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Asset Recovery Management Branch
PNB House, Kingsway, Nagpur – 440001
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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 5176.21 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 Nalha, 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/- plus further interest and other charges w.e.f. 09.06.2025 C) 23.09.2025 D) SYMBOLIC Possession	**A) Rs. 37,80,000/-** **B) Rs. 3,78,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
2.	**Khamla, Nagpur** **M/s Kehav Khanak Seeds Pvt. Ltd. (Borrower) Shri. Satpal Keshavdas Hassani (Director/ Mortgagor & legal Heir of Late. Shri Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Director/Mortgagor) Ms. Roshni Keshavdas Hassani**	All that piece and parcel of the Bhoomidhari land bearing Plot No. 20 (A-Type) in Ashirwad Sahakari grah Nirman Sanstha Maryadit, Fulchur Peth, Gondia, Tahsil and Dist. Gondia containing by admeasurement 3000 Sq. Ft being a portion of the entire land bearing Field Nos. 216/3, 216/4, 217/1, 217/4, 218/2, 242/2 and 243/2 together with the existing single storeyed house thereon covering a builtup area of about 1190 Sq. Ft. situated at Fulchur Peth within the limits of the Gram Panchayat Fulchur, in the Tahsil and Dist. Gondia and bounded as under: East: Plot No. 19-A, Ashok Hasani, West: Plot No. 21-A, Satish Singhania, North: Society Road, South: Boundary Wall & Agriculture Land.Owner & Mortgagor: Shri. Keshavdas Sahajram Hassani	A) 04.01.2024 B) Rs. 9,24,56,780.12+ further interest & other charges w.e.f. 01.01.2024 C) 01.04.2024 D) SYMBOLIC Possession	**A) Rs. 1,01,93,000/-** **B) Rs. 10,19,300/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
	(Owner/ Mortgagor & Legal Heir of Late Shri Keshav Sahajram Hassani) Ms. Chanda Keshavdas Hassani (Owner/Mortgagor & Legal Heir of Late Shri. Keshav Sahajram Hassani) Shri Satpal Keshavdas Hassani (Guarantor/ Mortgagor/ Legal Heirs of Late Shri. Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Guarantor/ Mortgagor)					
3.	**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. 80B & 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. 30,80,000/-** **B) Rs. 3,08,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
4.	**Pratap Nagar, Nagpur** **Shri Dinesh Ashok Virani (Borrower/Mortgagor) Smt. Vinita Dinesh Virani (Co-Borrower/ Mortgagor)**	All that piece & Parcel of property bearing Flat No 303, 3rd floor of the building known and styled as GURUKRUPA TOWERS, standing on NIT Plot NO 21,22 and 23, Khasara No 25/3,Mouza Indora, Sheet No 604/9, City Survey No. 24, Ward No. 57, covering a built up area 65.45 Sq Mtrs together with 3.08% undivided proportionate share and interest in the Plot No 21,22 and 23 admeasuring about 1705.156 Sq Mtrs having NMC House No. 3919/C/21+22+23 in the name of Shri Dinesh Ashok Virani & Smt Vinita Dinesh Virani Boundaries: East: Road, West: Hudco Quarters, North: Staircase and Flat No. 305, South: Flat No 302	A) 05.09.2022 B) Rs. 33,83,570.22 + further interest and other charges w.e.f. 01.09.2022 C) 20.11.2023 D) PHYSICAL Possession	**A) Rs. 27,25,000/-** **B) Rs. 2,72,500/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
