



Maharashtra Gramin Bank
(Sponsored by Bank of Maharashtra,
Central & State Government)
Website: www.mahagramin.in

HEAD OFFICE: Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth center, Waluj Mahanagar IV, CIDCO, Chh. Sambhajinagar 431136

PUBLIC NOTICE FOR AUCTION - CUM - SALE NOTICE

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrowers(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below.

Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of said Act, through online public auction, Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on price of property from any Court.

Sr. No.	Name of Borrower & Guarantor / Address / Branch Name / Loan A/c No.	Total Dues Rupees	Reserve Price Rs. EMD Bid Increase Amt. Rs.	Date of Possession
1.	1.Mr. Kundalik Dnyandeve Nannavare (Borrower) 2. Mr. Govind Dnyandeve Nannavare (Co-borrower) R/o. Shivshakti Nagar, Sindkhed Raja, Tq. Sindkhed Raja, Dist. Buldhana - 443203 3.Bhagwan Laxman Shahane (Guarantor) R/o Shivani Naka, Sindkhed Raja, Tq. Sindkhed Raja, Dist. Buldhana - 443203 Old Loan A/c No. 603877710000011 603830110000119 New Loan A/c No. 66412000264 (TL) 66412038732 (CC)	Rs. 16,94,727/- Plus Interest @ 10.00% & expenses and Other Charges thereon (as applicable) w.e.f. 01/09/2025 And Rs.17,11,012.80 plus interest @10.00% & expenses and other charges thereon (as applicable) w.e.f. 01/09/2025	Rs. 25,42,000/- ----- Rs. 2,54,200/- ----- Rs. 10,000/-	01/01/2026 Symbolic
Description Of Property : 1) (A) Plot No.71, Survey No.153/1-A, admeasuring 48.75 sq.mtr., situated at Mahalaksmi Residency near Matoshri Mangal Karyalaya, Mehkar road, Tq. Sindkhed Raja, Dist. Buldhana 443203 bounded as follows-- 2) Boundaries - East: Layout Plot No.70, West: Layout Plot No.73, North: Matoshri Lawn, South: Layout road (B) Plot No.72, Survey No.153/1-A, admeasuring 48.75 sq.mtr. situated at Mahalaksmi Residency near Matoshri Mangal Karyalaya, Mehkar road, Tq. Sindkhed Raja, Dist. Buldhana 443203 bounded as follows-- 3) Boundaries - East: Layout Plot No.71, West: Layout Plot No.72, North: Matoshri Lawn, South: Layout road				
2.	Name of Borrower:- Mr. Damodar Anjaneyulu Gowli Loan Account No:- 66701006007 Branch:- Hudkeshwar	Rs. 1967812/- Plus Charges and Interest From 29.06.2026	Rs. 26,94,000/- Rs. 269400/- Rs. 10,000/-	04.05.2026 Symbolic
Description Of Property : Ground Floor, Apartment No .001 and 002," Green Exotica-2" Survey No. 5/1, P. H. No. 38/A, At Mouza- Gotalpanjari, Tahsil- Nagpur (Gramin), District- Nagpur				
3.	Name of Borrower:- MR. KHEMRAJ ZINGAR KOTANGALE and Mr. Zingar Fakira Kotangale Loan Account No:- 66620006870 Branch:- Salekasa	Rs.383518/- Plus Charges and Interest From 02.07.2026	Rs. 351000/- Rs35,100/- Rs. 10,000/-	28.01.2021 Symbolic
Description Of Property : Plot and Residential House No 67, Survey No 55 At Mouza Murumtola , Tah Salekasa Dist Gondia				
4.	Name of Borrower:- MISS. BHARTI MOTILAL JAIN and Anjali Motilal Jain Loan Account No:- 66704006424 Branch:- Hingana	Rs.2834908/- Plus Charges and Interest From 02.07.2026	Rs. 15,30,000/- Rs1,53,000/- Rs. 10,000/-	25.01.2024 Physical
Description Of Property : Flat No C-31, Third Floor, Mathura Building, Shivaji Complex, Near Gadge Baba Park, New Mankapur, Off Koradi Road, Nagpur, Bearing Khasara No 33/2 and 33/4, Corp House No 1323/K/13, Mouza Mankapur, City Survey No 62				
5.	Name of Borrower:- MR. SURESH SADHU CHOUHAN Loan Account No:- 66624006708 Branch:- Fulchur	Rs.22,10,986/- Plus Charges and Interest From 02.07.2026	Rs. 17,93,250/- Rs179325/- Rs. 10,000/-	24.01.2018 Symbolic
Description Of Property : Out of Nazul Sheet No 35D, Plot No 233, Gondia Nagar Parishad Property No 16/575, T. S. No 29, Thak No 78, Admeasuring Area 1200.00 Sq ft and construction thereon at Mouza Nangpura(Murri), Old Laxmi Nagar, Near Railway Crossing , At Post Tah Dist Gondia 441614				
