



HDFC BANK
We understand your world

HDFC Bank Limited

Retail PortFolio Management., HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1.9,9A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

Immovable Properties Taken over, under Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002, for sale on "AS IS WHERE IS & WHAT IS THERE IS BASIS".

Sr. No.	Names of the Borrowers / Guarantor and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price (Rs.)	Date Of Inspection	Date of E-Auction and time
				Earnest Money Deposit (Rs.)		
1.	To, M/S. HARSHA DUPATTAS, THROUGH ITS PROPRIETOR SHRI DILIP VIRUMAL SAHAJRAMANI, SHOP ADDRESS:DEVDHAR MOHALLA,BAJIRAOGALLI, NEAR NISHA SAREE SHOP, WARD No. 64, NAGPUR – 440002. (BORROWER) 2. MR. DILIP VIRUMAL SAHAJRAMANI, R/O. PLOT No. 45, C/O. ANIL SEWLAJI, GANJAKHET, BAJIRAO GALLI, GANDHIBAGH, BAGADGANI, NAGPUR, MAHARASHTRA – 440008.	Rs. 10034941.84/- as on 28 – October – 2022.	Property – All the Piece & Parcel of Corporation House no.51& 51A, City Survey No. 491, Sheet no.140, C. S. No. 491, Circl no.14/20, deviation no. 4, Ward no. 45, Jagannath Budhwari, Bajirao Galli, Nagpur.	Rs. 1,02,73,561/- Rs. 10,27,356/-	19-06-2026 BETWEEN 11.00 AM to 2.00 PM	23-06-2026 At 11 AM to 12 NOON with unlimited extension of 5 Mins.

***With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation.**
NB : to the best of knowledge and information of the Authorized Officer (A.O.) of HDFC Bank Ltd., there are no encumbrances.

The particulars in respect of the secured assets specified herein above have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The tenderer(s)/prospective purchaser(s) are, therefore requested in their own interests, to satisfy himself/themselves with regard to the above and the other relevant details pertaining to the above mentioned property/properties, before submitting the tenders.

Terms & conditions of Sale :-
Sale is strictly subject to the terms & conditions stipulated in the prescribed Tender Document/ E-Bidding catalogue and in this notice. Further details of the immovable properties/secured assets and Tender Documents/Online Auction Catalogue can be collected/obtained from the Authorized Officer of HDFC Bank Ltd at Retail PortFolio Management., HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1.9,9A, Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025 on any working day or can be downloaded from <https://hdfcbank.auctiontigger.net>. Properties are available for inspection on the date(s) and time mentioned above in column.

Sealed tenders (in the prescribed tender documents/e-bidding catalogue only) along with 10% of the offer amount towards earnest money deposit (EMD) should be deposited in the office HDFC Bank Ltd at Retail PortFolio Management., HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1.9,9A, Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025 **on or before 19.06.2026 till 5 PM.** Payments should be made only by demand drafts/pay orders drawn on a scheduled bank in favour of “HDFC BANK LTD” payable at par at Nagpur. Tenders that are not duly filled up or tenders not accompanied by the EMD or tenders received after the above date prescribed herein will not be considered/ treated as valid tenders, and shall accordingly be rejected. The date of e-auction and time mentioned herein above in column 2 (1) The bid incremental values for said property will be Rs. 1,00,000/-.

Documents : along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the tenderer/offerrer herself/himself also needs to be provided.

1. The Borrower(S)/Mortgagor(S), Guarantor(S) of the Immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the Immovable properties/Secured assets offered for sale provided that the terms and conditions of sale are duly complied with.

2. The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are : (A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. (B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc. Can Be Downloaded From Website <https://hdfcbank.auctiontigger.net>. (C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at <https://hdfcbank.auctiontigger.net>. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.

3. Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.

