



Utkarsh Small Finance Bank
Aapki Ummid Ka Khaata
(A Scheduled Commercial Bank)

Registered & Corp. office – Utkarsh Tower, NH-31(Airport Road)
Sehmalpur, Kazi Sarai, Harhua Varanasi – Uttar Pradesh 221005.

(Appendix IV) POSSESSION NOTICE FOR IMMOVABLE PROPERTY [under rule 8(1)]

Notice is hereby given under the securitization and Reconstruction of Financial Assets and enforcement (Security) interest Act, 2002 and in exercise of powers conferred under 13(12) read with rule 3 of Security interest (enforcement) rules 2002, the authorised officer issued a Demand notice on the dates notes against each account as mentioned hereinafter, calling them to repay the amount within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the under noted borrowers having failed to repay the amount that the undersigned has taken Physical Possession of the properties described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on the dates mentioned against each account.

The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealing with the properties will be subject to the charge of UTKARSH SMALL FINANCE BANK LIMITED for the amounts and interests thereon mentioned against each account herein below:

The attention of the borrowers detailed hereunder is invited to the provisions of subsection (8) of section 13 of the act, in respect of time available, to redeem the secured assets.

S No.	Name of Branch	Name of the Account	Name of the Borrower/Guarantor (Owner of the property)	Description of the charged/ mortgaged property (all the part & parcel of the property consisting of)	Date of Demand Notice	Date of Physical possession notice	Amount outstanding as on the date of demand Notice
1.	Akola	16300600 00006002	Mr. Gopal Dilip Rajurkar (Borrower), Mr. Dilip Uttamrao Rajurkar (Guarantor & Mortgagor) Mrs. Sulochana Dilip Rajurkar (Guarantor)	All that part and parcel of the property situated at Plot No. 13, FSR No. 291, at MoujeBarshitakali, Tahsil Barshitakali, District - Akola, Maharashtra - 444401. Property bounded by- East: 20 Ft. Wide Road, West: F.S. No. 292, North: Plot No. 1, South:Plot No. 12.	01/07/2025	13/03/2026	Rs. 29,73,572.54/-
2.	Akola	16300600 00006056	Mr. Gopal Dilip Rajurkar (Borrower), Mrs. Manisha Gopal Rajurkar (Co-Borrower) Mr. Dilip Uttamrao Rajurkar (Co-Borrower) Mrs. Sulochana Dilip Rajurkar (Co-Borrower & Mortgagor)	All that part and parcel of the property situated at Plot No. 37, F. S. No. 291, MoujeBarshitakali at Sant Gajanan Maharaj Nagar, Taluka Barshitakali, District Akola, Maharashtra-444001.Property bounded by- East:Plot No. 38, West: Plot No. 36, North: 20 Ft. Wide Road, South:Plot No. 44	01/07/2025	13/03/2026	Rs. 27,82,073.73/-

Place: AKOLA Date: 18.03.2026

Authorized officer, (Utkarsh Small Finance Bank)



IDFC FIRST Bank

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office: - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	133421931	Loan Against Property	1. Syedakil Syedismail 2. Sayyedadil Sayyed Hussain 3. Shamnabi S Ismail	07.02.2026	INR 5,74,970.21/-

Property Address : All That Piece And Parcel Of House No. 570, Property No. 542, Grampanchayat Sr. No. 542, Road No. 04, Plot Area 937 Sq. Feet. & Total Built-up Area 324 Sq. Feet, At Mouje: Sirso, Near Majid, Taluka: Murtizapur, District: Akola, Maharashtra-444107, And Bounded As: **East: Road & Chandreshkar Upadhye House, West: Main Road, North: Syed Afsar Syed Algar House, South: Bol & Syed Chand House**

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited

Date : 18.03.2026
Place : Akola, Maharashtra

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)