6.	Name of Borrower:- MJ / S. Sameer Traders Prop:- Pradip Dashrath Waghmare and Mr. Dashrath Vitthoba Waghmare Loan Account No:- 66703000014 Branch :- Umred	Rs. 1054544/- Plus Charges and Interest from 30.04.2026	Rs. 24,26,000/- Rs. 242600/- Rs. 10,000/-	02.01.2025 Symbolic
Description Of Property : House Along with Open Land ,House No 13, Ward No 03, Village Pirawa, Tah. Umred Dist. Nagpur				
7.	Name of Borrower:- MR. TEJRAM BARKU DHAKATE And Mr. Dhanraj Tejram Dhakate Loan Account No:- 66521004162 Branch :- Sangadi	Rs.707716/- Plus Charges and Interest From 02.07.2026	Rs. 8,07,300/- Rs. 80730/- Rs. 10,000/-	27.06.2023 Symbolic
Description Of Property : All That Part and Parcel of property situated at Mouza Sangadi, Tah Sakoli Dist Bhandara Gat No 1072 Plot No 3 Sheet No 14				
8.	Name of Borrower:- Shri Saidatt Eng Workshop and Hardware Prop-Mr. Rahul Khushal Choudhari Account No- 66504006125	Rs.635797/- Plus Charges and Interest From 02.07.2026	Rs. 21,56,400/- Rs. 2,15,640/- Rs. 10,000/-	28.05.2025 Symbolic
Description Of Property : T. S. No 11, Gat No. 634/22, Plot No 22, G. P. Property No 865, Situated Near Saraswati Vidyalaya Barwha, Barwha , Tah- Lakhandur, Dist- Bhandara				
9.	1.Mr. Ashpak Ahemad Wali Ahemad Khan (Borrower) R/o. Siddheshwar Nagar, Yavatmal. Tq & Dist Yavatmal Pin code -445001. And the Guarantors: 1.Gangabai Ramrao Komati R/o Takali, Yavatmal. Tq & Dist Yavatmal Pin code -445001. 2.Mr. Iqbal Amirulla Khan R/o.Siddheshwar Nagar, Yavatmal. Tq & Dist Yavatmal Pin code -445001 Account No: 67801014381	As On 30.05.2024 Rs. 9,40,682.00/- Plus interest, Costs, Charges, Expenses w.e.f. 30.05.2024	Rs. 3,40,000/- Rs. 34,000/- Rs.10000/-	11.03.2026 Physical
Description Of Property : 1. Equitable/ Simple Mortgage Of Open Plot at MauzaTakali Gut No 50/1 Plot No 40-A Komati Layout Near Dhamangao Road Takali Yavatmal Tq & Dist Yavatmal admeasuring 1210 Sq. ft (112.50 Sq. Mtr) and bounded as under: 1. East: 9 M Road, 2 West: Another Layout (Field Gut No. 53), 3 North: Plot No. 40-B, 4 South : Plot No. 39-B 2. Equitable/ Simple Mortgage Of Open Plot at MauzaTakali Gut No 50/1 Plot No 40-B Komati Layout Near Dhamangao Road Takali Yavatmal Tq & Dist Yavatmal admeasuring 1210 Sq. ft (112.50 Sq. Mtr) and bounded as under: 1. East: 9 M Road, 2 West: Another Layout (Field Gut No. 53), 3 North: Plot No. 41-A, 4 South : Plot No. 40-A Property Owned by GangabaiRamrao Komati (Gurantor)				
10.	Himani Rajendra Girokhar (Borrower) R/O Near Swami samarth Mandir, Chapanwadi, Yavatmal. Tq & Dist Yavatmal Pin code -445001 And the Guarantors: 1.Pushpalata Rajendra Girokhar (Gurantor) R/O Near Swami samarth Mandir, Chapanwadi, Yavatmal. Tq & Dist Yavatmal Pin code -445001. 2.Rajendra Veersingh Girokhar (Guarantor) R/O Near Swami samarth Mandir, Chapanwadi, Yavatmal. Tq & Dist Yavatmal Pin code -445001 Loan A/c No: 67801013081	As On 30.07.2024 Rs. 9,97,586.00/- Plus interest, Costs, Charges, Expenses w.e.f. 30.07.2024	Rs. 5,90,000.00/- Rs. 59,000.00/- Rs.10000/-	11.03.2026 Physical
Description Of Property : 1. Equitable/ Simple Mortgage Of Gut No 309 Old Survey No 70/1-A Plot No. 46 Mouza Moha Tq & Dist Yavatmal admeasuring 1850 Sq. ft. (171.93 Sq. Mtr.) and bounded as under: 1. East: Gut No 306, 2. West: 12 Mtr Layout Road, 3. North: Plot No. 47, 4. South : Plot No. 45 2. Equitable/ SimpleMortgage Of Gut No 309 Old Survey No 70/1-A Plot No. 47 Mouza Moha Tq & Dist Yavatmal admeasuring 1958 Sq. ft. (181.95 Sq. Mtr.) and bounded as under: 1. East: Gut No 306, 2. West: 12 Mtr Layout Road, 3. North: Plot No. 48, 4. South : Plot No. 46, Property Owned by Mrs. Pushpalata Rajendra Girokhar (Gurantor)				

