

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 / Owners Name (Mortgagors of properties) | A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 | | A) Reserve Price | 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 | | | |
| | | | D) Nature of Possession Symbolic/ Physical/Constructive | B) EMD (Last Date of Deposit of EMD) | C) Bid Increase Amount | | |
| 1. | Chandrapur Sh. Trilochan Singh Arora (Borrower/Mortgagor) Sh. Rajesh Gopichand Shrivani (Guarantor) | All that piece & parcel of Plot at Mouza Khas Mouza Rayyatwan, T S No 10 within the jurisdiction of Chandrapur Municipal Corporation Chandrapur, Plot No 15 area admeasuring 169.275 Sq Mtrs & Plot No 16 area admeasuring 199.275 Sq Mtrs out of diverted Survey No 2/5 out of total area admeasuring 398.50 Sq Mtrs together with undivided share of 0.33 % land & interest in the said Plot, Flat No F-1 situated on Mauli Apartment on this land having builtup constructed area of 83.01 Sq Mtrs Tah & Dist Chandrapur in the name of SH. Trilochan Singh Arora. Boundries of Plot No 15- East House of Sh Patel, West 30ft Road, North: Layout Plot No 17, South: FWD Quarter. | A) 10-11-2010 B) Rs 12,49,445.00 as on 30/06/2019 + Intt & other charges w.e.f 01/07/2019 C) 09-03-2022 D) Symbolic Possession | A) Rs. 34,70,000.00 B) Rs. 3,47,000.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |
| 2. | Chandrapur, Nagpur Road Sh. Bharat Bhagwan Bhatkar & Smt Jaya Bhatkar | All that piece and parcel of Flat No F-6 Second Floor, Vandana Apartment Built up area 58.015 Sq Mtr constructed on Plot No 35/38, out of land of survey No 172/1, 172/3 & 31/5 with undivided to the extent of 50.625 Sq mtrs in the land of Mouza Ballarpur Near Guranak public School, Bannal kothari State highway Mouza Ballarpur Dist Chandrapur in the name of Shri Bharat Bhagwan Bhatkar & Smt Jaya Bharat Bhatkar. Bounded as - East: 9 Mtrs Road, West- 6 Mtrs road & Fiat No F7 & F8, North- 6 Mtrs road, South- Layout Plot No 37 & 38 | A) 12-08-2020 B) Rs 14,35,327.00 as on 30/06/2020 + Intt & other charges w.e.f 01/01/2020 C) 09-03-2022 D) Symbolic Possession | A) Rs. 19,03,000.00 B) Rs. 1,90,300.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |
| 3. | Kingsway / Manish Nagar Shri. Ravindra Shesrao Durbule (Borrower/Mortgagor) Shri. Ravindra Shesrao Durbule (M's Top Gear) (Borrower/Mortgagor) Smt. Poonam Ravindra Durbule (Co-Borrower) | The Undivided 16.666% share and interest in All Those pieces and parcel of land, bearing Plot No. 182 & 183, admeasuring about 2851.109 Sq. Ft. (264.877 Sq. mtrs) in the layout of Shri. Bhartiya Gruha Samasya Niwaran Sanstha Ltd, Nagpur Kharsa No. 100/2 & 103/2 of Mouza- Somalwada, PH. No- 44, Together with the entire RCC Superstructure comprising Apartment No. 302, total adm. About 45.08 Sq. Mtrs. Carpet area/ 50.596 Sq. Mtrs. Built-up area/ 69.525 Sq. Mtrs super Built up area on the Third Floor of the building, standing thereon and known and styled as "Atharva Apartments" including all connections, fittings, electric meter and all other easementary right appurtenant and belonging thereto and including also the proportionate share in the common area and facilities provided to the said Building, bearing Corporation House No. 3536/182 + 183, city survey No. 574, Sheet No. 710/80, situated at Manish Nagar, Somalwada, Nagpur within the limits of Nagpur Municipal Corporation, Ward No. 15, in Tah & Dist- Nagpur and bounded as under: East- Road, West- Plot No. 172 & 173, North- Plot No. 184, South- 181 Owner: Ravindra Shesrao Durbule | A) 02-07-2022 B) Rs. 24,33,761.85 as on 30/06/2022 + further Intt & other charges C) 16-12-2022 D) Symbolic Possession | A) Rs. 28,50,000.00 B) Rs. 2,85,000.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |
| 4. | Chandrapur M/s Shiv Shakti Rice Mill (Borrower) Sh. Rajesh Vasantrao Rainchwar (Proprietor/Mortgagor) | All that Piece and parcel of the Property situated at Mouza and Gram Panchayat- Saoli, Sheet No. 8, City Survey No. 593, area admeasuring 46.30 Sq. Mtrs of land and Pacca House of Siab Built over it out of total 46.30 Sq. Mtrs, Gram Panchayat Property No. 260, Tah- Saoli, Dist- Chandrapur Boundaries as under: East- House of Shri. Raju Vijay Rainchwar, West- House of Shri. Raju Yenurwar, North- Road of Grampanchayat, South- House of Shri. Anil Yenurwar Owner: Mrs. Sarita Rajesh Rainchwar. | A) 28/04/2023 B) Rs. 2,69,80,552.01 as on 31/03/2023 + Intt & other charges w.e.f 01/04/2023 C) 04/10/2023 D) Symbolic Possession | A) Rs. 21,57,000.00 B) Rs. 2,15,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |
| 5. | | All that Piece and parcel of the Property (Industrial Construction) Situated at Mouza- Saoli, Tah- 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 as Under: 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) Rs. 81,41,000.00 B) Rs. 8,14,100.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | | |
| 6. | PWS Kemptee Road M/s JD Enterprises Prop- Smt. Maitrayani Bhanudas Ghodmare | All that piece & parcel of Residential cum Commercial property situated at Block No 3 Sh Gal Shakti Apartment, Plot No. 208, House No 2185/A/20, Mouza Nari, City Survey No 430, Kapil Nagar Chowk, Shivaji Nagar, Ring Road, Nagpur- 440026 admeasuring 21.51 Sq Mtrs. Owner- Sh. Maitrayani Bhanudas Ghodmare | A) 16-03-2022 B) Rs. 10,40,125.48 as on 28/02/2022 + further Intt & other charges C) 15-07-2022 D) Symbolic Possession | A) Rs. 10,47,000.00 B) Rs. 1,04,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |
| 7. | Nagri Mr. Balkrishna Gourishankar Jaiswal (Borrower/Mortgagor) Mrs. Durga Balkrishna Jaiswal (Co-Borrower/Mortgagor) | All that RCC superstructure comprising of a Residential Apartment Flat No 503 on Fifth Floor of the building having a total built up area 49.311 sq mtrs (530.784 sq ft) in the building known and styled As RAJAT HEIGHTS, along with 0.406% undivided share and interest in a piece and parcel of land bearing Kharsa No 112/2 & 112/3 total permissible potable area admeasuring about 7531.405 sq mtrs (i.e. 81068.043 sq ft) as per hill sanction plan CE/19013/22441 dated 21/12/2005 of Mouza Zingabali Tahil, PH No 11 bearing City Survey No 198, Sheet No 654/25, Municipal Corporation House No 3384/B/503, Ward No 87, within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Nagpur, Tahsil and District Nagpur. Boundries of Plot- East- Chhindwada Road, West- Land bearing Survey No 111, North- Portion of land bearing S. No 113, South- Land bearing part portion of Survey No 112. Owner: Mr. Balkrishna Gourishankar Jaiswal & Mrs. Durga Balkrishna Jaiswal | A) 19-10-2024 B) Rs. 14,00,745.37 as on 30/09/2024 + Intt & other charges w.e.f 01/10/2024 C) 24-12-2024 D) Symbolic Possession | A) Rs. 22,67,000.00 B) Rs. 2,26,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |
| 8. | Kingsway, Nagpur Sh. Yogesh Prabhakar Punjabi (Borrower / Mortgagor) Smt. Rachana Yogesh Punjabi (Co-Borrower / Mortgagor) | The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67, 68, 69, 70, 71 & 72 containing by admeasurements 1176.62 sq mtr (OR 12664.08 sq ft) together with Apartment No G-1 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Ground Floor of the A-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza- Ganeshpur Wani, District Yotmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-1: East- 9.00 mtr road, West- Apartment No G-2, North- 12.00 mtrs Wide Road, South- Open Space/ Garden. | A) 06-11-2024 B) Rs. 40,82,802.00 as on 31/10/2024 + Intt & other charges w.e.f 01/11/2024 C) 18-02-2025 D) Symbolic Possession | A) Rs. 16,07,000.00 B) Rs. 1,60,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11:00 AM to 4:00 PM | Not Known | |

