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**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. | Khamla,Nagpur<br>M/s RB Travels (Borrower) Shri Rupesh Nilkanthrao Bhanuse (Proprietor/Mortgagor) | All that piece and parcel of Plot No. 03, admeasuring 135.00 Sq. Mtr (1453.14 Sq. Ft) standing in the name of Rupesh Nilkanthrao Bhanuse being a portion of entire land bearing Kh. No. 140, Mouza- Dongargaon, PH.K 73 in Khate No. 55 of Mouza- Dongargaon within the limits of Gram Panchayat Dongargaon, Tahisil & Dist. Nagpur<br>Boundaries of Plot: East: Plot No 4, West: Plot No. 2, North: Other Land, South: 9 Mtrs wide road<br>Owner: Rupesh Nilkanthrao Bhanuse | A) 15.07.2022<br>B) Rs. 1,05,89,136.84 + interest and other charges w.e.f. 01.07.2022<br>C) 16.06.2023<br>D) SYMBOLIC Possession | A) Rs. 7,54,000/-<br>B) Rs. 75,400/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 11.00 AM to 4.00 PM | Not Known |
| 2. | Dharampeth, Nagpur<br>Smt. Kiran Satish Kolhe (Borrower/Mortgagor) Shri. Satish Mahadeorao Kolhe (Co-Borrower) | "All that Piece and Parcel of Residential Flats on Second Floor. Bearing Flat No. S-1 & S-2, in the building Known as & Styled as "Anusaya Apartments" Covering Flat S-1 with Built Up area 36.96 Sq. Mtr. (397.80 Sq.ft), Super Built Up area 62.11 Sq. Mt. (384.30 Sq.Ft) & Flat S-2 with Built Up area 37.00 Sq. Mtr.(404.23 Sq. Ft.), Super Built Up area 64.66 Sq. Mtr.(717.76 Sq. ft). Total Built Up area 74.51 Sq. Mtr.(802.03 Sq Ft), Total Super Built Up area 156.11 Sq. Mtr. (1679.74 Sq.Ft).on Plot No. 28 Total land area 244.14 Sq. Mtr., Khasra No. 341, P.H. No- 46, Ward No. 01, House No. 1095, Mouza- Wanadongri, Grampanchayat- Wanadongri, Tah. Hingna, Dist. Nagpur<br>Bounded as under: Flat No. S-1: East: Road, West: S-3, North: Plot No. 29, South: S-2<br>Flat No. S-2: East: Road, West: S-3, North: S-1, South: Road Owner: Smt. Kiran Satish Kolhe | A) 06.06.2024<br>B) Rs. 49,52,035.00 + further interest & Other Charges w.e.f. 01.06.2024<br>C) 23.08.2024<br>D) SYMBOLIC Possession | A) Rs. 23,87,000/-<br>B) Rs. 2,38,700/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known |
| 3. | Surya Nagar, Nagpur<br>M/s Amruta Cotgin Pvt. Ltd. (Borrower) Mr. Narendra s/o Ramesh Kasawar (Director) Mrs. Kavita w/o Bhagwandas Aitwar (Director), Mr. Rangrao alias Ranganna s/o Jaykrushna alias Jaykishtu Kasawar (Gurantor) | EM of 43 plots, bearing plot numbers 1 to 4, 6 to 10, 13 to 15, 28 to 48, 72 to 81, Survey No. 261/2 in the layout at Village and Taluka Maregaon, Off Yavatmal Road, Taluka Maregaon, District Yavatmal 445302, Total Area: 72,202 Sq. Ft. belonging to Shri Rangrao alias Ranganna S/o Jaykrushna alias Jaykishtu Kasawar, R/o Patan, Taluka- Zari (Jamni), District- Yavatmal | A) 06.04.2017<br>B) Rs. 3,26,55,333.00/ + further interest and other charges w.e.f. 01.04.2017<br>C) 27.06.2017<br>D) SYMBOLIC Possession | A) Rs. 2,06,50,000/-<br>B) Rs. 20,65,000/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known |