Last Date of submission of KYC and EMD: 17/08/2026 upto 05:00 pm

Inspection date and time 16/08/2026 upto 05:00 pm with prior appointment

Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 18/08/2026; 11:00 AM to 1:30 PM

TERMS & CONDITIONS:

1) The auction sale will be online E-Auction/Bidding through website <https://baanknet.com> E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes.
2) Bidders have to log in on the website <https://baanknet.com> and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the e-auction date to avoid last minute rush.
3) For detailed terms and conditions of sale , please refer to the link provided in website of Maharashtra Gramin Bank i.e. andhttps://baanknet.com , Prospective bidders can contact: 1) Mr. Madhav B. Palepad **Regional Manager, Maharashtra Gramin Bank, Regional Office,Yavatmal** Mobile No.8888970451, email: myyavatmal@mahagramin.co.in OR 2) Mr. Shailesh K Pal, Branch Manager, Maharashtra Gramin Bank, Branch –Yavatmal, Region –Yavatmal. Mob.-94221692103) MyYash.A.Shirpurwar@psballiance.com . & 1) Mr. Suryakant S. Jadhav **Authorized Officer/ Regional Manager, Maharashtra Gramin Bank, Regional Office, Akola** Mobile No. 9420312520, email: rmakola@mahagramin.co.in OR 2) Mr. Gopal Thokare Branch Manager, Maharashtra Gramin Bank, Branch-Sindkhed Raja, Region- Akola, Mobile No. 88508609353) Mr. Sarthak N. Sontakke, Deputy Regional Manager, Region – Akola, Mob. No. 9604276808 4) Mr. Uday Jadhav, Mob.: 9820878255 email: uday.jadhav@psballiance.com . 1) Mr. Bhagawat S. Malge, Authorized Officer/Regional Manager, **Maharashtra Gramin Bank, Regional Office, Nagpur** Mobile No. 7030607222, email: OR 2) Mr.Narendra D Patle, Dy. Regional Manager, Maharashtra Gramin Bank, Regional Office, Nagpur Mobile No.98900763563) Mr. Vijay R Manekar,Recovery Officer, Maharashtra Gramin Bank, Regional Office-Nagpur, Mobile No. 8600083417, email:recoverynagpur@mahagramin.co.in **Helpline no. 8291220220 and email: support.baanknet@psballiance.com.**
4) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them.
5) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of Rs.10000/- (Rs. Ten Thousand only).
6) The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.
7) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.
8) The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
9) The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.
10) The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
11) The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above.
12) The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.