5.	**Somalwada, Nagpur** **Mr. Ayaz Ahmed Nisar Ahmed Sheikh (Borrower/Mortgagor) Smt. Shabana Ayaz Ahmed Sheikh (Co-Borrower)**	The Undivided 33.00% Share and interest in all that Piece and Parcel of land bearing Plot No 19 admeasuring 144.00 Sq. Mtrs together with Apartment No. B/201 containing by admeasurements approx. 116.127 Sq Mtrs on the second Floor of the building named and styled as PARAS APARTMENT WING-B in the layout of western coalfields Employees Co-Op Housing Society out of Khasra No. 79/1, 85/2, 86/1 Patwari Halka No. 8 of Mouza Gorewada, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tah And Dist. Nagpur in the Name of Shri. Ayaz Ahmed Nisar Ahmed Sheikh Boundaries of Plot: East: Plot No 18, West: Plot No 20, North: Road, South: Plot No 14	A) 20.02.2024 B) Rs. 36,07,891.58 + further interest and other charges w.e.f. 01.02.2024 C) 10.09.2024 D) PHYSICAL Possession	**A) Rs. 39,81,000/-** **B) Rs, 3,98,100/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
6.	**Suryanagar, Nagpur** **M/s Asia Agro (Borrower) Mr. Sumit Rikhab Kothari (Proprietor) Mrs. Vimalabai Tejramji Mohariya (Guarantor/ Mortgagor) Mr. Shrikant Tejramji Mohariya (Guarantor) Mr. Roshan Tejramji Mohariya (Guarantor)**	All that Piece and Parcel of land and building bearing Plot No. 69, containing by total admeasurement 139.35 Sq. Mtrs as per sale deed 132.98 Sq. Mtrs as per Regularization letter in Kh. No. 13/15 of Mouza–Dighori, in the layout of Aradhana Co-Operative Housing Society Ltd. Nagpur, togetherwith House constructed thereon , bearing Corporation House No 2680/A/ 69, City Survey No. 58 within the limits of Nagpur Municipal Corporation Ward No. 21 in Tehsil and District Nagpur Boundaries: East: Plot No 68, West: Plot No 70, North: Road, South: Plot No. 72 Owner: Smt. Vimalabai Tejramji Mohariya	A) 04.12.2024 B) Rs. 77,32,626.58 + further interest and other charges w.e.f. 01.12.2024 C) 01.03.2025 D) SYMBOLIC Possession	**A) Rs. 77,10,000/-** **B) Rs. 7,71,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
7.	**Nandanvan, Nagpur** **M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardhi (Proprietor/ Mortgagor)**	All that piece & parcel of Non-Agricultural/Industrial Plot No. 3 admeasuring 824.91 Sq Mtrs out of Khasara No. 39/2/A/5/3 admeasuring 1.17 HR revenue Rs.7.55 of Mouza Heti (Surta) with Class I Occupacy Rights, Patwari Halka No 10 within the limits of Tahsil Saoner & Dist Nagpur in the name of Smt. Anita Ishwardas Pardhi Bounded as under: East: Khasara No. 33, West: 12.00 Meter Wide Road, North: Plot No. 5 belonging to Smt Seema Jaikishore Saboo South: 12.00 Mtrs Wide Road Owner: Smt. Anita Ishwardas Pardhi	A) 06.05.2021 B) Rs. 54,34,139.42 + further interest and other charges w.e.f. 01.05.2021 C) 22.10.2024 D) PHYSICAL Possession	**A) Rs. 53,70,000/-** **B) Rs. 5,37,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
8.	**Lakadganj, Nagpur** **Shri. Sebestian S/o Milon Muttahil Thampy (Borrower/ Mortgagor) Smt. Elsamma W/o M. M. Thampy (Co-Borrower/Mortgagor)**	The undivided 16.66% share and interest in all that piece and parcel of land bearing Plot No. 98 out of the layout of Jai 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 Takli, 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 Takali, Nagpur, within the limits of the Nagpur Municipal Corporation ward No. 61, Tahsil & Dist. Nagpur. Bounded as Under: East: Plot No. 74, West: 7.50 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) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
9.	**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+ intt and other charges 01.04.2023 C) 04.10.2023 D) SYMBOLIC Possession	**A) Rs. 44,55,000/-** **B) Rs. 4,45,500/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
