पंजाब नैशनल बैंक
punjab national bank

Asset Recovery Management Branch
PNB House, Kingsway, Nagpur – 440001
Email: cs6795@pnb.bank.in

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 (Mortgagers of properties)	A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 / B)Outstanding Amount / C)Possession Date u/s 13(4) of SARFESI Act 2002 / D)Nature of Possession Symbolic/ physical/Constructive	A) Reserve Price (Rs.) / B)EMD Amount / C) last Date of EMD Deposit / C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Kingsway, Nagpur Mr. Vilas Shivagir Giri (Borrower/Mortgagor)	All that piece and parcel of land bearing Khasra No. 42 containing admeasuring 2.02 HR of Mouza-Kuhi, PH No. 53 together with all that piece and parcel of plot No. 6 area admeasuring S176.21 Sq. Ft. (481.34 Sq. Mtr.) situated in Layout to be known and styled as "Santaji Nagar" and standing on the Kh. No. 42 land Tahsil-Kuhi and Dist. Nagpur Bounded as under: East: Layout boundry and Naiha, West: 9 Mtr Road, North: Plot No. 5, South: 9 Mtr Road, **Owner: Mr. Vilas Shivgir Giri**	A) 24.06.2025 B) Rs. 47,66,979.00 plus further interest and other charges w.e.f. 09.06.2025 C) 23.09.2025 D) Symbolic Possession	**A) Rs. 34,10,000/-** **B) Rs. 3,41,000/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Not Known
2.	Surya Nagar, Nagpur Shri. Sheikh Mohmadali Hak Jahuralam Alam (Borrower/Mortgagor) Shri. Nazim Mohmadali Hak (Guarantor)	All that Piece and Parcel of residential block comprising House No. 950, having area of 69.29 Sq. meter built up on first floor of building situated in Maskasath close to Cradok Road, Circle No. 13/19, Div No. 4, City Survey No.496, Sheet No. 131 Mouza Nagpur, Tehsil & District Nagpur & Bounded as under: East: Sambhaji Kasar Road, West: House of Shri. Devidas Nimje, North: Lane, South: Maroti Temple & House of Shri Devidas Nimje **Owner: Shri Sheikh Mohmadali Hak Jahuralam Alam**	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.06.2017 + intt & charges w.e.f. 01.07.2017 C) 09.11.2022 D) PHYSICAL Possession	**A) Rs. 27,45,000/-** **B) Rs. 2,74,500/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	SA/306/2022 (DRT, Nagpur)
3.	Surya Nagar, Nagpur Shri Gatav Abhiman Borkar (Borrower/Mortgagor)	All that Piece and Parcel of Apartment No. 305, 3rd Floor in the building Hitesh Vihar –II, City Survey No. 58, Sheet No. 488/12, Mouja Benaki, Ward No. 43,NMC House No.1559/E/252 & 1559/E/253, Pachpoli Housing & Accommodation Scheme of NIT, Mahendra Nagar, Nagpur Bounded as under: East : Road, West : Plot No 257,258,259, North : Plot No 251, South : Plot No 254 **Owner: Shri Gatav Abhiman Borkar**	A) 13.07.2017 B) Rs. 26,18,000.00 + intt. and other charges w.e.f. 01.07.2017 C) 23.06.2022 D) PHYSICAL Possession	**A) Rs. 19,15,000/-** **B) Rs. 1,91,500/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Not Known
4.	Surya Nagar, Nagpur Shri. Ashwin Vithobaji Bhoyar (Borrower) Shri. Vithobaji Motiram Bhoyar (Co-borrower/Mortgagor)	All that piece and parcel of land bearing House No. 162, Ward No. 1, City Survey No. 424, Mouza- Takalghat, Tehsil- Hingna, District- Nagpur Bounded as under: On the East: Office of Gram Panchayat, On the West: Remaining land of the above said property, On the North: House of Chindhabaji Yengde, On the South: Common Road **Owner: Shri. Vithobaji Motiram Bhoyar**	A) 12.12.2022 B) Rs. 32.77 Lakh as on 30.06.2018 + further Interest and Other Charges w.e.f. 01.07.2018 C) 14.02.2019 D) SYMBOLIC Possession	**A) Rs. 28,50,000/-** **B) Rs. 2,85,000/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Not Known
5.	Bajaj Nagar, Nagpur M/s Shrihari Ginning and Oil Industry (Borrower) Shri. Ramesh Vaidya (Partner/ Guarantor/ Mortgagor) Shri. Prashant Vaidya (Partner/ Guarantor/ Mortgagor) Shri. Satish Vaidya (Partner/ Guarantor/ Mortgagor) Smt. Usha Ramesh Vaidya (Guarantor/ Mortgagor)	All that piece and parcel of non-agriculture immovable property ie Plot Nos. 01 to 05 Total admeasurement 1651.50 Sq. Mtrs out of survey no. 201/7 admeasure 2000 Sq. Mtrs, P. H. No.05, Mouza- Narkhed (as per Town Planning Dept. Sanctioned layout plan in the same of Shri. Satish Rameshrao Vaidya for Plot No. 01 to 05 Total Nos. 01 to 05, Total Admeas. 1651.50 Sq. Mtr Survey No. 201/7, P.H. No. Mouza-Narkhed,) in Tahsil Narkhed Dist. Nagpur and same is bounded as under: On the East by: Remaining Land of Khasara No. 201, On the West by: Nallah, On the North by: Pandhan, On the South by: Narkhed Mowad Road	A) 12.12.2022 B) Rs. 7,99,60,720.60 + further interest and other charges w.e.f. 01.12.2022 C) 04.03.2023 D) SYMBOLIC Possession	**A) Rs. 55,00,000/-** **B) Rs. 5,50,000/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Not Known
6.	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. 808 & 97 total admeasuring 7915.06 sq. mts (Or 85197 Sq. Fts.) of Mouza-Jatarodi 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. 25,70,000/-** **B) Rs. 2,57,000/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	SA/236/2026 (DRT, Nagpur)
7.	Chandrapur M/s Shiv Shakti Rice Mill (Borrower) Mr. Rajesh Vasantrao Rainchwar (Proprietor/ Mortgagor) Mrs. Sarita Rajesh Rainchwar (Guarantor/ Mortgagor)	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+ further interest and other charges w.e.f. 01.04.2023 C) 04.10.2023 D) SYMBOLIC Possession	**A) Rs. 46,66,500/-** **B) Rs. 4,66,650/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Not Known