Authorized Officer
Maharashtra Gramin Bank

Date: 18-07-2026



यूनियन बैंक
भारत सरकार का उद्योग A Government of India undertaking

Branch : Telecom Nagar
32, Kaivalya Ramkrushna Nagar,Khamla Nagpur-440025

[RULE 8 (1)] POSSESSION NOTICE
(For Immovable Property)

Whereas. The undersigned being the Authorized officer of the **Union Bank of India, Telecom Nagar Branch 32, Kaivalya Ramkrushna Nagar, Khamla, Nagpur-440025** (address of the branch) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) Act, 2002 (Act No. 54 of 2002) and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a **Demand notice dated 31.01.2026** calling upon the borrower **Miss Ayushree Mahadeo Tagde** to repay the amount mentioned in the notice being **Rs.51,06,525.21 (Rs.Fifty One Lakhs Six Thousand Five Hundred Twenty Five & Paise Twenty One Only)** within 60 days from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13 (4) of the said Act read with rule 8 of the said rules on this **16th July** day of the year **2026**.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Union Bank of India, Telecom Nagar Branch** for an amount **Rs.51,06,525.21 (Rs.Fifty One Lakhs Six Thousand Five Hundred Twenty Five & Paise Twenty One Only)** and interest 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.

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece and parcel of Apartment no. 608, 6th floor, in building "CAMELLIA" in complex "SHREE SHIVGAURI RESIDENCY", Carpet Area 54.439 Sq.Mtrs., balcony area 10.02 Sq.Mtrs.. Undivided share in land 0.469%, parking area 12.50 Sq.Mtrs. of land bearing Plot no.08, containing by admeasurement 4277.200 sq. mtrs. Being a part or portion of the entire land bearing Kh.Nos.78, 166, 167 & 168 of Mouza Jaitala, P.S.K.No.44, bearing City Survey nos. 489 & 648 and Sheet Nos. 37(571) & 44(572), situated at Jaitala, Nagpur within the limits of the Nagpur Municipal Corporation Ward No.74 in Tahsil and District Nagpur. Bounded : East-By plot no 7, West-By kh. Nos.165 &169, North-By plot no. 2, South-By 12.00 mtrs wide road.

Place : Nagpur
Date : 16.07.2026

Authorized Officer
Union Bank of India,Nagpur

Karnataka Bank Ltd.
Head Office, Mangaluru-575 002

Your Family Bank Across India
CIN : L85110KA1924LC001128

ARM Branch : 2nd Floor, The Metropolitan, 'E' Block, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai - 400051

Sale Notice Of IMMOVABLE PROPERTIES ON 06.08.2026

E-Auction Sale Notice for Sale of Immovable Property/ies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) 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 to the Secured Creditor, the possession of which has been taken by the Authorised Officer (details of possession is mentioned below), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 06.08.2026 at the below mentioned timings for recovery of dues with further interest and cost thereon due to the Karnataka Bank Ltd. The details are as under: Reserve Price and Earnest Money Deposits details are as under and the Earnest Money Deposit shall be deposited on or before 05.08.2026 at 4.00 pm through online payment to the Account (details of which are mentioned below).

