

TERMS AND CONDITIONS:

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. 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 or omission in this proclamation.
3. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on date and time mentioned in the above table.
4. The Authorised Officer reserves the right to accept or reject any / all bids, or to postpone/cancel/adjust/withdraw/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.
5. All statutory dues / attendant charges / other dues including registration charges, stamp duty, taxes, statutory liabilities, arrears of property tax, electricity dues etc. shall have to be borne by the purchaser.
6. For detailed term and conditions of the sale, please refer, www.pnbIndia.in
7. In case the subject sale is set aside by any reason whatsoever and not limited to by virtue of any order, decision of any court/tribunal / authority, bank shall not pay any interest, charges, penalties to successful bidder.
8. As per the provision of section 26E of SARFAESI Act 2002, the banks dues will have a priority being banks charge was created before the charge of sale tax department

Date: 07.03.2026
Place: Mumbai

For Punjab National Bank
Chief Manager, Santoshkrishna A
Authorized Officer
PNB, Secured Creditor Contact No:7709754098/8452817277

	Regional Office Nagpur 34/2 Ashirwad Commercial Complex, Central Bazar Road, Ramdaspath, Nagpur-440 010 
Sale Notice For Sale Of Immovable Properties	
E-Auction Sale Notice For Sale Of Immovable Assets Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Read With Provision To Rule 8 (6) Of The Security Interest (Enforcement) Rule, 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 Symbolic/ Physical Possession Of Which Has Been Taken By The Authorized Officer Of Union Bank Of India (Secured Creditor), Will Be Sold On "As Is Where Is", "As Is What Is" And "Whatever There Is" On The Date 10/04/2026 For Recovery Of Dues As Mentioned Hereunder To Union Bank Of India From The Below Mentioned Borrower (S) & Guarantor (S). The Reserve Price And The Earnest Money Deposit Are Also Mentioned Hereunder:	
BRANCH-RAMTEK IN FRONT OF SAI MANDIR TAHSIL ROAD RAMTEK RAMTEK NAGPUR	
1.	Name Of The Borrowers & Guarantors: Swapnil Wamanrao Katukale & Harish Wamanrao Katukale Amount Due : Rs.6,99,592/- (As per demand notice dated 10/07/2025) and interest there on.
1.1 Property No.1[SYMBOLIC possession]: All that Piece & Parcel of House Plot/Property bearing N.P. Property No. 224,C.T.S. No. 2109/1,Sheet No. 18,Admeasuring area area 47.70Sq.Mtr.,Situated at Mouza Ramtek,Ramaleshwari Ward,Ramtek,within the limits of Nagar Parishad Ramtek, Mouza No 309,P.C. No. 37,Tahasil Ramtek, Registration Sub-District Ramtek, District Nagpur Maharashtra -441106 Boundaries:- East:-By the Property owned by Shri Sanjay Tate, West:- By The Road, North:-By the Property owned by shri Sanjay tate, South:-By property jointly owned by Smt. Meena Devanand Katukale and Other Reserve Price: 12,92,000/- (Rupees Twelve lakh ninety two thousand Only), EMD: 1,29,200/- (Rupees One lakh twenty nine thousand two hundred Only)	
BRANCH:WARDHA SHASTRI CHOWK, NEAR RLY STATION, WARDHA,442001,STATIONROAD,WARDHA MAHARASHTRA	
2.	Name Of The Borrowers & Guarantors: Mr.Manoj Tarachand Hirani & Mr.Premchand Girdharilal Hirani Amount Due : Rs. 10,37,875.82 (As per demand notice dated 20/10/2025) and interest there on.