8.	Gandhibagh, Nagpur 1. M/s Asian Plastics (Borrower) 2. Shri Rohit John Nikhambe (Partner/Borrower) 3. Mr. Jobby Kolamalail Thomas (Partner/ Borrower) 4. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor)	The undivided 1.86% share and interest in all that pieces and parcel of land bearing Plot No. 3 & 4 total containing by adm. 1239 Sq. Mtrs. Being the portion of land bearing Kh. No. 110/1 & 110/2 of Mouza-Shirul, PH. No. 71, together with the entire R.C.C. superstructure comprising Apartment No. F-06, covering a Super Built Up area 534.54 Sq. ft (or 49.65 Sq. Mtr) on the First Floor of the building constructed thereon and known as styled as "Vyankatesh Arcade No.1" situated at Shirul, within the limits of Grampanchayat Shirul, in Tah. Hingna and Dist- Nagpur Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal Bounded as under: East: Kh. No. 109, West: Plot No. 2, North: Plot No. 5 & 6, South: Road	A) 02.12.2023 B) Rs. 29,92,970.03 + further Interest and other charges w.e.f. 01.12.2023 C) 15.11.2025 D) PHYSICAL Possession	**A) Rs. 7,02,000/-** **B) Rs. 70,200/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Not Known
9.	Somalwada, Nagpur Shri Madhav Murlidhar Jadhav (Borrower/Mortgagor) Smt. Sunita Madhav Jadhav (Co-Borrower/Mortgagor)	All that piece and parcel of bungalow No. A-17, having total plot area 890 Sq. Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East- Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-18, South- Bungalow No. A-16	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	**A) Rs. 10,15,000/-** **B) Rs. 1,01,500/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	Charge of Shivalik Sahakari Bank Ltd. as per 7/12 extract
		All that piece and parcel of bungalow No. A-5, having total plot area 890 Sq. Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under: East- Layout of Gat No. 106, West- Layout Road, North- Bungalow No. A-6, South- Bungalow No. A-4	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	**A) Rs. 10,15,000/-** **B) Rs. 1,01,500/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	
		All that piece & parcel of bungalow No A-8, having total plot area 890 Sq.Ft. (82.713 Sq. Mt.) and Total Built up area 86.673 Sq. Mt. (having built up area 44.091 Sq. Mt. on Ground Floor and built up area 42.582 Sq. Mt. on First Floor) on land bearing Gat No 107/2-N situated at Mouza- Lalguda, Tah- Wani, Dist. - Yavatmal and undivided 05.263% share & interest in all that piece and parcels of land bearing Plot Nos. 47 to 56 containing by the total admeasurement 1618.80 Sq. Mt., out of Gat No 107/2-N of Mouza- Lalguda, Tah- Wani, Dist- Yavatmal, in the name of Shri Madhav Murlidhar Jadhav and Smt. Sunita Madhav Jadhav. The bungalow bounded as under; East-Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-9, South- Bungalow No. A-7	A) 04.05.2018 B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018 C) 15.02.2019 D) SYMBOLIC Possession	**A) Rs. 10,15,000/-** **B) Rs. 1,01,500/-** **C) 02.12.2026** **D) 10000.00**	**03.12.2026** (Time: 11.00 AM to 4.00 PM)	

TERMS AND CONDITIONS"

1. 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**

2. The intending Bidders/Purchasers are requested to register on portal **(https://baanknet.com .com)** using their email-id and mobile number. The process of eKYC is to be done through Digi locker. 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.

3. Earnest Money Deposit (EMD) amount as mentioned above shall he 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 ate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. 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@psballance.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.

5. 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**

6. 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).**

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. 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.

9. 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.

10. 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.

11. 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).

12. The secured asset will not be sold below the reserve price.

13. 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.

14. 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.

15. The Authorised 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.

16. 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.

17. The properties are being sold on ""**AS IS WHERE IS BASIS**"" and ""**AS IS WHAT IS BASIS**"" and ""**WHATEVER THERE IS BASIS**""

18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement omission in this proclamation.

19. 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.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. 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.

22. 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.

23. 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**

24. Reserve price of plant and Machinery is exclusive of applicable GST

25. Contact Person **1. Ashish Rajurkar (Dy Manager)- 9960950750, 2. Rakesh Giri (Manager)- 8432979337, 3. Sandeep Akhare (Sr. Manager) - 9657394162, 4. Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

Date : 07/11/2026, Place : Nagpur

Authorized Officer, Punjab National Bank