| 4. | Bajaj Nagar, Nagpur<br>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 Property i.e Factory land & Building situated at Khasra No.76, P.H. No. 35, Khate No. 73, Shegaon Kund, Mouza Kund, Tq. Hinganghat, Dist. Wardha in the name of M/s Shrihari Ginning & Oil Industry comprising of-<br>A) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.57 hectare (3.885 acres), divided by East –West vibhagani, North side land with Bhogwarg class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non – agriculture order for survey no 76 on the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Distt Wardha and same is bounded as under :<br>On the EAST by: Land of Shri Purushottam Chordiya, On the WEST by: Road, On the NORTH by: Remaining portion of Kh. No.76 sold out to Shri Rameshrao Vaidya, On the SOUTH by: Remaining portion of Kh. No 76 sold out to Shri Prashant Vaidya and next land of Shri Purshottam Dhote<br>B) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.58 hectare (3.885 acres), divided by East –West vibhagani, North side land with Bhogwarg –class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non – agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist. Wardha and same is bounded as under<br>On the EAST by: Land of Shri Purshottam Chordiya, On the WEST by: Road, On the NORTH by: Kund Village, On the SOUTH by: Remaining portion of Kh. No 76 sold out to Satish Vaidya<br>C) All that piece and parcel of Non- Agriculture land of South side portion of Land survey no 76. Admeas. 1.21 hectare (3.000 acres), divided by East –West vibhagani, South side land with Bhogwarg –class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non – agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Prashant Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat, Dist Wardha and same is bounded as under<br>On the EAST by: Land of Shri Purshottam Chordiya, On the WEST by: Road, On the NORTH by: Remaining portion of KH no 76 sold out to shri Satish Vaidya, On the SOUTH by: Land of Shri Purushottam Dhote | A) 12.12.2022<br>B) Rs. 7,99,60,720.60 + further interest and other charges w.e.f. 01.12.2022<br>C) 04.03.2023<br>D) SYMBOLIC Possession | A) Rs. 2,99,74,000/-<br>B) Rs. 29,97,400/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known |
| | | All that piece and parcel of non-agriculture | A) 12.12.2022 | A) Rs. 1,11,47,000/- | 18.02.2026 (Time: 11 | Not Known |

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|---|---|---|---|---|---|---|
| | | sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat , Distt Wardha and same is bounded as under :<br>On the EAST by: Land of Shri Purushottam Chordiya, On the WEST by: Road, On the NORTH by: Remaining portion of Kh. No.76 sold out to Shri Rameshrao Vaidya, On the SOUTH by: Remaining portion of Kh. No 76 sold out to Shri Prashant Vaidya and next land of Shri Purshottam Dhote<br>B) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.58 hectare (3.885 acres), divided by East –West vibhagani, North side land with Bhogwarg –class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non – agriculture order for survey no 76 in the name of erstwhile owners , i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat , Dist. Wardha and same is bounded as under<br>On the EAST by: Land of Shri Purshottam Chordiya, On the WEST by: Road, On the NORTH by: Kund Village, On the SOUTH by: Remaining portion of Kh. No 76 sold out to Satish Vaidya<br>C) All that piece and parcel of Non- Agriculture land of South side portion of Land survey no 76. Admeas. 1.21 hectare (3.000 acres), divided by East –West vibhagani, South side land with Bhogwarg –class-1right, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khate no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non – agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Prashant Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dtd 18/10/2016) Tahsil Hinganghat , Dist Wardha and same is bounded as under<br>On the EAST by: Land of Shri Purshottam Chordiya, On the WEST by: Road, On the NORTH by: Remaining portion of KH no 76 sold out to shri Satish Vaidya, On the SOUTH by: Land of Shri Purushottam Dhote | | | | 11. |
