

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: 06.02.2026 (Last date of deposit of EMD: 05.02.2026)

Sr No.	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description 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	
				(b) EMD		
				(c) Bid Increase Amt.		
1.	Nagpur Indora Chowk M/s Star Minerals, (Proprietor & Mortgagor- Mr. Siraj Mohammad Bakshi)	All that Piece and Parcel land Known as Plot No. A-24 & A-25 the Parshivani Mini Industrial Area, Situated at Village limits of Parshivani and within/outside the limit of Nagpur Municipal Council/Corporation in rural area, Taluka Parshivani and Registration Sub-District. Nagpur Containing by admeasurement 800.00 Sq. Mtrs (800.00 Sq Mtrs + 800.00 Sq. Mtrs of each Plot), Taluka Parshivani, District. Nagpur. Boundaries: - East - Plot No. A-26, West- Plot No. A-23, North- 20.00 Mtr Road/W, South- Plot No. A-15 & A-14. Lessor/Owner: Mr. Siraj Mohammad Bakshi	(a) 13/02/2025	(a) Rs. 17,28,000.00	Date: 06.02.2026 Time: 11:00 am to 4:00 pm	
			(b) Rs. 15,57,912.51 as on 31/01/2025 + intt & other charges w.e.f 01/02/2025 charges	(b) Rs. 1,72,800.00		
			(C) 23.05.2025	(c) Rs. 10,000/-		
			(d) SYMBOLIC			
2.	PWS Kamptee Road, nagpur Smt. Varsha Yogiraj Shende (Borrower & Mortgagor)	All that Piece and Parcel of "VYAPARI SANKUL" Shop No FF-33, on the First Floor, Built Up area 7.432 Sq Mt, Corporation House No. 3/FF-33, KH No 312/3, City Survey No 1784, Sheet No 75, Municipal Corporation House No 3/FF-33, Ward No 71, Mouza Sitabuldi, Variety Square, Gorepeth, Near Eternity Mall, situated in Leasehold Plot in Civil Expansion scheme of NIT, Morbhavan, Sitabuldi, Warda Road Nagpur within the limits of NMC and NIT Boundaries: East- Passage, West- Shop, WC/Toilet, North- Shop No. FF-34, South- Passage	(a) 30/10/2024	(a) Rs.12,96,000/-	Date: 06.02.2026 Time: 11:00 am to 4:00 pm	
			(b) 9,73,943.50+ intt & other charges w.e.f. 01/10/20244	(b) Rs.1,29,600/-		
			(c) 07/01/2025	(c) Rs. 10,000/-		
			(d) SYMBOLIC			

Details of the encumbrances known to the secured creditors - Not known

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/>
- 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.