



SAMD, Circle Office, Kingsway, Nagpur - 440001
Ph.: 0712-2534323 Email: conagpursamd@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

Date of E-Auction: 24/09/2026 (Last date of deposit of EMD: 23/09/2026)

Sr. No.	Name of Branch Name of Account Name & Address of the Borrower(s)/ Guarantor(s) 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 b) EMD c) Bid Increase Amount	Date/ Time of E-Auction
1)	Branch : Chandrapur Nagpur Road Shri Bharat Bhawan Bhatkar Smt. Jaya Bharat Bhatkar (Borrower/Mortgagor)	All that piece and parcel of Flat No F-6 Second Floor Vandana Apartment Built up area 58.915 Sq Mtr constructed on Plot No 35636, out of land of survey No 172/L 172/3 & 31/5 with undivided to the extent of 50.625 Sq Mtrs in the land of Mouza Ballarpur Near Gurunanak Public School, Bamni kothari State highway Mouja Ballarpur Dist Chandrapur in the name of Shri Bharat Bhawan Bhatkar & Smt Jaya Bharat Bhatkar. Bounded as - East: 9 Mtrs Road, West: 6 Mtrs Road & Flat No F7 & F8, North: 6 Mtrs road, South: Layout Plot No 37 & 38	a) 12/08/2020 b) Rs 14,35,327.00 as on 30/06/2020 + Intt & other charges w.e.f. 01/01/2020 c) 09/03/2022 d) Symbolic Possession	a) Rs. 21,01,000.00/- b) Rs. 2,10,100/- c) Rs.10,000/-	24/09/2026 11.00 AM to 04.00 PM
2)	Branch: Kamla Nehru Nagpur Shri Shekhar Singh Subhash Singh Pawar (Borrower / Mortgagor) Smt. Darshana Shekhar Singh Pawar (Co-Borrower / Mortgagor)	All that piece & parcel of land & building i.e. Residential House bearing Plot No 37, containing by admeasurement 136.00 Sq Mtrs (1464 Sq Ft) being a portion of entire land bearing Gat No 253/38 of Mouza Parsodi in Tehsil & Dist Bhandara. Bounded as - East: 9 Mtrs wide road, West: Plot No 34, North: Plot No 38, South: Plot No 36. Owner: Shri Shekhar Singh Pawar & Smt. Darshana Pawar	a) 09/12/2024 b) Rs. 16,40,584.25 as on 30/11/2024 + Intt & other charges w.e.f. 01/12/2024 c) 10/03/2025 d) Symbolic Possession	a) Rs. 23,19,000.00/- b) Rs. 2,31,900.00/- c) Rs.10,000/-	24/09/2026 11.00 AM to 04.00 PM
3)	Branch: Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahil Thampy (Borrower/Mortgagor) Address: Flat No. 301, Vaishali Apartment, Plot No. 98, Jal Durga Layout, Godhni Road, Zingabai Takil, Nagpur-440030	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 98 out of the layout of Jal Durga Co-operative Housing Society, Nagpur, Containing by admeasurement 3032.76 Sq Ft (281.75 Sq Mtr) being a portion of entire land bearing Kh. No. 30/1 and 30/2 of Mouza- Zingabai Takil, 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 Zingabai Takil, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur. Bounded as Under: East: Plot No. 74, West: 750 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. 26,00,000/- b) Rs. 2,60,000/- c) Rs.10,000/-	24/09/2026 11.00 AM to 04.00 PM
4)	Branch : Yavatmal Shri. Nitin Namdeo Rao Nagdive (Borrower/Mortgagor) Mr. Shri. Mahadev Raghunath Dhone (Guarantor)	All that piece and parcel of Shop No. 1 constructed on Ground Floor of Plot No 13 614 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 Namdeo Rao Nagdive. Bounded - East: Remaining Part of Apartment, West: Layout Road, North: Shop No 2, South: Open Space of Apartment. All that piece and parcel of Shop No. 2 constructed on Ground Floor of Plot No 13 614 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 Namdeo Rao Nagdive. Bounded - East: Remaining Part & Open Space of Scheme, West: Layout Road, North: Shop No 3, South: Shop No.1	a) 30/03/2019 b) Rs. 9,19,657.00 as on 30/09/2018 + Intt & other charges w.e.f. 01/10/2018 c) 31/05/2023 d) Physical Possession	a) Rs.11,07,000/- b) Rs.1,07,000/- c) Rs.10,000/- a) Rs.11,07,000/- b) Rs.1,07,000/- c) Rs.10,000/-	24/09/2026 11.00 AM to 04.00 PM
5)	Branch: Fetri Shri. Gajanan Mahadeorao Mahajan (Borrower/Mortgagor) & Mrs. Veena Gajanan Mahajan (Guarantor)	All that Piece and Parcel of Property i.e. R.C.C. Super Structure Comprising of Residential Apartment bearing No. F-202, on Second Floor of Govardhan Complex, having Super Built Up area 54.458. Sq. Mtr (585.97 Sq. Ft) along with 5.1015 % undivided share and interest in Plot No. 1155 admeasuring 931.078 SQ. Mtr, out of Khassra No. 9,24,25,26 & 28 in the IA & IB scheme of Nagpur Improvement Trust, Nagpur popularly known as Bldpeth Layout, bearing Corporation House No. 3514/A/1155/23, Ward No. 20, Mouza- Bldpeth, City Survey No. 1039, Sheet No. 252/17, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, tehsil and Dist. Nagpur. Owner: Shri. Gajanan Mahadeorao Mahajan Bounded as Under: East: Plot No. 1154, West: Road, North: Plot No. 1156, South: Road.	a) 04/05/2026 b) Rs.15,87,951.94 as on 30/04/2026 + Intt & other charges w.e.f. 01/05/2026 c) 22/07/2026 d) Symbolic Possession	a) Rs.17,40,000/- b) Rs.1,74,000/- c) Rs.10,000/-	24/09/2026 11.00 AM to 04.00 PM

Details of the encumbrances known to the secured creditors - Not known, Interested bidders may enquire 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 23.09.2026 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: 829120220). 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: 18/08/2026

Authorized Officer
Punjab National Bank, Secured Creditor

