC Possession	A) Rs. 1,36,28,000/- B) Rs. 13,62,800/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
18.	MECL, Nagpur M/s Meena Super Bazar (Borrower) Mrs. Meena Puri w/o Shri. Sukhdev Singh Puri (Proprietor/Mortgagor) Shri. Sukhdev Singh Puri (Guarantor/Mortgagor)	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 Plot bearing No. 156/7 admsg. 929.03 Sq. Mtrs. of Mouza- Binaki bearing city Survey No. 1161 Sheet No. 386, Corporation House No. 785 Chalta No. 188, Ward No. 22, Mudliyar layout, Shanti Nagar, within the limits of Nagpur Municipal Corporation and NIT Mouza-Binaki Tahsil and District Nagpur In the Name of Shri. Sukhdev Singh Puri & Smt. Meena Sukhdev Singh Puri Boundaries of the plot: East- Road, West- Road, North- Plot No. 156/6, South- Plot No. 156/8	A) 13.02.2023 B) Rs. 29,50,006.67 + further interest and other charges w.e.f. 01.01.2023 C) 12.06.2023 D) SYMBOLIC Possession	A) Rs. 22,00,000/- B) Rs. 2,20,000/- C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
19.	Branch : CBB Civil Lines, Nagpur M/s Netrajyot Eye Hospital (Borrower) Mr. Anil Premchand Harwani (Partner/ Guarantor/Mortgagor) Mr. Ankit Anil Harwani (Partner/ Guarantor) Mrs. Sonam Ankit Harwani (Partner/ Guarantor)		A) 08.08.2025 B) Rs. 3,59,00,061.04 + further interest w.e.f. 01.08.2025 and other charges w.e.f. 29.04.2025 C) 03.11.2025 D) SYMBOLIC Possession	C) 16.07.2026 D) 10000.00	17.07.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of Properties): Schedule of Property as per Title Deeds: 1 All that R.C.C Superstructure Comprising of Shop No. A3-005, A3-008, B3-104, B3-130, B3-132, B3-204, B3-206, B3-212, B3-214, B3-215, B3-223, B3-224 B3-226, B3-228, B3-230, B3-232, B3-234, B4-117, B4-133, B4-140, B4-234, B4-235, B4-236, B5-104, B5-106, B5-107, B5-110, B5-112, B5-117, B5-118, B5-120, B5-122, B5-123, B5-128, B5-129, B5-134, B5-135, B5-136 on first and second floor out of Wing - B of DREAMZLAND BUSINESS PARK Constructed on Non-Agricultural land situated at Mouza Bargaon, Pragnae-Nandgaonpeth, Tahsil and District- Amravati Branch within the jurisdiction of Sub-Registrar Amravati Branch Rural within the limits of Zilla Parishad Amravati. a. Bhupaman No. 119, Subdivision No. 40/3, total admeasuring 1H.63R+Pot Kharab OH.02R out of this land admeasuring OH.73R. b. Bhupaman No. 144, Subdivision No. 36/1, total admeasuring 1H.63R+Pot Kharab OH.02R out of this land admeasuring OH.73R. c. Bhupaman No. 39/3, Gut No. 134, total admeasuring 1H.38R, out of this land admeasuring OH.70R. d. Bhupaman No. 37/2, Gut No. 142, total admeasuring 1H.14R e. Field Survey No. 38/1, Gut No. 139, admeasuring 1H.28R f. Field Survey No. 42/1, Gut No. 87, admeasuring 2H.19R, pot kharab OH.10.5R g. Field Survey No. 38/1-A, Gut No. 140, admeasuring 1H.19R, pot kharab OH.03R h. Field Survey No. 38/2, Gut No. 138, admeasuring 1H.29R, pot kharab OH.03R i. Field Survey No. 39/1, Gut No. 88, admeasuring 2H.02R, pot kharab OH.01R j. Field Survey No. 42/1, Gut No. 87, out of this land towards southern side of east west division admeasuring OH.40R. k. Field Survey No. 39/1, Gut No. 133, admeasuring 2H.04R l. Field Survey No. 39/3, Gut No. 134, out of this admeasuring OH.68R m. Field Survey No. 135, subdivision No. 39/4, admeasuring 1H.20R. All the aforesaid land attached to each other forming one compact piece of land total admeasuring 15H.895R which is converted for Non Agricultural Purpose in Pursuance of the order dated 11/09/2015 Passed in Revenue Case No. 13/NAP-34/Borgaon/2014-2015 which was revised vide order dated 18/01/2016 passed in Revenue Case No. 6/NAP-34/Borgaon/2015-2016 by Hon'ble SDO Amravati Branch. The said Non Agriculture land total admeasuring 15H.895R is commonly bounded as under:- Towards East: - By Bargaon Shiv (Field of other), Towards West: - By National Highway, Towards North: - By K.G.N