| | | 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<br>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<br>B) Rs. 7,99,60,720.60 + further interest and other charges w.e.f. 01.12.2022<br>C) 04.03.2023<br>D) SYMBOLIC Possession | A)<br>Rs. 1,11,47,000/-<br>B) Rs. 11,14,700/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known | 12. |
| | | Details of Machinery:<br>Ginning Machinery for 36 DR GIN-Jumbo,Online Unit inclusive of Tractor Hopper, Cross Inclined Belt, Trolley, Auto Feeder,Jumbo 58, Cotton Lint Baling press and all Standard accessories ie, SITC, Make Jadhao Gears Pvt. Ltd. (36);<br>Additional accessories for Ginning Machinery like overhead Conveyor, dongi Structurc, Gear Box Drive, Motor etc. Make Jadhao Gears Pvt. Ltd. (L.S.);<br>Automatic Double Box up cotton bailing Press "ZEN AX MODEL" Capacity 18-20 Bales/ Hour with std. Hydraulic Set up Make Jadhao Gears pvt. Ltd (01);<br>Oil Mill Process Equipment's & Machineries Make Excell Engincers (L.S.);<br>Oil Mill Automation work with Std Make _Cro Tech Foot Mounting Screw Conveyor, M/c fabrication, Roller Conveyor assembling etc, Heavy Duty Foot Mounting,PCC+ MCC Combined Main Panel, MS Tank, 75000T Capacity, other fabrication work, Erection & Commissioning (L.S.);<br>Weigh Bridge 1 Capacity 60T 02 2 Capacity 05 T<br>Make ESSAE Digitronic Pvt. Ltd. (02);<br>Tractor New Holland 363055HP cat with Disk brakes and std feature & attachment, Loader bucket etc. (01);<br>Fire Extinguisher system with all pipeline, Butterfly valve, Fire Jockey Pump, Auto Starter, Hoses, SS Branch Connector, ABC Stored pressure fire Extinguisher, Alarm System and related fabrication (L.S.);<br>Cotton Seed Dryer- Capacity 4T, with std, Design & Complete Accessories (01);<br>Air Compressor for Ginning & Strapping Machine. 1 Hp/ 3 Phase, Model Max15-242 Auto Drain Make Maxwell (01);<br>Transformer 200KVA, 11/0.433 kv indoor Type, Aluminum Coil, New HT Connection<br>Cubical Meter, Single Pole Point, Cable & Accessories as per MSEDCL specification (01);<br>Electrical Cabling, Lighting & other l electrical fitting, water supply system for oil & ginning unit with pumps & pipe line (L.S.);<br>Seed Cleaner, Cooling Tower, Fogging System (L.S.);<br>Conveyor with bucket, motor its automation, Erection & Commissioning (L.S.) | A) 12.12.2022<br>B) Rs. 7,99,60,720.60 + further interest and other charges w.e.f. 01.12.2022<br>C) 04.03.2023<br>D) SYMBOLIC Possession | A)<br>Rs. 2,25,00,000/- Plus Applicable GST<br>B) Rs. 22,50,000/- Plus Applicable GST<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known | 13.<br>14.<br>15. |
| 5. | Itwari/ Hanuman Nagar, Nagpur<br>Mr. Prashant Keshav Dekate (Borrower/ Mortgagor)<br>Mrs. Nalu Keshav Dekate (Co-Borrower)<br>Mr. Nitin Keshav Dekate (Co- Borrower/ Mortgagor)<br>Mr. Lokesh Narayan Nikhare (Guarantor) | All that piece and parcel land & Building bearing Municipal House No. 193, adm 193.80 Sq.Mtr (2086.06 Sq. Ft), Ward No. 55, City Survey No. 949, Mouza Hansapuri, Tah & Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust and bounded as under:<br>East- House of Marotrao Bokde and Galli, West- House of Laxman Maroti Nagardhane, North- House of Tukaram Shankar Khapekar & Road, South- House of Shrawan Moundekar and Galli Owner: Shri Prashant Keshav Dekate & Shri Nitin Keshav Dekate | A) 08.07.2024<br>B) Rs. 70,45,862.37 + further interest and other charges w.e.f. 01.07.2024<br>C) 24.09.2024<br>D) SYMBOLIC Possession | A)<br>Rs. 54,00,000/-<br>B) Rs. 5,40,000/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known | 16. |