10.	**Dharampeth, Nagpur** **M/s Atharva Enterprises (Prop. Smt. Anuja Deshpande) Mr. Shripad Deshpande (Guarantor) M/s Neev Promotors & Developers (Guarantor)**	**Property 1:** EM of entire superstructure comprising of all piece and parcel of Apartment No.301, 3rd floor ""MANOMAY APARTMENTS", Plot No. 173, Kh. Nos. 88/2IG, 60, 58 & 59 Mouza - Khamla, PSK No. 9,Corporation House No.3483/173, City Survey No. 2219, Sheet No 37, Sahakar Nagar, NMC Nagpur, Ward No 75, Nagpur Owned by M/s Neev Promoters & Developers, Partnership Firm of Mr Sibnaryana Gorai & Mrs Shalu Gorai. Boundaries: East- Plot No.174, West- Plot No.172, North- Road, South- Plot No. 170	A) 12.04.2021 B) Rs. 85,48,589.07 as on 31.03.2021 + intt & other charges w.e.f. 01.04.2021 C) 23.11.2021 D) SYMBOLIC Possession	**A) Rs. 30,25,000/-** **B) Rs. 3,02,500/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
		Property 2: EM of entire superstructure comprising of all piece and parcel of Apartment No.302, 3rd floor ""MANOMAY APARTMENTS"", Plot No.173, Kh. Nos. 88/2IG, 60, 58 & 59 Mouza- Khamla, PSK No. 9, Corporation House No. 3483/173, City Survey No. 2219, Sheet No 37, Sahakar Nagar, NMC Nagpur, Ward No. 75, Nagpur Owned by M/s Neev Promoters & Developers, Partnership Firm of Mr Sibnarayan Gorai & Mrs Shalu Gorai. Boundaries: East: Plot No.174, West: Plot No.172, North:Road, South: Plot No. 170	A) 12.04.2021 B) Rs. 85,48,589.07 as on 31.03.2021 + intt & other charges w.e.f. 01.04.2021 C) 23.11.2021 D) SYMBOLIC Possession	**A) Rs. 30,25,000/-** **B) Rs. 3,02,500/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	
11.	**Lakadganj, Nagpur** **Mr. Sanjay Singh Suresh Singh Dixit (Borrower/Mortgagor) Mrs. Priyanka Sanjay Singh Dixit (Co-Borrower)**	All that Piece and Parcel of Property bearing Plot No. 20, admeasuring 207.71 sq mtrs, as per Sale Deed and 207.63 sq mtr as per RL letter being the portion of land bearing Khasara No 214 of Mouza-Zingabai Takli, PH No 11, City Survey No 71, Sheet No 559/64, Corporation House No 561/B/20 situated at Rashtra Sant Nagar, Godhani Road, Nagpur within the limits of Nagpur Municipal Corpoartion, Ward No 61 Tahsil and District Nagpur Boundaries: East- 18.00 Mtrs wide road, West- Plot No 21, North- Plot No 19, South- Other Layout Owner: Mr. Sanjay Singh Suresh Singh Dixit	A) 12.03.2025 B) Rs. 2,91,96,436.88 + further interest and Other Charges w.e.f. 01.03.2025 C) 02.08.2025 D) SYMBOLIC Possession	**A) Rs. 1,65,00,000/-** **B) Rs. 16,50,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
12.	**Gandhibagh, Nagpur** **M/s Asian Plastics (Borrower) Shri Rohit John Nikhambe (Partner/Borrower) Mr. Jobby Kolamalali Thomas (Partner/Borrower) Mr. Aditya Chintaman Sapkal**	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. 7,80,000/-** **B) Rs. 78,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
	(Legal heir of Mr. Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor) . Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor), Mrs. Aney Thomas (Guranator/Mortgagor), Shri John Semual Nikhambe (Guarantor) 8. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) , Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor), Ms. Harshala Chintaman Sapkal Legal Heir of Shri Chintaman Manohar Sapkal since Deceased (Guarantor/Mortgagor)					
13.	**Surya Nagar, Nagpur** **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: 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 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. 30,45,000/-** **B) Rs. 3,04,500/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
14.	**Surya Nagar, Nagpur** **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 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. 21,25,000/-** **B) Rs. 2,12,500/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
15.	**Kingsway, Nagpur** **Mr. Madhusudan Narayanprasad Sharma (Borrower/ Mortgagor) 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: East: Flat no 211, West: Flat no 201, North: Main Road, South: Flat No 203 Owner: Mr Madhusudan Narayanprasad Sharma	A) 29.11.2022 B) Rs. 22,07,873.00 + intt & charges w.e.f. 01.11.2022 C) 10.06.2024 D) PHYSICAL Possession	**A) Rs. 19,44,000/-** **B) Rs. 1,94,400/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
