

**Circle Sastra Centre, PNB House, Kingsway, Nagpur-440001**  
Ph. 0712-6630484, 6603753  
Email: cs6795@pnb.co.in

**CORRIGENDUM NOTICE**

All the concerned & public at large are advised to take note of the following amendments in the E-auction sale notice published on Indian Express Dtd.11.02.2024 for auction to be held on 19.03.2024.

- 1) The Reserve Price for property mentioned at Sr. No. 5 is to be read as **Rs.30,36,000/-** instead of **Rs.30,36,00,000/-**.
- 2) Area of the IP mentioned at Sr. No. 1 & 2 is mentioned as per **Sale deed available with this office.**
- 3) 18% GST will be applicable to the Reserve Price of Plant & machinery only mentioned at Sr. No. 13.

All the other contents of the Sale notice shall remain same.

Nagpur Date: 14.02.2024  
Authorized Officer, Punjab National Bank

**Circle Sastra Centre, PNB House, Kingsway, Nagpur-440001**  
Ph. 0712-6630484, 6603753  
Email: cs6795@pnb.co.in

**CORRIGENDUM NOTICE**

All the concerned & public at large are advised to take note of the following amendments in the E-auction sale notice published in Indian Express on Dd-14/02/2024. The property mentioned at Sr.No 4 where

"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-tright, 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 Rameshwar Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt 18/10/2016) Tahsil Hinganghat, Distt 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 Purshottam Dhote."

Is to be read along with 'A' & 'B' For Auction to be held on 22/03/2024.

All the other contents of the Sale notice shall remain same.

Date: 15/02/2024  
Place: Nagpur  
Authorized Officer,  
Punjab National Bank, Secured Creditor

**ONLINE E-AUCTION SALE OF ASSET**

**KOTAK MAHINDRA BANK LIMITED**  
REGISTERED OFFICE: 27 B/C, C-1, GRADUATE BANGRA KANUNJ, BANORA E, WARDHA, MAHARASHTRA, PIN CODE-440015  
BRANCH OFFICE: Plot No. 11, 1st Floor, WIC Road, Shrihar Nagar, Nagpur, Maharashtra-440011

**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 UNDER RULE 8(5) READ WITH PROVISIO 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 POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORIZED OFFICER OF KOTAK MAHINDRA BANK LIMITED BY "PHYSICAL POSSESSION" ON "AS IS WHERE IS" BASIS ON 15/02/2024 BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES, FOR RECOVERY OF RS.24,77,019 (RUPEES TWENTY FOUR LAKHS SEVENTY SEVEN THOUSAND THREE HUNDRED NINETEEN RUPEES ONLY) AS OF 06.02.2024 ALONG WITH FUTURE INTEREST APPLICABLE FROM 07.02.2024 UNTIL PAYMENT IN FULL WITH COST AND CHARGES UNDER THE LOAN ACCOUNT NO.HM0103H16100116, DUE TO KMBL SECURED CREDITOR FROM MR. JAVED RAFIQ KHAN, MR. ABID RAFIQ SHEKH.

THE RESERVE PRICE WILL BE RS. 11,00,000/- (RUPEES ELEVEN LAKH ONLY) AND THE EARNEST MONEY DEPOSIT WILL BE RS. 1,10,000/- (RUPEES ONE LAKH TEN THOUSAND ONLY) LAST DATE OF SUBMISSION OF EMD WITH KYC IS 20.03.2024 UP TO 6.00 PM (IST).

PROPERTY DESCRIPTION: ALL THAT PARCELS OF LAND BEARING PLOT NO.9C ADMEASURING ABOUT 59.85 SQ.MTRS. OPUNDA DUPLEX HOUSE BEARING NO. 9C COVERING BUILD UP AREA 59.94 SQ. MTRS. BEARING SURVEY NO. 1452 OF MOUZA BHILGON, PH NO. 15 GRAMPANCHAYAT BHILGON, TESHIL KAMPTHE, DISTRICT NAGPUR, BOUNDARIES:-NORTH: PLOT NO. 09 (A), SOUTH: PLOT NO. 10 (A), EAST: 5MTRS WIDE ROAD, WEST: PLOT NO.09 (B). THE BORROWERS ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E-AUCTION, AT THE DISCRETION OF THE SECURED CREDITOR.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MAY CONTACT/MR. NILESH DESAI (+919822501623) (+91-915219751), MR. RAVINDER GODARA (+91 9983999074), MR. RAJENDER DAHIYA (+91844264515).