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| 9. | Kingsway, Nagpur | The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurements 1176.52 sq mtr (OR 12664.06 sq fts) together with Apartment No G-2 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Gound Floor of the A-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza- Ganeshpur, Wani, District Yeotmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-2: East- Apartment No G-1, West- Apartment No G-3, North- 12.00 mtrs Wide Road, South- Open Space/ Garden. | A)06-11-2024 B) Rs. 40,82,802.00 as on 31/10/2024 + Intt & other charges w.e.f. 01/11/2024 C) 18-02-2025 D) Symbolic Possession | A) Rs. 16,07,000.00 B) Rs. 1,60,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11.00 AM to 4.00 PM | Not Known |
| 10. | | The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurements 1176.52 sq mtr (OR 12664.06 sq fts) together with Apartment No G-3 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Gound Floor of the A-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza- Ganeshpur, Wani, District Yeotmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-3 : East- Apartment No G-2, West- Apartment No G-4, North- 12.00 Mtrs Wide Road, South- Open Space/Garden. | | A) Rs. 16,07,000.00 B) Rs. 1,60,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11.00 AM to 4.00 PM | |
| 11. | Kingsway, Nagpur | The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurements 1176.52 sq mtr (OR 12664.06 sq fts) together with Apartment No G-4 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Gound Floor of the B-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza- Ganeshpur, Wani, District Yeotmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-4: East- Apartment No G-3, West- Apartment No G-5, North- 12.00 mtrs Wide Road, South- Open Space/ Garden. | A)06-11-2024 B) Rs. 29,76,294.00 as on 31/10/2024 + Intt & other charges w.e.f. 01/11/2024 C) 18-02-2025 D) Symbolic Possession | A) Rs. 16,07,000.00 B) Rs. 1,60,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11.00 AM to 4.00 PM | Not Known |
| 12. | | The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurements 1176.52 sq mtr (OR 12664.06 sq fts) together with Apartment No G-5 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Gound Floor of the B-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza- Ganeshpur, Wani, District Yeotmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-5: East- Apartment No G-4, West- Apartment No G-6, North- 12.00 mtrs Wide Road, South- Open Space/ Garden. | | A) Rs. 16,07,000.00 B) Rs. 1,60,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11.00 AM to 4.00 PM | |
| 13. | | The Undivided 2.074% share and interest in all that piece and parcel of land and building bearing Plot Nos 67,68, 69, 70, 71 & 72 containing by admeasurements 1176.52 sq mtr (OR 12664.06 sq fts) together with Apartment No G-6 admeasuring built up area of 582.26 sq ft (54.094 sq mtrs), on the Gound Floor of the B-Wing of building named and styled as ARYAN HERITAGE, being the portion of entire land bearing KH No 87/4 of Mouza- Ganeshpur, Wani, District Yeotmal. Owner- Mr. Yogesh Prabhakar Punjabi & Mrs. Rachana Yogesh Punjabi. Boundaries of Apartment No G-6 : East- Apartment No G-5, West- 9.00 mtrs wide road, North- 12.00 Mtrs Wide Road, South- Open Space/Garden. | | A) Rs. 16,07,000.00 B) Rs. 1,60,700.00 17-06-2025 C) 10,000/- | 18/06/2025 11.00 AM to 4.00 PM | |

Terms & 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 properties are being sold on "AS IS WHEREIS BASIS" and "AS ISWHAT IS BASIS" and "WHATEVER THERE IS BASIS"
 - The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, butthe Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
 - The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 18/06/2025 @as per above.
 - For detailed term and conditions of the sale, please refer www.pnbindia.in & <https://baanknet.com>
 - The bidder bidding for any of the above IP has to bid by adding minimum Incremental amount i.e. Rs. 10000 over and above the Fixed Reserve Price.
 - Contact Person Mr. Sushilkumar - 8420194674, Mr. R.K. Pradhan - 8827659943, Mr. Sanjay Nihare - 8989997231, Mr. Sandeep Akhare - 9657394162, Mr. Deepak Madavi - 9049222238 & Mr. Pavan Gudadhe - 9423743110
- Note-- Further any statutory dues of Central Govt/State Govt/Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues Past/Present/Future.

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

Date : 03/05/2025
Place : Nagpur

Authorized Officer,
Punjab National Bank, Secured Creditor