Building, Towards South: - By Toyota Showroom and Nalla..... Together with Shops constructed thereon as mentioned above are described in detail as under: 1. All RCC Super Structure comprising Shop No. A3-005 [(consist of Ground Floor (with front open lobby) + Upper floors (with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34, TF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. (GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13) and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in Schedule of property as per Title deed- hereinabove, along with 0.294% undivided share in said plot, consist of ground (with front open lobby) + Upper floors (with balcony) which is bounded as under: Towards East- Shop No. A3-006, Towards West- Road and common parking, Towards North- Shop No. A3-003, Towards South- Shop No-007, Owner- Anil Premchand Harwani 2. All RCC Super Structure comprising Shop No. A3-008 [(consist of Ground Floor (with front open lobby)+Upper floors (with Balcony) out of Wing A,						
				A) Reserve Price (Rs.)		
				B) EMD Amount		
				Shop No. A3-005		
				A) Rs. 36,60,000/-		
				B) Rs. 3,66,000/-		
				Shop No. A3-008		

The said Non Agriculture land total admeasuring 15H.895R is commonly bounded as under:- Towards East:- By Borgia Shiv (Field owner), Towards West:- By National Highway, Towards North:- By K.G.N Building, Towards South:- By Toyota Showroom and Nalla..... Together with Shops constructed thereon as mentioned above are described in detail as under:				A) Reserve Price (Rs.)		B)EMD Amount
1. All RCC Super Structure comprising Shop No. A3-005 [(consist of Ground Floor (with front open lobby) + Upper floors(with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. [GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13] and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in Schedule of property as per Title deed-1hereinabove, along with 0.294% undivided share in said plot, consist of ground (with front open lobby) + Upper floors (with balcony) which is bounded as under: Towards East- Shop No. A3-006, Towards West- Road and common parking, Towards North- Shop No. A3-003, Towards South- Shop NO.-007, Owner- Anil Premchand Harwani				Shop No. A3-005 A) Rs. 36,60,000/- B) Rs. 3,66,000/-		
2. All RCC Super Structure comprising Shop No. A3-008 [(consist of Ground Floor (with front open lobby)+Upper floors(with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34, TF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. [GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13] and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in Schedule of property as per Title deed-1 hereinabove, along with 0.294% undivided share in said plot, consist of ground (with front open lobby)+Upper floors (with balcony) which is bounded as under: Towards East- Road and Common Parking, Towards West- Shop No. A3-007, Towards North- Shop No. A3-006, Towards South- Shop NO.-010, Owner- Anil Premchand Harwani				Shop No. A3-008 A) Rs. 36,60,000/- B) Rs. 3,66,000/-		
3. Shop No. B3-104 Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-103, Towards North - Shop No. B3-102, Towards South- Shop NO. B3-106, Owner- Anil Premchand Harwani				Shop No. B-3-104 A) Rs. 7,00,000/- B) Rs. 70,000/-		
4. Shop No. B3-130 Situated on First floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop No. B3-129, Towards North - Shop No. B3-128, Towards South- Shop NO. B3-132, Owner- Anil Premchand Harwani				Shop No. B-3-130 A) Rs. 6,20,000/- B) Rs. 62,000/-		
5. Shop No. B3-132 Situated on First floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-131, Towards North - Shop No. B3-130, Towards South- Shop NO. B3-134, Owner- Anil Premchand Harwani				Shop No. B-3-132 A) Rs. 6,20,000/- B) Rs. 62,000/-		