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Sr No.	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	17607059 & 21661573	Loan Against Property	1. Palkar Industries 2. Pravin Sambhajirao Palkar 3. Sushama Praveen Palkar	21.01.2026	INR 1,42,24,758.42/-

Property Address : All That Piece And Parcel Of The Land Known As Plot No. El-5, In The Nagpur Industrial Area, Within The Village Limits Of Nilodh, And In Rural Area, Taluka And Registration Sub-District-Hingna, And District And Registration District-Nagpur, Maharashtra-440016 Containing By Admeasurement 1950 Square Metres Or Thereabouts And Bounded By: **North:** 20.00 R/W, **South:** Plot Nos. El-8, El-9 And El-10, **East:** Plot No. El-4, **West:** Plot Nos. El-6

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/-
Authorized Officer
IDFC First Bank Limited

Date : 18.03.2026
Place : Nagpur, Maharashtra

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)



THE YAVATMAL URBAN CO-OP. BANK LTD., YAVATMAL
Regd. No.YML/BNK / 114) Head Office: Garden Road, Near L.I.C.Office, Yavatmal. Authorised Officer Address :- Branch: Wani, Shrikrushna Bhavan Complex, Wani Tq.Wani Dist: Yavatmal Phone No.07239- 225156
O.W.No.YUCBL/ /2025-2026

DT:-11/03/2026

APPENDIX – IV-(A) [See Proviso Rule 8(6)]

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTIES(SECOND TIME)

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) / Co-borrower(s) and Guarantor(s) that the below described immovable property mortgaged to the Bank, the constructive possession of which has been taken by the Authorised Officer of the Bank, will be sold on "As is where is", "As is what is", and "Whatever there is basis" on under noted dates for recovery of under noted out standing amount due to the Bank form under noted respective Borrower(s) and Guarantor(s).