| 6. | Khamla,Nagpur<br>M/s Maa Sharda Agro Industries (Borrower) Prop.- Smt. Manju Kailash Soni<br>Shri Kailash Nagarmal Soni (Mortgagor/ Guarantor)<br>Smt. Manju Kailash Soni (Mortgagor/ Guarantor) | "Plot No. 34, Khasara No. 51, City Survey No. 180, Shri Narhari Cooperative Housing Society Ltd., admsg. 1500 Sq. ft. Nagpur. Realisable Valued Rs. 19.61 Lacs as per Shri Vijay Meghrajani bank's approved valuer dated 25.04.2017<br>Property under reference is owned by Shri Kailash Nagarmal Soni Bounded as follows: On the East: Plot No. 35, West: Plot No. 33, North: 9.14 Mts. wide road, South: Plot No. 31 | A) 18.06.2019<br>B) Rs. 1,33,88,684/- as on 31.05.2019 + further interest and other charges from 01.06.2019<br>C) 05.10.2019<br>D) SYMBOLIC Possession | A)<br>Rs. 21,96,000/-<br>B) Rs. 2,19,600/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known | |
| | | Plot No. 62, Khasara No. 24, City Survey No. 20, Mouza Bharatwada, Nagpur. Realisable Valued Rs. 17.54 Lacs as per Shri Vijay Meghrajani, bank's approved valuer dated 25.04.2017<br>Property under reference is owned by Smt. Manju Kailash Soni Bounded as follows: On the East: Plot No. 69, West: 30 ft. road, North: Plot No. 63, South: Plot No. 61 | A) 18.06.2019<br>B) Rs. 1,33,88,684/- as on 31.05.2019 + further interest and other charges from 01.06.2019<br>C) 05.10.2019<br>D) SYMBOLIC Possession | A)<br>Rs. 20,70,000/-<br>B) Rs. 2,07,000/-<br>C) 17.02.2026 (Till 5.00 PM)<br>D) 10000.00 | 18.02.2026 (Time: 11 AM to 4 PM) | Not Known | |

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| 7. | Surya Nagar, Nagpur<br>Shri Sheikh Mohmadali Hak Jahuraiam Alam (Borrower/Mortgagor) Sh. 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:<br>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 Jahuraiam Alam | A) 13.07.2017<br>B) Rs. 27,65,707.50 as on 30.06.2017 + intt & charges w.e.f. 01.07.2017<br>C) 09.11.2022<br>D) PHYSICAL Possession | A)<br>Rs. 25,83,000/-<br>B) Rs. 2,58,300/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>(Time: 11 AM to 4 PM) | Not Known |
| 8. | Lakadganj, Nagpur<br>M/s Agrawal Sons (Borrower)<br>Mr. Deepesh Balkishandas Agrawal (Proprietor/ Mortgagor)<br>Mrs. Jaya Deepesh Agrawal (Guarantor/ Mortgagor) | The Undivided 0.97% share and interest in All That piece and Parcel of land bearing Plot No. R-1 Containing by admeasurement 3586.80 Sq. Mtrs, being the portion of the entire Land bearing Kh. No 29 & 30 of Mouza-Lava, P.H. No-4, togetherwith the entire RCC Superstructure comprising Apartment No. 209, Covering a Super Built-up area of 80.90 Sq.Mtr on the Second floor of the Building known as styled as "OM SHRUSHTI WING-B", bearing Grampanchayat House No. 889, situated at Lava Road, within the limits of Grampanchayat lava, Ward No3 in Tah Nagpur (Rural) & Dist Nagpur and Bounded as under: East: 9 Mtr layout Road, West: Khasra Boundary, North: Amenity & Open Space, South: 9 mtrs wide layout road. (Owner: Mrs. Jaya Deepesh Agrawal & Mr. Deepesh