

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			
			D)Nature of Possession Symbolic/ physical/Constructive		B)EMD Amount		
					C) Last Date of EMD Deposit		
					C)Bid Increase Amount		
1.	Khamla, Nagpur M/s Kehav Khanak Seeds Pvt. Ltd. (Borrower) Shri. Satpal Keshavdas Hassani (Director/ Mortgagor & legal Heir of Late. Shri Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Director/ Mortgagor) Ms. Roshni Keshavdas Hassani (Owner/ Mortgagor & Legal Heir of Late Shri Keshav Sahajram Hassani) Ms. Chanda Keshavdas Hassani (Owner/Mortgagor & Legal Heir of Late Shri. Keshav Sahajram Hassani) Shri Satpal Keshavdas Hassani (Guarantor/Mortgagor / Legal Heirs of Late Shri. Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Guarantor/ Mortgagor)	All that piece and parcel of the Bhoomidhari land bearing Plot No. 20 (A-Type) in Ashirwad Sahakari grah Nirman Sanstha Maryadit, Fulchur Peth, Gondia, Tahsil and Dist. Gondia containing by admeasurement 3000 Sq. Ft being a portion of the entire land bearing Field Nos. 216/3, 216/4, 217/1, 217/4, 218/2, 242/2 and 243/2 together with the existing single storeyed house thereon covering a builtup area of about 1190 Sq. Ft. situated at Fulchur Peth within the limits of the Gram Panchayat Fulchur, in the Tahsil and Dist. Gondia and bounded as under: East: Plot No. 19-A, Ashok Hasani, West: Plot No. 21-A, Satish Singhania, North: Society Road, South: Boundary Wall & Agriculture Land. Owner & Mortgagor: Shri. Keshavdas Sahajram Hassani	A) 04.01.2024 B) Rs. 9,24,56,780.12+ further interest & other charges w.e.f. 01.01.2024 C) 01.04.2024 D) SYMBOLIC Possession	A) Rs. 1,01,93,000/- B) Rs. 10,19,300/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
2.	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-Jatardi 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. 30,80,000/- B) Rs. 3,08,000/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
3.	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. 27,25,000/- B) Rs. 3,08,000/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
4.	Somalwada, Nagpur Mr. Ayaz Ahmed Nisar Ahmed Sheikh (Borrower/Mortgagor) Smt. Shebana Ayaz Ahmed Sheikh (Co-Borrower)	The Undivided 33.00% Share and interest in all that Piece and Parcel of land bearing Plot No 19 admeasuring 144.00 Sq. Mtrs together with Apartment No. B/201 containing by admeasurements approx. 116.127 Sq Mtrs on the second floor of the building named and styled as PARAS APARTMENT WING-B in the layout of western coalfields Employees Co-Op Housing Society out of Khasra No. 79/1, 85/2, 86/1 Patwari Haika No. 8 of Mouza Gorewada, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tah And Dist. Nagpur in the Name of Shri. Ayaz Ahmed Nisar Ahmed Sheikh Boundaries of Plot: East: Plot No 18, West: Plot No 20, North: Road, South: Plot No 14	A) 20.02.2024 B) Rs. 36,07,891.58 + further interest and other charges w.e.f. 01.02.2024 C) 10.09.2024 D) PHYSICAL Possession	A) Rs. 39,81,000/- B) Rs. 3,98,100/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
5.	Suryanagar, Nagpur M/s Asla Agro (Borrower) Mr. Sumit Rikhab Kothari (Proprietor) Mrs. Vimalabel Tejramji Mohariya (Guarantor/ Mortgagor) Mr. Shrikant Tejramji Mohariya (Guarantor) Mr. Roshan Tejramji Mohariya (Guarantor)	All that Piece and Parcel of land and building bearing Plot No. 69, containing by total admeasurement 139.35 Sq. Mtrs as per sale deed 132.98 Sq. Mtrs as per Regularization letter in Kh. No. 13/15 of Mouza- Dighori, in the layout of Aradhana Co-Operative Housing Society Ltd. Nagpur, togetherwith House constructed thereon, bearing Corporation House No 2680/A/ 69, City Survey No. 58 within the limits of Nagpur Municipal Corporation Ward No. 21 in Tehsil and District Nagpur Boundaries: East: Plot No 68, West: Plot No 70, North: Road, South: Plot No. 72 Owner: Smt. Vimalabel Tejramji Mohariya	A) 04.12.2024 B) Rs. 77,32,626.58 + further interest and other charges w.e.f. 01.12.2024 C) 01.03.2025 D) SYMBOLIC Possession	A) Rs. 85,61,000/- B) Rs. 8,56,100/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	