S r No	Branch Name & A/c No.	Name and address of Borrower, Co-borrower & Mortgagor & Guarantor	Date of Demand Notice/Out standing , Symbolic Possession date	Outstanding As on Dt.28/02/2026 & Further Interest and expenses	Description of the Immovable properties with name of the owner/ Mortgagor	Reserve price of property, Earnest Money Deposit, Last Date of Tender Submit Place & Time , Tender Open Date - Time, Tender Submit & Open Place
1	Branch: Gadachandur Loan A/c No. 170/40	1) Hotel Paradise And Bear Bar Partner I.Sau Anita Shrinivas Balgoniwar at.Jain Layout Near Hanuman Mandir Wani tq Wani dist Yavatmal, (2) Partner 2.Shri Tulsidas Wadhwanal Nanwani (Deceased) 1.Shantabai Tulsidas Nanwani (Heritor) 2.Bharati Tulsidas Nanwani (Heritor) 3.Vikram Tulsidas Nanwani (Heritor) All above at.Vasant Ganga Vihar, Waman Ghat Road, Wani Tq. Wani Dist. Yavatmal 3) Shri Vikram Tulsidas Nanwani (Co-Borrower & Mortgagor) Vasant Ganga Vihar, WamanGhat Road, Wani Tq. Wani Dist. Yavatmal 4)Shri. Sumit Ramchandra Nanwani (Co-borrower & Mortgagor) Damle Layout, Near Saksham English School Wani Tq. Wani Dist. Yavatmal 5) Sau. Aika Khushal Dhumane (Co-Borrower & Mortgagor) Near Tukdoji Chowk, Chikhalgao, Tq. Wani Dist. Yavatmal 6)Shri. Khushal Anandrao Dhumane (Co-Borrower & Mortgagor) Near Tukdoji Chowk, Chikhalgao, Tq. Wani Dist. Yavatmal 7)Shri. Raju Rajayya Balgoniwar (Co-Borrower & Mortgagor) Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist. Yavatmal 8)Shri. Yogesh Ramchandra Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani, Tq. Wani Dist. Yavatmal 9)Shri. Shrinivas Rajayya Balgoniwar (Guarantor) Jain Layout Near Hanuman Mandir Wani Tq. Wani Dist Yavatmal	Demand Notice Dt. 15/01/2022 Symbolic Possession date 01/07/2023	Principal Rs.6,25,89,664/- (Inwards Rupees Six Crore Twenty Five Lakh Eighty Nine Thousand Six Hundred Sixty Four only) + Interest.Rs.3,56,23,104/- (Inwards Rupees Three Crore Fifty Six Lakh Twenty Three Thousand One Hundred Four only) Plus future Interest and expenses from 1/03/2026	1)Mortgaged Immoable Property Of Vikram Tulsidas Nanwani 1.Mauza Butibori Plot No.B-66, Area 10760.00 Sq. Ft. Butibori Industrial Area Mauza Umari tq. Hingna Dist. Nagpur and bounded as under- East-Plot No. B65, West- B67, North- Plot No. B21, B22, B23 South- 25mtr Road 2.Mortgaged Immoable Property Of Vikram Tulsidas Nanwani Mauza Ganeshpur Wani Tq. Wani Dist. Yavatmal Pruthavi Usha Appartment Sarve No 89, Plot No 370 & 371 area of Plot 1055.70 Sq. Mtr. Mathil 22 flat Area 1417.014 Sq. Mtr. Flat No. 102, 103, 104, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302, 303, 304, 305, 306, 307, 308 Commercial Shop No. S1, S2, S3, S4, S5, S6, S7, S9, S10, S11, S12, S13, S14, S15, S16 Area 225.220 Sq. Mtr. and bounded as under-East-Vacant Resi Plot No. 388, 387, 386 , West- 12 Mtr. wide service Road, North- 9 Mtr. wide service Road, South- Sai amrut water filter plant 3) Vickram Tulsidas Nanwanani owner mortgaged immovable property of mauza Rangapurua Wani Tq. Wani Dist. Yavatmal Sheet No.10D, Plot No.171. And having an area of Plot 302.21 Sq. Mtr. (3252.00 Sq. Ft.) with building and Sturture thereon , bounded as under- East- House of Shri Lange, West- House of Shri Agbhatwar, North- House of Shri Dhakate, South- Govt Road	Property no.1 Reserve Price Rs.85,00,000/- (Rupees Eighty Five Lakh only) Earnest Money Deposit Rs.4,25,000/- Property no.2 Reserve Price Rs. 5,00,63,125/- (Rupees Five Crore Sixty Three Thousand One Hundred Twenty Five only) Earnest Money Deposit Rs.1,50,000/- Property no.3 Reserve Price Rs. 28,46,000/- (Rupees Twenty Eight Lakh Fourty Six Thousand only) Earnest Money Deposit Rs.1,50,000/- Last Date of Tender Submit Dt.07/04/2026 Branch Wani Tender Open Date , Time Dt.08/04/2026 at 12:00 P.M to 2.00 Tender Submit & Open Branch Wani
2	Branch: Wani Loan A/c No 170/436	1) Varlakmi Traders Prop. Vickram Tulsidas Nanwani (Borrower & Mortgagor) 6to Sambha Waghmare, Vasant Vihar Wamanaghat road Wani Tq. wani Dist. Yavatmal 2)Shri. Shyam Dipchand Nanwani (Guarantor) Gurnanak Nagar Sindhi Colony Wani Tq. Wani Dist. Yavatmal 3)Shri. Sumit Ramchandra Nanwani (Guarantor) Damle Layout, Near Saksham English School Wani Tq. Wani Dist. Yavatmal	Demand Notice Dt. 31/07/2023 Symbolic Possession date 27/12/2023	Principal Rs.7,02,20,100/- (Inwards Rupees Seven Crore Two Lakh Twenty Thousand one Hundred only) + Interest. Rs. 3,05,86,008/- (Inwards Rupees Three Crore Five Lakh Eighty Six Thousand Eight only) Plus future Interest and expenses from 1/03/2026		

Terms & Conditions :- 1) The earnest money DD provided along with the tender form should be given separately. Please note that tender forms will be accepted only after it is confirmed that DD is attached. For detailed term and conditions of the sale please refer to the tender form available with Authorized Officer of the Bank, Place: Wani, Shri Pankaj Marotno Yewale, Authorized Officer The Yavatmal Urban Co-op. Bank Ltd, Yavatmal. Head Office, Yavatmal. (Secured Creditor) Mobile No. 8888618908.