Balkishandas Agrawal ) | A) 22.09.2022<br>B) Rs. 34,15,757.00 + further interest and other charges w.e.f. 01.09.2022<br>C) 20.09.2024<br>D) PHYSICAL Possession | A)<br>Rs. 15,30,000/-<br>B) Rs. 1,53,000/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 9. | Kingsway, Nagpur<br>Mr. Madhusudan Narayanprasad Sharma (Borrower/ Mortgagor)<br>Smt. Smita Manmohan Sharma (Guarantor) | All that piece and parcel of Apartment having No. 202 on the Second Floor having its Super Built up area 86.402 Sq. Mtrs with 1.631% undivided proportionate share and interest in the Building Complex constructed out of ALL THAT piece and parcel of plot No. 24 and 25 Both Jointly admeasuring about 218.99 Sq. Mtr i.e. 23519.35 Sq. Ft. in the lay out Popularly known as J P Radiance Complex out of all That Town Planning and Collector Nagpur sanctioned lay out having Survey No. 147 admeasuring about 1.38 Hec i.e. 13800.00 Sq. Mtr Situated at Mouza: Sukali ( Gup) P.S.K. No 45 Land Revenue Rs 276, Tahsil- Hingna and District- Nagpur and All That piece and parcel of land having Survey No 148 admeasuring about 1.81 Hec i.e. 18100.00 Sq. Mtr Situated at Mouza- Sukali (Gup), P.S.K. No. 45 Tahsil- Hingna and District- Nagpur and bounded as under:<br>East: Flat no 211, West: Flat no 201, North: Main Road, South: Flat No 203<br>Owner: Mr Madhusudan Narayanprasad Sharma | A) 29.11.2022<br>B) Rs. 22,07,873.00 + intt & charges w.e.f. 01.11.2022<br>C) 10.06.2024<br>D) PHYSICAL Possession | A)<br>Rs. 19,44,000/-<br>B) Rs. 1,94,400/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 10. | Sahu Nagar Besa and Kingsway, Nagpur<br>Mrs. Priya Vivekanand Butle (Borrower/ Mortgagor) | "The undivided 16.765% share and interest in all that piece and parcel of land bearing Plot No. 80 containing by admeasurements 243.262 Sq. Mtrs. (i.e. 2618.472 Sq. Ft.) being a portion of the entire land bearing Khasra NO. 81/2 of Mouza- Babulkhdeda, Patwari Halka No. 39, togetherwith the entire R.C.C. Superstructure comprising Apartments No. 102, covering a carpet area of 36.991 Sq. Mtrs. and super built-up area of 85.665 Sq. Mtrs. on the first Floor along with parking area of 13.238 Sq. Mtrs. of Building constructed on the said Plot and land and known and styled as "Krushna Residency-9" bearing corporation House No. 3253, City Survey NO. 7110, Sheet No. 68, of Mouza- Babulkheda situated at Deoghare layout, Babulkheda, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil & Dist. Nagpur and Plot is bounded as under:<br>East: 9.14 Mtrs wide Road, West: Plot No. 74, North: Plot No. 81, South: 9.14 Mtrs wide road. Owner: Smt. Priya Vivekanand Butle | A) 06.01.2024<br>B) Rs. 69,18,768.24 as on 31.12.2023 + intt & other charges w.e.f. 01.01.2024<br>C) 16.03.2024<br>D) SYMBOLIC Possession | A)<br>Rs. 28,35,000/-<br>B) Rs. 2,83,500/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| | | All that entire R.C.C. Superstructure comprising of Apartment bearing No. 104, Wing-B, admeasuring about 74.244 Sq. Mtrs of total Built up including Common area (Super built up area= 89.09 Sq. Mtrs) on first floor in the building to be known as Green Palm-1 (Block-A) togetherwith 1.095% proportionate undivided share and interest in land to be known and styled as "Green SPACE INFRA'S GREEN CITY" situated on all that piece and parcel of non-agricultural land bearing Kh No. 9/1 admeasuring about 4881.275 Sq. Mtrs land revenue Rs. 244.00 yearly with occupant