

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: 17.03.2026 (Last date of deposit of EMD: 16.03.2026)

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. Mohammad Bakshi	(a) 13/02/2025	(a) Rs. 17,28,000.00	Date: 17.03.2026 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.	Somalwada, Nagpur Mrs. Ashwini Amol Nakshane (Borrower/Mortgagor)	All that Piece and Parcel of land bearing Plot No 33, admeasuring about 93.75 sq mtrs, out of Kh No 76/33 of Mouza Turakmari, P.H No 71, in the sanctioned layout known as "Nirmal Shrishti-II" craved on all that Piece and Parcel of non agricultural land bearing KH No 76 admeasuring about 2.02 HR i.e. 20200.00 sq mtrs With occupant Class I Bhumiswami rights, situated within the limits of Tahsil Hingna District Nagpur. Owner- Mrs. Ashwini Amol Nakshane. Boundaries- East-Plot No 22, West- 9.00 mtr wide road, North- Plot No 34, South- Plot No 32.	(a) 13/01/2025	(a) Rs.17,46,000.00/-	Date: 17.03.2026 Time: 11:00 am to 4:00 pm
			(b) Rs.10,19,141.00 as on 30/12/2024 +further intt & other charges	(b) Rs.1,74,600.00/-	
			(c) 25/03/2025	(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/>
- 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 **16.03.2026** 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

Date : 22.02.2026, Place : Nagpur

Sd/- Authorized Officer Punjab National Bank Secured Creditor