2) If the buyer is liable for TDS of the sale price plus 1%, the buyer will have to pay it separately. The said TDS amount will have to be eposited in the PAN of the property owner. Under any circumstances the bank shall not refund this TDS amount

Place : Wani



भारतीय स्टेट बैंक
State Bank of India

SME Central Avenue Road Branch
Brij Bhoomi Complex, Near Telephone Exchange Square, C.A. Road, Nagpur-440008. Tel. No.: 0712-2724543, 2737825, 2734772
Fax No. 0712-2737825 | Email: sbi.61653@sbi.co.in

APPENDIX IV [RULE 8(1)] POSSESSION NOTICE (For Immovable Properties)

Whereas, the undersigned being the Authorised Officer of the **State Bank of India, SME C.A. Road Branch (61653), Nagpur**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, issued Demand Notice calling upon the borrowers to repay the amount mentioned in the notice with further interest and cost thereon within 60 days from the date of receipt of the said notice.

The borrowers having failed to repay the amount, notice is hereby given to the borrowers/guarantors and the public in general that the undersigned has taken **Physical Possession** of the properties described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on following dates written below.

The borrowers/guarantors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **State Bank of India, SME C.A. Road Branch (61653), Nagpur**, for the amount given below and further interest, expenses and cost thereon. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

Sr. No.	Name of Account/ Borrower & Address	Branch	Description of the Immovable Property Mortgage	Date of Demand Notice	Date of Possession (Physical)	Amount Outstanding (in Rupees)
1.	1. Armors Developers Private Limited Office Address: Plot No. 590, Near Swastik School, Nava Nakasha, Lashkari Bagh, Dr. Ambedkar Marg, Nagpur-440017. Project Address: Plot No. 89, Survey No. 16/1, 16/4, 16/5 Mouza Junona, City: Hinganghat, Dist: Wardha, State: Maharashtra, India, Pin: 442301. 2. Mr. Anand Khobragade 3. Mrs. Sharda Anand Khobragade Address: Plot No. 590, Near Swastik School, Nava Nakasha, Lashkari Bagh, Dr. Ambedkar Marg, Nagpur-440017. Loan A/c No. 42130242698 of M/s Armors Developers Private Limited.	SME C.A. Road Branch (61653) Nagpur	I) All that Piece and Parcel of Land & construction thereon of Project Armors Nagar at Freehold N.A Plot No 89, Survey No 16/1, 16/4, 165, Mouza Junona, Hinganghat, District- Wardha, Pin 442301. Land area Admeasuring total of 3616.994 Sq. Mtrs. Boundaries: East- Plot No. 91, 92, 93, 94, 95 West- Kh No. 16/3, North-12 Mtrs. Road, South- Plot No. 90 II) All that Piece and Parcel of freehold N.A Plots No. 90, 101 & 102, Survey No. 16/1, 16/4, 165, Mouza- Junona, Hinganghat, District- Wardha, Pin 442301. Admeasuring total area of 2254.094 Sq. Mtrs. 954.479 Sq. Mtrs., 1864.637 Sq. Mtrs. Respectively. Boundaries of Plot no 90: East-12 Mtrs. Road, West- Other Land, North- Plot No. 89 & 95, South- Canal Boundaries of Plot no 101: East- Other Land, West-9 Mtrs. Road, North- Canal, South-12 Mtrs. Road Boundaries of Plot no 102: East-9 Mtrs. Road, West- Canal, North- Canal, South-12 Mtrs. Road III) Flat No. 404, Mahalaxmi Apartment, Admeasuring built up area about 79.861 Sq. Mtrs. bearing corporation House No. 347, CTS No. 142, Sheet No. 214, Ward No. 21, situated at Shastri Nagar, bearing NIT Plot No. 3 & 4, Kh. No. 311, Mouza & Dist. Nagpur. Boundaries: East- Plot No. 2, West- Plot No. 5, North- Road, South- Road IV) Flat No. GF-3 & 104, Armors Towers, bearing corporation House No. 563/A, CTS no. 529, Sheet No. 64, Khasra No. 164/4, 164/5, P.H. no. 8-A, Ward No. 62, Situated Near NIT Garden, K.T. Nagar, Mouza - Bargaon, Dist- Nagpur. Admeasuring built up area built up area of 134.342 sq. Mtrs. (i.e for Flat No GF-3 and 104 combined) Boundaries: East- Khasra No. 164/3 & Layout of Manavta Housing Society, North Layout of Manavta, West- Proposed 9 Mtrs. Road, South- Road	03/01/2026	13/03/2026	02/01/2026 Rs. 2,11,40,918.90/- (Rupees Two Crore Eleven Lakhs Forty Thousand Nine Hundred Eighteen Rupees and Ninety Paise Only) + Accrual Interest as on 02/01/2026 plus further interest, cost and expenses thereon