2.1 Property No.1 (symbolic possession) All the pieces and parcel Flat No 205,Second floor,Admeasuring-839 Sq.ft. Sai prasad Apartment,Constructed on Plot no.15,16 And 17bearing survey no 192,T.S. No 19,Mouza Borgaoan (Meghe), Situated at Balaji Nagar,Beside Turak Lawn,Wardha Tahasil and district Wardha Boundaries: East:- Margin space of building, West:-Flat no 201, North:-Flat no 206, South:-Flat no 204 Reserve Price:11,40,700/- (Rupees Eleven lakh forty thousand seven hundred Only), EMD: 1,14,070/- (Rupees One lakh fourteen thousand seventy Only)	
Branch- Umred Kannamwar Comm.Complex,Umred,441203,Umred,Nagpur,Maharashtra	
3.	Name Of The Borrowers & Guarantors: Borrower: M/s Mata Bhagirathi Rice Mills ,PROP mamta Aniruddha thakre Aniruddha thakre Pandurang thakre Amount Due : Amount Due Rs. 1,54,26,546.65/- (As per demand notice dated 08/05/2025) and interest there on.
3.1 3. Description of immovable secured assets to be Sold: All that piece and parcel of land bearing Plot No.6, total admeasuring area 195.16 Sq. Mtr. and Plot No.7, total admeasuring area 238.38 Sq. Mtr. of Non Agri. Survey No. 809, Nagar Panchayat property No.622 and 4060, P.H.No.78, Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur, Tah-Bhiwapur, Dist. Nagpur. Boundaries of Plot No.6 as per Sale Deed. ON THE EAST-Bhiwapur-Nakshi Road. ON THE WEST-Open Land of Plot No.4. ON THE NORTH-Open Land of Plot No.5. ON THE SOUTH-Open Land of Plot No.7. Boundaries of Plot No.7 as per Sale Deed. ON THE EAST-Bhiwapur-Nakshi Road, ON THE WEST -Open Land. ON THE NORTH-Open Land of Plot No.6 and 4. ON THE SOUTH-Open Land of Plot No.8. & All that piece and parcel of land bearing Plot No.4, total admeasuring area 176.50 Sq. Mtr. and Plot No.5, total admeasuring area 195.16 Sq. Mtr. of Non Agri. Survey No. 809, Nagar Panchayat property No.622 and 4060, P.H.No.78, Mauza- Bhiwapur, Within the limit of Nagar Panchayat Bhiwapur, Tah-Bhiwapur, Dist. Nagpur. Boundaries of Plot No.4 as per Sale Deed. ON THE EAST- Plot No.5 and 6. ON THE WEST- Field of Shri. Janbandhu. ON THE NORTH Lay-out Road. ON THE SOUTH-Plot No.7. Boundaries of Plot No.5 as per Sale Deed. ON THE EAST-Bhiwapur-Nakshi Road, ON THE WEST -Plot No.7. ON THE NORTH -Lay-out Road. ON THE SOUTH -Plot No.6. Plus Additional Plant Machinery And Tools As Mentioned Below) Description of Machinery 1) Color Sorter-1 Nos 2) Air Compressor & Receiving Tank-1 Nos 3) Air Compressor in dismantle condition-1 Nos 4) Elevator in dismantle condition-01 Nos 5) Elevator-8 Nos 6) Rubber Sheller-1 Nos 7) Rice Grader-01 Nos 8) Rice Whitener-02 Nos 9) Gravity Paddy Separator-1 Nos 10) Electrical & Control Panel-US Reserve Price: 1,38,68,425 (Rupees One crore thirty eight lakh sixty eight thousand four hundred twenty five Only), EMD: 13,86,843/- (Rupees Thirteen lakh eighty six thousand eight hundred forty three Only)	
Last Date Of EMD: shall be deposited before participation in the auction process	Date & Time Of E-Auction: 10/04/2026 (12 NOON To 5 Pm)
For Detailed Terms And Condition Of The Sale And Registration And Login And Bidding Rules Visit	
https://baanknet.com /ebkraj.in	
Note: All Bidders Are Requested To Visit The Above Site & Complete The Registration, Uploading Of KYC Documents & EMD Payment At Least 1 Week Before Date Of E-Auction To Avoid Last Minute Rush.	
Date : 08/03/2026	
Place: Nagpur Authorized Officer UNION BANK OF INDIA	