Sl No.	Branch Name	Name & Address of the Borrowers / Guarantors	Balance O/S in Rs.	Description of the Property/ies	Reserve Price (Rs.)	Date & Time of Auction	Details for Remitting EMD Account No. / IFSC Code
					Earnest Money Deposit (EMD) Rs.	Incremental Value of the Bid	
1	Nagpur Branch	(1) M/s Swapnil Agro Pvt. Ltd., Represented by its Directors: (a) Mrs. Swati Satish Munde and (b) Mrs. Apeksha Kongovi, Addressed at: 22-B, Ashraya, Gulab Palace Farmland, Ramdaspeeth, Nagpur-440010, (2) Mrs. Swati Satish Munde W/o Mr. Hem Thakkar, (3) Mrs. Apeksha Kongovi W/o Mr. Swapnil Munde, (4) Mr. Hem Ghanshyam Thakkar S/o Mr. Ghanshyam Thakkar, (5) Mr. Swapnil Satish Munde S/o Mr. Satish Munde, (6) Mrs. Vanmala Satish Munde W/o Mr. Satish Munde (7) Mr. Satish Keshaoara Munde S/o Mr. Keshaoara Munde, No.2 to 7 are addressed at: 22-B, Ashraya, Gulab Palace Farmland, Ramdaspeeth, Nagpur-440010	Rs.19,81,20,839.64 [Rupees Nineteen Crore Eighty One Lakhs Twenty Thousand Eight Hundred Thirty Nine and Paise Sixty Four Only] i.e., Rs.16,54,89,065.82 under PSOD A/c No.5417000600136101 along with future interest from 01.07.2026, Rs.98,33,179.82 under PSTL A/c No.5417001800024801 along with future interest from 11.07.2026, Rs.1,13,99,294.00 under Protested Bill A/c No.0541702500011601 along with future interest from 01.07.2026, Rs.56,99,650.00 under Protested Bill A/c No.0541702500011701 along with future interest from 01.07.2026 and Rs.56,99,650.00 under Protested Bill A/c No.0541702500011801 along with future interest from 01.07.2026, plus costs due to the Karnataka Bank Ltd. - Nagpur Branch	Item No.1 All that piece and parcel of Industrial Property bearing Kh.No.7 (Kh.No.7/1 admeasuring 0.81 Hr. & Kh.No.7/2 admeasuring 1.52 Hr. Total 2.33 Hr.) Mouza Dhuti, P.H. No.73, Tahsil Nagpur (Rural), District Nagpur, together with building therein, situated at Village Pandhyat Dhuti on Dongargaon Road, within the Village Panchyat Limit of Dhuti, belonging to Mr. Satish Keshaoara Munde. Boundaries of Property: East by: Survey No.6; West by: Government Land; North by: Tar Road; South by: Survey No.60/1. Item No.2 All that piece and parcel of Industrial Property admeasuring about 1.526 Hectors bearing Kh.No.6/2, being the Western Portion of the entire land bearing Survey No.6 of Mouza Dhuti, P.S.K 73 (out of total area of 4.58 Hectors), together with building therein and all other easement rights appurtenant and belonging thereto, situated at Dhuti, Gram Panchayat Dongargaon, Tahsil Nagpur (Rural) & District Nagpur, belonging to Mr. Satish Keshaoara Munde. Boundaries of Property: East by: Remaining portion of Survey No.6; West by: Survey No.7; North by: Road; South by: Field of Shri Kumbhare.	Rs. 14,00,00,000/- (Rupees Fourteen Crore Only)	06.08.2026 from 11.00 AM to 11.20 AM	RTGS account Number: 5413500300002401, Account Name: Karnataka Bank Ltd, Nagpur Branch, IFSC Code to KARB0000541
					Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs Only)	Rs. 1,00,000/-	
					Rs.6,80,00,000/- (Rupees Six Crore Eighty Lakhs Only)	06.08.2026 from 11.20 AM to 11.40 AM	
					Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only)	Rs. 1,00,000/-	
Possession Date / Type of Possession : Symbolic Possession Taken on 06.02.2026							

(The borrower's/mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset). For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website i.e. <https://karnatakabank.bank.in> under the head "Auction Notices" / "Mega Auction Notices". The E-auction will be conducted through portal <https://auctionbazaar.com/> on 06.08.2026 at the above mentioned timings with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://auctionbazaar.com/> and get the user-id and password free of cost and get training i.e. online training on e-auction (tentatively on 05.08.2026) from M/s Arca Emart Pvt. Ltd., 6-3-1090/1/1, II Floor, Part 2B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad-500082, Contact No.: 8370969696 (Shiva) / 7207941010 (Satish / Nilesheh), E-mail: ktkb@auctionbazaar.com / contact@auctionbazaar.com/support@auctionbazaar.com. Place: Mumbai Date: 16.07.2026

Sd/- Chief Manager & Authorised Officer,
Karnataka Bank Ltd.