16.	**Dharampeth, Nagpur** **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 Bounded as under: Flat No. S-1: East: Road, West: S-3, North: Plot No. 29, South: S-2 Flat No. S-2: East: Road, West: S-3, North: S-1, South: Road Owner: Smt. Kiran Satish Kolhe	A) 06.06.2024 B) Rs. 49,52,035.00 + further interest & Other Charges w.e.f. 01.06.2024 C) 23.08.2024 D) SYMBOLIC Possession	**A) Rs. 26,50,000/-** **B) Rs. 2,65,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
17.	**Khamla,Nagpur** **M/s Maa Sharda Agro Industries (Borrower) Prop. Smt. Manju Kailash Soni Shri Kailash Nagarmal Soni (Mortgagor/ Guarantor) Smt. Manju Kailash Soni (Mortgagor/ Guarantor)**	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 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 B) Rs. 1,33,88,684/- as on 31.05.2019 + further interest and other charges from 01.06.2019 C) 05.10.2019 D) SYMBOLIC Possession	**A) Rs.16,80,000/-** **B) Rs. 1,68,000/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
18.	**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)**	1. 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- 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 :	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. 5,24,74,000/- plus applicable GST** **B) Rs. 52,47,400/- plus applicable GST** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (11.00 AM to 4.00 PM)	Not Known
	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 **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 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 **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 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					
	2. Details of Machinery: 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); Additional accessories for Ginning Machinery like overhead Conveyor, dongi Structurc, Gear Box Drive, Motor etc. Make Jadhao Gears Pvt. Ltd. (L.S.); 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); Oil Mill Process Equipment's & Machineries Make Excell Engincers (L.S.); 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.); Weigh Bridge 1 Capacity 60T 02 2 Capacity 05 T Make ESSAE Digitronic Pvt. Ltd. (02); Tractor New Holland 363055HP cat with Disk brakes and std feature & attachment, Loader bucket etc. (01); 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.); Cotton Seed Dryer- Capacity 4T, with std, Design & Complete Accessories (01); Air Compressor for Ginning & Strapping Machine. 1 Hp/ 3 Phase, Model Max15-242 Auto Drain Make Maxwell (01); Transformer 200KVA, 11/0.433 kv indoor Type, Aluminum Coil, New HT Connection Cubical Meter, Single Pole Point, Cable & Accessories as per MSEDCL specification (01); Electrical Cabling, Lighting & other I electrical fitting, water supply system for oil & ginning unit with pumps & pipe line (L.S.); Seed Cleaner, Cooling Tower, Fogging System (L.S.); Conveyor with bucket, motor its automation, Erection & Commissioning (L.S.)					
		3. 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. 66,88,000/-** **B) Rs. 6,68,800/-** **C) 27.04.2026** **D) 10000.00**	28.04.2026 (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. T**he 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 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 **Amar A Nagrale (Manager) - 8830714121, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.**

Date : 06/04/2026, Place : Nagpur **Authorized Officer, Punjab National Bank**