Class-1, Bhumiswami rights, situated at Mouza- Gotal-Panjari, PH. No- 38/A, Tahsil Nagpur (Rural), Dist-Nagpur outside the limits of Nagpur Municipal Corporation, Tah & Dist. Nagpur and Bounded as under:<br>East: Kh. Survey No. 8, West: Kh. Survey No. 5/1 Green City Phase -1, North: Kh. Survey No. 5/2, South: Kh. Survey No. 9/2<br>Owner: Smt. Priya Vivekanand Butle | A) 06.01.2024<br>B) Rs. 69,18,768.24 as on 31.12.2023 + intt & other charges w.e.f. 01.01.2024<br>C) 07.10.2025<br>D) PHYSICAL Possession | A)<br>Rs. 20,25,000/-<br>B) Rs. 2.02,500/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 11. | Surya Nagar, Nagpur | All that Piece and Parcel Apartment No 305, 3rd Floor in | A) 13.07.2017 | A) | 18.02.2026 | Not Known |

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| | | Survey No. 9/2<br>Owner: Smt. Priya Vivekanand Butle | | | | |
| 11. | Surya Nagar, Nagpur<br>Shri Gatav Abhiman Borkar (Borrower/Mortgagor) | All that Piece and Parcel 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<br>Owner: Shri Gatav Abhiman Borkar | A) 13.07.2017<br>B) Rs. 26,18,000.00 + intt. and other charges w.e.f. 01.07.2017<br>C) 23.06.2022<br>D) PHYSICAL Possession | A)<br>Rs. 18,44,000/-<br>B) Rs. 1,84,400/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 12. | Hinganghat<br>M/s Kishan Agro Industries (Borrower)<br>Mr. Nitin Kishanchand Motwani (Proprietor & Mortgagor No.1)<br>Mrs. Maya Kishanchand Motwani (Guarantor & Mortgagor No. 2)<br>Mr. Girish Devandas Motwani (Guarantor & Mortgagor No. 3)<br>Mr. Devandas Rohandmal Motwani (Guarantor) | All that piece and parcel of Property i.e. Residential diverted Plot No. 17 adm. 303.75 Sq. Mtrs, Plot No. 18 adm. 303.75 Sq. Mtrs, Plot No. 21 adm. 126.00 Sq. Mtrs, Plot No 22 Adm. 126.00 Sq. Mtrs, Plot No 23 adm. 126.00 Sq. Mtrs and Plot No 27 adm. 50.00 Sq. Mtrs in the diverted field survey No. 226 diverted for residential purpose vide order dt. 27/01/2014 in rev. case no. 85/NAP-34/2011-12 of Mauza Chinora, Mauza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur<br>Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani<br>That the Plot No. 17 & 18 is bounded as under: On East: Road, On West : Plot No. 21,24, On North : Plot No. 16, On South : Plot No. 19,<br>That the Plot No. 21 to 23 is bounded as under: On East : Plot No. 17 to 19, On West : Road, On North : Plot No. 24, On South : Plot No. 20<br>That the Plot No. 27 is bounded as under: On East: Road, On West : Plot No. 44, On North: Plot No. 26, On South: Plot No. 28 | A) 14.08.2024<br>B) Rs. 18,69,18,438.28 + intt , and other charges w.e.f. 01.08.2024<br>C) 25.10.2024<br>D) SYMBOLIC Possession | A)<br>Rs. 44,55,000/-<br>B) Rs. 4,45,500/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 13. | Dharampeth, Nagpur<br>M/s S P Agro Trade And Foods Pvt. Ltd. (Borrower)<br>Shri Pradeep Kumar Chhaganlal Dugar (Director)<br>Smt. Reeta Pradeep Dugar (Director) | EM of entire superstructure open Plot No.145, Block-D, Kh. No.31 part, 19/1, 32/1, 33/1 in the Layout of Chandrabhaga Gruha Nirman Sahakari Sanstha Ltd., Nagpur, P H No 34, Ward No 21, Sheet No. 777/7, City Survey No. 31, Corporation House No. 603/D/145, Mouza – Pardi within the limits of NMC and NIT Nagpur, Tah & Dist Nagpur owned by Shri. Pradeep kumar Dugar & Smt Reeta Pradeep Dugar Boundaries: East: Plot No 146, West: Plot No. 144, North: Space of Another Khasra, South: 25 Feet Wide Road | A) 29.07.2019<br>B) Rs.1,81,19,389.08 