4. The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold.

In case of any difficulty in obtaining Tender Documents/e-bidding catalogue or Inspection of the Immovable Properties / Secured Assets and for queries, Please Contact Concerned Officials of HDFC BANK LTD., Mr. Rupesh Mungule on 8408010697 & Mr. Sunil Kumthekar on 9371619596 or Email: sunil.kumthekar@hdfcbank.com and Officials of e-Procurement Technologies Limited (Auction Tiger) , Ahmedabad. Bidder Support Numbers: 09265562818/9265562821/9265562819, 079-68136880/ 881/ 837/ 842, Email : support@auctiontigger.net, Ramprasad & Riklin (NPA eAuction) Mobile : 9978591888 & 6351896833 Email : ramprasad@auctiontigger.net & riklin@auctiontigger.net
HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons.

Date : 02/06/2026, Place : Nagpur **Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013** **Authorized Officer, HDFC Bank Ltd.**



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Retail PortFolio Management., HDFC BANK LTD , 2nd Floor at Capital One, Plot no. 1.9,9A , Jaiprakash Nagar Metro Station, Somalwada, Wardha Road, Nagpur - 440025

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Sr. No.	Names of the Borrowers / Guarantor and Loan Account No.	Outstanding Dues to be recovered (Secured Debt)	Location & Details of Immovable Property	Reserve Price (Rs.)	Date Of Inspection	Date of E-Auction and time
				Earnest Money Deposit (Rs.)		
1.	1.CHOUKE BHANGAR C/O NEAR HP PETROL PUMP AJNI RADKE KAMPTEE, NAGPUR-441002 2. NARESH C CHAUKSE, 3. SARJO CHOUKASE 2 and 3 Reside At: NEAR PRADHNA PITH SCHOOL J P NAGAR, KAMPTEE, NAGPUR-441002, MAHARASHTRA. 4.NIKHIL N CHOUKSEY (Proprietor) OPPOSITE PRAGYAPATH SCHOOL, MODI PADAV KA, J P NAGAR,KAMPTEE, NAGPUR-441002, MAHARASHTRA. 5. NIKHIL N CHOUKSEY (Proprietor) NEAR HP PETROL PUMP, AJNI RADKE, KAMPTEE, NAGPUR-441002, MAHARASHTRA.	Rs. 38,37,522.73/- As on 14-Oct-2024	All that piece and parcel of Undivided 10.09 % share and interest in All that piece and parcel of land bearing Plot no. 48 admeasuring (20.88 + 12.192)/2 Mtrs. 27.56 Equal to 455.70 Sq. Mtrs. (4905 Sq. Mtrs.) being a portion of the land bearing khasra No. 179/2 Mouza Zingabai Takli P.S.K 11, Together with the entire R.C.C. superstructure comprising an Apartment No. 102, covering a super build up area of about 90.579 sq. ft. Mtrs, 975 sq. ft. on the First Floor of a building constructed thereon and known and styled as “ Smita Enclave ” bearing Nagpur Municipal corporation House no. 605/A/48, City Survey No. 300 and sheet No. 959/62 of Mouza Zingabai Takli Nagpur situated at Chhindwada Road, Zingabai Takli Nagpur, within the limits of Nagpur Municipal Corporation Ward no. 61, Tahsil and Dist. Nagpur and bounded as under; East :- Chhindwada Road, West :- Plot No. 6 and 7, North :- Plot no. 47, South :- 30 ft. wide road.	Rs. 48,26,250/- Rs. 4,82,625/-	22-06-2026 BETWEEN 11.00 AM to 2.00 PM	25-06-2026 At 11 AM to 12 NOON with unlimited extension of 5 Mins.

***With further interest as applicable, incidental expenses costs, charges etc incurred till the date of payment and/or realisation.**
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Documents : along with tender documents/e-bidding catalogue the tenderer/s should also attach copy of his/her photo identity proof such as copy of the passport, election commission card, driving license, copy of the pan card issued by the income tax department, aadhar card etc. Please note that proof of residence countersigned by the tenderer/offerrer herself/himself also needs to be provided.

1. The Borrower(S)/Mortgagor(S), Guarantor(S) of the Immovable Properties/Secured Assets may, if they so desire, give/sponsor their Best Possible Valid Offer(s) for the immovable properties/Secured assets offered for sale provided that the terms and conditions of sale are duly complied with.