6.	Nandanvan, Nagpur M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardhi (Proprietor/ Mortgagee)	All that piece & parcel of Non-Agricultural/Industrial Plot No. 3 addressing B24.91 Sq Mtrs out of Khazara No. 39/2/A/5/3 admeasuring 1.17 HR revenue Rs.7.55 of Mouza Heli (Surta) 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: Khazara No. 33, West: 12.00 Meter Wide Road, North: Plot No. 5 belonging to Smt Seema Jakishore 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. 59,59,000/- B) Rs. 5,95,900/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known
7.	Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahil Thampy (Borrower/Mortgagee) Smt. Elsamma W/o M. M. Thampy (Co-Borrower/Mortgagee)	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 98 out of the layout of Jai Durga Co-operative Housing Society, Nagpur, Containing by admeasuring 2032.76 Sq Ft (281.75 Sq Mtr) being a portion of entire land bearing Kh. No. 30/1 and 30/2 of Mouza- Zingabal Takli, PH No. 11, bearing Corporation House No. 525/98, city survey No. 36, sheet No. 33, together with the entire R.C.C superstructure comprising Apartment No. 301, covering a super built-up area of 83.61 Sq. Mtrs, along with Garden/Terrace area of 66.42 Sq. mtr on the Third Floor of a Building constructed thereon and known and Styled as "Vaishali Apartments" situated at Zingabal Takali, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur. Bounded as Under: East: Plot No. 74, West: 7.50 Mtrs wide Road, North: Kh. No. 28, South: Plot No. 97. Owner: Smt. Elsamma W/o M. M. Thampy	A) 06.07.2024 B) Rs. 15,74,579.24 + further interest & Other Charges w.e.f. 01.07.2024 C) 30.09.2024 D) SYMBOLIC Possession	A) Rs. 28,80,000/- B) Rs. 2,88,000/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known
8.	Chandrapur M/s Shiv Shakti Rice Mill (Borrower) Mr. Rajesh Vasantrao Rainchwar (Proprietor/ Mortgagee) Mrs. Sarita Rajesh Rainchwar (Guarantor/ Mortgagee)	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. 44,55,000/- B) Rs. 4,45,500/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known
9.	Dharampeth, Nagpur M/s Atharva Enterprises (Prop. Smt. Anuja Deshpande) Mr. Shripad Deshpande (Guarantor) M/s Neev Promoters & Developers (Guarantor)	Property 1: EM of entire superstructure comprising of all piece and parcel of Apartment No.301, 3rd floor "MANOMAY APARTMENTS", Plot No. 173, Kh. Nos. 88/2/G, 60, 58 & 59 Mouza - Khamlia, PSK No. 9, Corporation House No.3483/173, City Survey No. 2219, Sheet No 37, Sahakar Nagar, NMC Nagpur, Ward No 75, Nagpur. Owned by M/s Neev Promoters & Developers, Partnership Firm of Mr Slnbarayana Goral & Mrs Shalu Goral. Boundaries: East- Plot No.174, West- Plot No.172, North-Road, South: Plot No.170 Property 2: EM of entire superstructure comprising of all piece and parcel of Apartment No.302, 3rd floor "MANOMAY APARTMENTS", Plot No.173, Kh. Nos. 88/2/G, 60, 58 & 59 Mouza- Khamlia, PSK No. 9, Corporation House No. 3483/173, City Survey No. 2219, Sheet No 37, Sahakar Nagar, NMC Nagpur, Ward No. 75, Nagpur. Owned by M/s Neev Promoters & Developers, Partnership Firm of Mr Slnbarayana Goral & Mrs Shalu Goral. Boundaries: East: Plot No.174, West: Plot No.172, North:Road, South: Plot No.170	A) 12.04.2021 B) Rs. 85,48,589.07 as on 31.03.2021 + intt & other charges w.e.f. 01.04.2021 C) 23.11.2021 D) SYMBOLIC Possession	A) Rs. 30,25,000/- B) Rs. 3,02,500/- C) 26.03.2026 D) 10000.00	27.03.2026 (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.con.com>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. 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 "WHATSOEVER 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 declaration.
- 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
- Contact Person Amar A Nagrala (Manager) - 8830714121, Hamant Marwah (Officer Law) -9717619613, Sandeep Akhara (Sr. Manager) - 9657394162, Shri Chandrasekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date : 07/03/2026
Place : Nagpur

Authorized Officer,
Punjab National Bank