

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Date of E-Auction: 28/07/2026 (Last date of deposit of EMD: 27/07/2026)

Sr. No	Name of Branch	Name of Account	Detail of Immovable Properties/Securities Mortgaged/ Owner's Name (Mortgagors of properties)	a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 b) O/S amount as on date of 13(2) notice c) Possession date u/s 13 (4) of SARFAESI Act 2002 d) Nature of possession symbolic/physical/ constructive	a) Reserve Price	Date/ Time of E-Auction
	Name & Address of the Borrower/ Guarantors Account				b) EMD c) Bid Increase Amount	
1)	Branch : Yavatmal			a) 30/03/2019	a) Rs.11,07,000/-	28/07/2026 11.00 AM to 04.00 PM
	Shri. Nitin Namdeorao Nagdive (Borrower/Mortgagor)		All that piece and parcel of Shop No. 1 constructed on Ground Floor of Plot No 13 & 14 out of field Survey No. 19/1 in the building Known as "Radhakrishna Apartment" area 145 Sq. ft. Built Up area 13.37 Sq. Mtr situated at Sambhaji Nagar Near Dr. Giri Hospital, Mouza Waghapur, Taluka & Dist. Yavatmal in the name of Shri. Nitin Namdeorao Nagdive.	b) Rs.9,19,657.00 as on 30/09/2018 + Intt & other charges w.e.f. 01/10/2018	b) Rs.1,07,000/-	
	Mr. Shri. Mahadev Raghunath Dhone (Guarantor)		Bounded -East-Remaining Part of Apartment, West-Layout Road, North-Shop No 2, South-Open Space of Apartment.	c) 31/05/2023	c) Rs.10,000/-	
			All that piece and parcel of Shop No. 2 constructed on Ground Floor of Plot No 13 & 14 out of field Survey No. 19/1 in the building Known as "Radhakrishna Apartment" area 145 Sq. ft. Built Up area 13.37 Sq. Mtr situated at Sambhaji Nagar Near Dr. Giri Hospital, Mouza-Waghapur, Taluka & Dist. Yavatmal in the name of Shri. Nitin Namdeorao Nagdive.	d) Physical Possession		
2)	Branch : Dharampeth, Nagpur			a) 30/01/2026	a) Rs.47,84,000/-	28/07/2026 11.00 AM to 04.00 PM
	Mrs. Shaheena Anjum Ahmed W/O Ashfaq Simnani (Borrower/Mortgagor)		The Undivided 11.91 % share and interest in All that piece and parcel of land and building bearing Municipal Corporation House No. 09 admeasuring about 2045 Sq. ft (i.e 190.00 Sq. Mtr), Mouza Nagpur, together with the entire RCC structure consisting a Residential Flat No 101, having built up area of 61.74 sq mtrs at First Floor of the building known as "Quality Apartment", City Survey No 288, Sheet No 162, Ward No 35, Mouza- Nagpur, Ganjakhed, Old Bhandara Road, Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust in the name of Mrs. Shaheena Anjum Ahmed & Mr. Ahmed Ashfaq Abdul Khaliq Simnani.	b) Rs.29,69,632.78 as on 29/01/2026 + Intt & other charges w.e.f. 01/01/2026	b) Rs.4,78,400/-	
	Mr. Ahmed Ashfaq Abdul Khaliq Simnani (Co-Borrower/Mortgagor)		Bounded -East-Lane and House of Sh. Abdur Jabbar, West- House of Smt. Saida Abdur Jabbar, North-Old Bhandara Road, South- Lane and thereafter House of Sh. Abdul Khimnani	c) 06/05/2025	c) Rs.10,000/-	
				d) Symbolic Possession		

Details of the encumbrances known to the secured creditors – Not known, Interested bidders may enquiry independently regarding same.

TERMS AND CONDITIONS OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

- The auction sale will be "online through e-auction" portal <https://baanknet.com/>
- The intending Bidders/ Purchasers are requested to register on portal <https://baanknet.com/> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 27.07.2026 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
- Platform (<https://baanknet.com/>) for e-Auction will be provided by e-Auction service provider M/S PSB Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- For details General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
(a) <https://baanknet.com/>, (b) www.pnbIndia.in
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction portal (<https://baanknet.com/>).
- The Authorized Officer reserves the right to accept any or reject all bids. If not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/ Present/Future.

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

Place : Nagpur
Date 19/06/2026

Authorized Officer
Punjab National Bank, Secured Creditor