6. Shop No. B3-204 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-203, Towards North - Shop No. B3-202, Towards South- Shop NO. B3-206, Owner- Anil Premchand Harwani				Shop No. B-3-204 A) Rs. 7,00,000/- B) Rs. 70,000/-		
7. Shop No. B3-206 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East-Passage and Road, Towards West- Shop NO. B3-205, Towards North - Shop No. B3-204, Towards South- Shop NO. B3-208, Owner- Anil Premchand Harwani				Shop No. B-3-206 A) Rs. 7,00,000/- B) Rs. 70,000/-		
8. Shop No. B3-212 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-211, Towards North- Shop No. B3-210, Towards South- Passage and Common toilet/Lift Owner- Anil Premchand Harwani				Shop No. B-3-212 A) Rs. 7,12,000/- B) Rs. 71,200/-		
9. Shop No. B3-214 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop No. B3-213, Towards North- Toilet and lift, Towards South- Shop No. B3-216, Owner- Anil Premchand Harwani				Shop No. B-3-214 A) Rs. 7,12,000/- B) Rs. 71,200/-		
10. Shop No. B3-215 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Shop No. B3-216, Towards West- Passage and Road, Towards North - Shop No. B3-213, Towards South- Shop NO. B3-217, Owner- Anil Premchand Harwani				Shop No. B-3-215 A) Rs. 7,00,000/- B) Rs. 70,000/-		
11. Shop No. B3-223 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Shop No. B3-224, Towards West- Passage and Road, Towards North - Shop No. B3-221, Towards South- Passage and Staircase, Owner- Anil Premchand Harwani				Shop No. B-3-223 A) Rs. 7,12,000/- B) Rs. 71,200/-		
12. Shop No. B3-224 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-223, Towards North - Shop No. B3-222, Towards South- Passage and toilet, Owner- Anil Premchand Harwani				Shop No. B-3-224 A) Rs. 7,12,000/- B) Rs. 71,200/-		
13. Shop No. B3-226 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-225, Towards North - Toilet and lift, Towards South- Shop NO. B3-228, Owner- Anil Premchand Harwani				Shop No. B-3-226 A) Rs. 7,12,000/- B) Rs. 71,200/-		
14. Shop No. B3-228 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-227, Towards North - Shop No. B3-226, Towards South- Shop NO. B3-230, Owner- Anil Premchand Harwani				Shop No. B-3-228 A) Rs. 7,00,000/- B) Rs. 70,000/-		
15. Shop No. B3-230 Situated on Second floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-229, Towards North - Shop No. B3-228, Towards South- Shop NO. B3-232, Owner- Anil Premchand Harwani				Shop No. B-3-230 A) Rs. 6,20,000/- B) Rs. 62,000/-		
16. Shop No. B3-232 Situated on Second floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-231, Towards North - Shop No. B3-230, Towards South- Shop NO. B3-234, Owner- Anil Premchand Harwani				Shop No. B-3-232 A) Rs. 6,20,000/- B) Rs. 62,000/-		
17. Shop No. B3-234 Situated on Second floor having built up area of 39.09 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop NO. B3-233, Towards North - Shop No. B3-232, Towards South- Goods Lift, Lobby & thereafter Open Marginal Space, Owner- Anil Premchand Harwani				Shop No. B-3-234 A) Rs. 6,40,000/- B) Rs. 64,000/-		
18. Shop No. B4-117 First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East-Shop NO. B4-118, Towards West- Passage and Road, Towards North - Shop No. B4-115, Towards South- Shop NO. B4-119, Owner- Anil Premchand Harwani				Shop No. B-4-117 A) Rs. 7,00,000/- B) Rs. 70,000/-		
19. Shop No. B4-133 Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Shop NO. B4-134, Towards West- Passage and Road, Towards North - Common Staircase/Lift, Towards South- Shop NO. B4-135, Owner- Anil Premchand Harwani				Shop No. B-4-133 A) Rs. 7,20,000/- B) Rs. 72,000/-		
20. Shop No. B4-140 Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B4-139, Towards North - Shop No. B4-138, Towards South- Open Marginal Space, Owner- Anil Premchand Harwani				Shop No. B-4-140 A) Rs. 7,20,000/- B) Rs. 72,000/-		