Date: 18.03.2026
Place: Nagpur (Hinganghat)

Sd/-
(Authorised Officer)
State Bank of India, SME, Nagpur



पंजाब नैशनल बैंक
punjab national bank
...the name you can BANK upon !

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.

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.	Dharampeth, Nagpur M/s S P Agro Trade And Foods Pvt. Ltd. (Borrower) Shri Pradeep Kumar Chhaganlal Dugar (Director/Mortgagor) Smt. Reeta Pradeep Dugar (Director/ Mortgagor)	EM of entire superstructure open Plot No.145, Block-D, Kh. No.3, part, 19/1, 32/1, 33/1 in the Layout of Chandrabhaga Nirmal Sahakar Santha 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 B) Rs.1,81,19,389.08 as on 23.07.2019 + intt & other charges w.e.f. 01.07.2019 C) 01.11.2019 D) SYMBOLIC Possession	A) Rs. 60,93,000/- B) Rs. 6,09,300/- C) 06.04.2026 D) 10000.00	07.04.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
2.	Lakadganj, Nagpur M/s Agrawal Sons (Borrower) Mr. Deepesh Balkishandas Agrawal (Proprietor/ Mortgagor) 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 admeasured 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 B) Rs. 1,81,19,389.08 as on 23.07.2019 + intt & other charges w.e.f. 01.09.2022 C) 20.09.2024 D) PHYSICAL Possession	A) Rs. 15,30,000/- B) Rs. 1,53,000/- C) 06.04.2026 D) 10000.00	07.04.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
3.	Sahu Nagar Besa and Kingsway, Nagpur 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- Babulkhedda, 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- Babulkhedda situated at Deoghare layout, Babulkhedda, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 15 in Tahsil & Dist. Nagpur and Plot is bounded as under: 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 B) Rs. 69,18,768.24 as on 31.12.2023 + intt & other charges w.e.f. 01.01.2024 C) 16.03.2025 D) SYMBOLIC Possession	A) Rs. 20,25,000/- B) Rs. 2,02,500/- C) 06.04.2026 D) 10000.00	07.04.2026 (Time: 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.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 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 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: 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.

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 19A-1 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 officer 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. Contact Person Amar A Nagrale (Manager) - 8830714121, Hemant Marwah (Officer Law) -9717619613, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrasekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date : 18/03/2026, Place : Nagpur

Authorized Officer, Punjab National Bank



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