पंजाब नैशनल बैंक
punjab national bank
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SAMD, CIRCLE OFFICE NAGPUR, KINGSWAY, NAGPUR 440010
Tel :0712-2534323, eMail Id: conagpursamd@pnb.co.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 9 (1) 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
Date of E-Auction: 04.08.2026 (Last date of deposit of EMD: 03.08.2026)

Sr No.	Name of the branch: Name of the account: Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(a) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (b) O/S amount as on date of 13 (2) notice (c) Possession date u/s 13 (4) of SARFAESI Act 2002 (d) Nature of possession symbolic/physical/ constructive	(a) Reserve Price (b) EMD (c) Bid Increase Amt.	Date/Time of E-Auction
1.	MIDC, Nagpur Shri. Jagan Supchand Gadge (Borrower), Smt Shushila Jagan Gadge (Guarantor)	The Undivided 0.00944% Share and Interest in all that piece and parcel of Plot No 54, admeasuring about 2.40 Acres/Hectors, togetherwith Residential Apartment No 04, Wing II, Block-B, comprising of total 556.72 sq ft i.e. 51.74 sq mtrs, Super Built up and 449.71 sq ft i.e. 41.78 sq mtrs Built up on the Ground floor of the building named and styled as "RAI TOWN" in KH No 158, Bhumapan No 112/4, Mouza Digdoh, Mouza No 169, P H No 6, Ward No 1, Gram Panchayat House No 1211/1408/BB/W2/04 with in the limits of Tah Hingda Dist Nagpur in the name of Shri Jagan S Gadge.Boundaries of Plot: East- Plots of Smruti Co-op Hsg Soc Ltd, West- Open Land, North- Plots of Smruti Co-op Hsg Soc Ltd, South- Plots of Smruti Co-op Hsg Soc Ltd.	(a) 30/01/2025 (b)Rs.6,41,462.40 as on 20.01.2025 + further intnt & other charges (c) 21/04/2025 (d) SYMBOLIC	(a) Rs.15,00,000.00/- (b) Rs.1,50,000.00/- (c)Rs. 10,000/-	Date: 04.08.2026 Time: 11:00 am to 4:00 pm
2.	Branch: Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahil Thampy (Borrower/Mortgagor) Address: Flat No. 301, Vaishali Apartment, Plot No. 98, Jai Durga Layout, Godhani Road, Zingabai Takli, Nagpur- 440030	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, comprising 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 Takli, 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	(a) Rs. 26,00,000/- (b) Rs. 2,60,000/- (c) Rs. 10,000/-	Date: 04.08.2026 Time: 11:00 am to 4:00 pm

Details of the encumbrances known to the secured creditors – Not known

TERMS AND CONDITIONS OF E-AUCTION SALE

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 auction sale will be "online through e-auction" portal <https://baanknet.com/>
2. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 03.08.2026 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Platform (<https://baanknet.com/>) for e-Auction will be provided by e-Auction service provider **M/S PSB Alliance** having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220). 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.
4. For details General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
(a) <https://baanknet.com>, (b) www.pnbIndia.in
5. 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 portal (<https://baanknet.com>).
6. The Authorized 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.
7. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
8. Further any statutory dues of Central Govt/ State Govt/ Any other statutory body shall be paid by the Purchaser of IP. Bank will Not bear any types of dues Past/Present/Future.

STATUTORY SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

Date: 18.07.2026, Place: Nagpur

Sd/- Authorized Officer Punjab National Bank Secured Creditor