2. The tenderers/prospective purchasers will be given an opportunity to increase/improve their offer/s during online auction. The additional terms and conditions for tenderers/prospective purchasers participating in online auction are : (A) e-Procurement Technologies Limited (Auction Tiger) Is Assisting The Authorized Officer In Conducting The Online Auction. (B) Detailed Terms And Condition For Participating In The Online Auction, Format, Application, Declaration, etc. Can Be Downloaded From Website <https://hdfcbank.auctiontigger.net>. (C) Upon Receipt of The Necessary Documents As Mentioned Above Within The Stipulated Date and time, a password/user id will be provided by M/s. E-procurement technologies limited to Eligible Tenderers/Prospective Purchasers To Participate In The Online Auction at <https://hdfcbank.auctiontigger.net>. Necessary trainings will be provided by M/s. E-procurement technologies limited for the purpose.

3. Statutory dues like property taxes/cess and/or builder/society dues, contribution to building repair funds, transfer charges, any other taxes etc. should be ascertained by the tenderer(s)/offerer(s)/prospective purchaser(s) and the same shall be borne and paid by the purchaser. The stamp duty, legal charges, registration charges and GST if any as applicable in respect of the sale certificate to be executed shall be paid by the purchaser alone.

4. The person declared to be the purchaser shall, immediately after such declaration, deposit 25% of the amount of purchase money to the 'Authorised Officer' immediately and remaining 75% to be deposited within 15 days from the date of auction date, in default of such deposit, the property shall forthwith be put up again and resold.

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HDFC Bank reserves its right to accept or to reject highest and/or all offer/s and to cancel entire auction proceedings without assigning any reasons.

Date : 02/06/2026, Place : Nagpur **Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013** **Authorized Officer, HDFC Bank Ltd.**





पंजाब नैशनल बैंक
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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.

Sr No.	Name of Branch	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002	A) Reserve Price (Rs.)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors		
	Name of Account		B)Outstanding Amount	B)EMD Amount				
			C)Possession Date u/s 13(4) of SARFESI Act 2002	C) last Date of EMD Deposit				
			D)Nature of Possession Symbolic/ physical/Constructive	C)Bid Increase Amount				
1.	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) 22.06.2026 D) 10000.00	23.06.2026 (11.00 AM to 4.00 PM)	Not Known		
2.	Surya Nagar, Nagpur 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 Jaykishu 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 Jaykishu Kasawar, R/o Patan, Taluka-Zari (Jamni), District-Yavatmal	A) 06.04.2017 B) Rs. 3,26,55,333.00/+ further interest and other charges w.e.f. 01.04.2017 C) 27.06.2017 D) SYMBOLIC Possession	A) Rs. 2,35,56,000/- B) Rs. 2,35,600/- C) 22.06.2026 D) 10000.00	23.06.2026 (Time: 11 AM to 4 PM)	Not Known		
3.	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. 19,15,000/- B) Rs. 1,91,500/- C) 22.06.2026 D) 10000.00	23.06.2026 (Time: 11.00 AM to 4.00 PM)	Not Known		
4.	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) 22.06.2026 D) 10000.00	23.06.2026 (Time: 11.00 AM to 4.00 PM)	Not Known		
5.	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. 808 & 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. 44,78,313.18 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) 22.06.2026 D) 10000.00	23.06.2026 (11.00 AM to 4.00 PM)	Not Known		
6.	Gandhibagh, Nagpur 1. M/s Asian Plastics (Borrower) 2. Shri Rohit John Nikhambे (Partner/Borrower) 3. Mr. Jobby Kolamali Thomas (Partner/Borrower) 4. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor) 5. Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal Since Deceased (Guarantor/Mortgagor) 6. Mrs. Aney Thomas (Guarantor) 7. Shri John Semual Nikhambे (Guarantor) 8. Mr. Joby Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) 9. Mr. Bijo Thomas legal heir of Mr. K. C. Thomas since deceased (Guarantor) 10. Ms. Harshala Chintaman Sapkal Legal heir of Shri 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 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) 22.06.2026 D) 10000.00	23.06.2026 (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 Id: 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. In case of 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 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 Kapil Gharde (Manager) - 7757005195, Ashish Rajurkar (Dy Manager) - 9960950750, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekhar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date : 02/06/2026, Place : Nagpur **Authorized Officer, Punjab National Bank**