21. Shop No. B4-234 Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East-Passage and Road, Towards West-Shop No. B4-233, Towards North- Common toilet/Lift, Towards South- Shop NO. B4-236, Owner- Anil Premchand Harwani				Shop No. B-4-234 A) Rs. 7,20,000/- B) Rs. 72,000/-		
22. Shop No. B4-235 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East-Shop NO. B4-236, Towards West-Passage and Road, Towards North - Shop No. B4-233, Towards South- Shop NO. B4-237, Owner- Anil Premchand Harwani				Shop No. B-4-235 A) Rs. 7,00,000/- B) Rs. 70,000/-		
23. Shop No. B4-236 Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop NO. B4-235, Towards North - Shop No. B4-234, Towards South- Shop NO. B4-238, Owner- Anil Premchand Harwani				Shop No. B-4-236 A) Rs. 7,00,000/- B) Rs. 70,000/-		
20.	Bharatnagar, Nagpur	The Undivided 10.96 Percent share and interest in all that piece and parcel of land bearing plot Nos. 12, 13, 14 containing by admeasurement 376.750 Sq. Mtrs, in the layout of Shubharambh Co-Operative Housing Society Ltd. Nagpur, being a portion of the entire land bearing Kh. No. 114 of Mouza- Dabha, P.S.K. No. 07, togetherwith the entire R.C.C superstructure comprising Apartment No. 301, covering Built-up area of 42.431 Sq. Mtrs alongwith Balcony area of 7.055 Sq. Mtrs on the Third Floor of a building constructed thereon and known and styled as "PRANISHA MANSION", constructed through Nagpur Municipal Corporation House No. 1004/12+13+14, City bearing Nagpur Municipal Corporation Ward No. 68, in Tahsil and District- Nagpur, and the plot bounded as under: On the East: 6.00 Mtrs wide Road, On the West: Plot No. 19, 20 & 21 On the North: Plot No. 11, On the South- Plot No. 15. Owner: Mrs. Sneha Rai & Mr. Manvendra Narayan Rai	A) 04.10.2025 B) Rs. 35,51,203.16 + further interest and other charges w.e.f. 01.10.2025 C) 11.12.2025 D) SYMBOLIC Possession	A) Rs. 38,00,000/- B) Rs. 3,80,000/- C) 08.08.2026 D) 10000.00	04.08.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
	Mrs. Sneha Rai (Borrower/Mortgagor) Mr. Manvendra Narayan Rai (Co-Borrower/ Mortgagor)					

21.	Dharampeth, Nagpur	The undivided 4.762% share & Interest in all that piece & parcel of land bearing NIT Plot No. 337, adm. 557.418 Sq. Mtr., (OR 6000.00 Sq.ft) in the Industrial area & Industrial Basti Scheme of NIT of Mouza- Sakardara, together with entire RCC superstructure comprising Flat No. 106, Covering a total built up area of 69.21 Sq. Mtr on the first floor of the building constructed thereon and known as "Vaishnav- 3 Apartment" bearing Corporation House No. 6633/337, City Survey No. 3909, Sheet No. 251, Ward No. 20, situated at New Subedhar Layout, Nagpur within the limits of NMC & NIT Nagpur, Tehsil & Dist. Nagpur, Owned by: Mrs. Sunita Dilip Jaiswal, Plot 337 Bounded as under: East- Plot No. 338, West- Plot No. 336, North- Road, South- Road. Flat No 106 Bounded as Under: East- Margin of Building, West- Apartment NO. 105, North- Margin of Building, South- Flat No. 101	A) 21.02.2026 B) Rs. 30,73,715.66 + further interest and other charges w.e.f. 01.02.2026 C) 06.05.2026 D) SYMBOLIC Possession	A) Rs. 29,90,000/- B) Rs. 2,99,000/- C) 03.08.2026 D) 10000.00	04.08.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
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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"" 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 bidders 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 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, 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 1. Kapil Gharde (Manager) - 7757005195, 2. Ashish Rajurkar (Dy Manager)- 9960950750, 3. Sandeep Akhare (Sr. Manager) - 9657394162, 4. Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, 5. Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date : 25/06/2026, Place : Nagpur

Authorized Officer, Punjab National Bank