as on 23.07.2019 + Intt & other charges w.e.f. 01.07.2019<br>C) 01.11.2019<br>D) SYMBOLIC Possession | A)<br>Rs. 51,07,000/-<br>B) Rs. 5,10,700/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 14. | Gandhibagh, Nagpur<br>1. M/s Asian Plastics (Borrower)<br>2. Shri Rohit John Nikhambe (Partner/Borrower)<br>3. Mr. Jobby Kolamalali Thomas ( Partner/Borrower)<br>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<br>Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal<br>Bounded as under: East: Kh. No. 109, West: Plot No. 2, North: Plot No. 5 & 6, South: Road | A) 02.12.2023<br>B) Rs. 29,92,970.03 + further interest and other charges w.e.f. 01.12.2023<br>C) 15.11.2025<br>D) PHYSICAL Possession | A)<br>Rs. 7,80,000/-<br>B) Rs. 78,000/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| | 5. Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor)<br>6. Mrs. Aney Thomas (Guranator/Mortgagor)<br>7. Shri John Semual Nikhambe (Guarantor)<br>8. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor)<br>9. Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor)<br>10. Ms. Harshala Chintaman Sapkal Legal Heir of Shri Chintaman Manohar Sapkal since Deceased (Guarantor/Mortgagor) | | | | | |
| 15. | Kingsway, Nagpur<br>1. M/s. Swapnil Associates (Borrower)<br>2. Mr. Vivek Dattatraya Deshpande (Partner & Guarantor)<br>3. Mr. Mahesh Vasant Dabholkar (Partner & Guarantor)<br>4. Mr. Shashikant D. Gosavi (Partner & Guarantor) | Flat No 301, 3rd Floor, Swapnil Neha Apartments on Plot No L-45, City Survey No 300, Sheet No 59 Ward Na 86 (New), Mouza- Ambazari, Nagpur in the name of M/s Swapnil Associates | A) 18.06.2019<br>B) Rs. 1,35,01,370.05+ interest and other charges w.e.f. 01.06.2019<br>C) 05.11.2019<br>D) SYMBOLIC Possession | A)<br>Rs. 49,57,000/-<br>B) Rs. 4,95,700/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| 16. | Somalwada, Nagpur<br>Shri Madhav Murlidhar Jadhav (Borrower/Mortgagor)<br>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<br>B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018<br>C) 15.02.2019<br>D) SYMBOLIC Possession | A)<br>Rs. 12,50,000/-<br>B) Rs. 1,25,000/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |
| | | 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<br>B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018<br>C) 15.02.2019<br>D) SYMBOLIC Possession | A)<br>Rs. 12,50,000/-<br>B) Rs. 1,25,000/-<br>C) 17.02.2026<br>(Till 5.00 PM)<br>D) 10000.00 | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |

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| | | 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:<br>East-Layout of Gat No 106, West- Layout Road, North- Bungalow No. A-9, South- Bungalow No. A-7 | A) 04.05.2018<br>B) Rs. 52,45,700.70 + further interest and other charges w.e.f. 01.04.2018<br>C) 15.02.2019<br>D) SYMBOLIC Possession | A)<br>**Rs. 12,50,000/-**<br>**B) Rs. 1,25,000/-**<br>**C) 17.02.2026 (Till 5.00 PM)**<br>**D) 10000.00** | 18.02.2026<br>11.00 AM to 4.00 PM | Not Known |

**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.con .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 herein above 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 **Amar A Nagrale (Manager) - 8830714121, Hemant Marwah (Officer Law) -9717619613, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

**Date : 29/01/2026**
**Place : Nagpur**

**Authorized Officer,**
**Punjab National Bank**