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK WEBSITE I.E. [WWW.KOTAK.COM/AND/OR ON HTTPS://BANKAUCTIONS.IN/](http://WWW.KOTAK.COM/AND/OR ON HTTPS://BANKAUCTIONS.IN/)

PLACE: NAGPUR  
DATE: 15.02.24  
AUTHORIZED OFFICER,  
KOTAK MAHINDRA BANK LIMITED

**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**  
भारत सरकार का उपक्रम

**एक परिवार एक बैंक**

प्रधान कार्यालय: लोकमंगल 1501, शिवाजीनगर, पुणे - 411005.  
H.O.: 'Lokmangal', 1501, Shivajinagar, Pune - 411005.

शाखा/Branch :- Hinganghat (0059)  
Zonal office: Opp. Atul Mangal Karvalaya, Lahanuji Nagar, Amravati - 444605  
ई-मेल/e-mail: legal\_ama@mahabank.co.in  
फोन नं./ Phone No.: 0721-2671452, 2678206

**SYMBOLIC POSSESSION NOTICE**  
(Rule - 8(1) For Immovable Property)

WHEREAS, The undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers conferred under Sub-Section (12) of Section 13 read with Rule 3 of the Security Interest (Enforcement) Rule, 2002, issued a Demand Notice dated 11/12/2023 calling upon the borrower 1. Mr. Prakash Sambhaji Kamble, At. Ward No.2, Ubdta, Tal. Samudrapur Dist. Wardha. Guarantor /s:- 1. Mrs. Sarika Sambhaji Kamble At. Ward No.2, Ubdta, At. Samudrapur Dist. Wardha, 2. Mrs. Sharda Narayan Getame, At. Ubdta Tal. Samudrapur, Dist. Wardha, to repay of Rs. 29,24,333.00 (Rs. Twenty Nine Lakh Twenty Four Thousand Three Hundred Thirty Three Only) + Unapplied Interest @ applicable rate & penal charges @ 2% + other charges w.e.f. 12.12.2023, within 60 days from the date of receipt of the said Notice. The notice was sent by Regd. post AD/ Speed Post/ Hand Delivery.

The borrower/guarantors having failed to repay the amount, Notice is hereby given to the borrower/guarantors and the public in general that the undersigned has taken possession of the properties 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 12/02/2024.

The borrower/guarantors in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of Maharashtra for an amount here in above mentioned.

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.

The details of the properties mortgaged to the Bank Hinganghat Branch and taken possession by the Bank are as follows:

**THE DETAILS OF THE PROPERTIES MORTGAGED**

- 1) Registered Mortgage of all that piece and parcel of land situated being and lying at Ubdta in the registration District Wardha, Sub-Dist. Samudrapur, bearing Plot No.281/1, Mouza-Ubdta, Mouza Hinganghat admeasuring 66.89 Sqm. Bounded as under: East side:- By Foot Lane, North side:- House of Dofe, West side:- House of Urkude, South side:- Road, Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon.
- 2) Registered Mortgage of all that piece and parcel of land situated being and lying at Ubdta in the registration District Wardha, Sub-Dist. Samudrapur, bearing Plot No.281, Mouza-Ubdta, Mouza Hinganghat admeasuring 83.61 Sqm bounded as under: East side:- By Foot Lane, North side:- House of Dofe, West side:- House of Urkude, South side:- Road, Together with all the building structure and construction annexed thereon and all the furniture and fixtures annexed thereon.

Name of the Owners: Mr. Prakash Sambhaji Kamble & Mrs. Sarika Prakash Kamble  
Date: 12/02/2024  
Place: Hinganghat  
AUTHORIZED OFFICER & CHIEF MANAGER  
Bank of Maharashtra Hinganghat Branch

**NIDO HOME FINANCE LIMITED**  
(formerly known as Edelweiss Housing Finance Limited) Regd Office: 5th Floor, Tower 3, Wing B, Kohinor City Mall, Kohinor City, Kirol Road, Kuria (W), Mumbai-400070. Branch Office Address: - Plot No 5, Glass Box Building 5th Floor, WHC Road Dharampeth, Nagpur, Maharashtra 440010

**E-AUCTION - STATUTORY 15 DAYS SALE NOTICE**

Sale by E-Auction under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and The Security Interest (Enforcement) Rules, 2002. Notice is hereby given to public in general and in particular to borrower and guarantor that below mentioned property will be sold on "As is where is" and "Whatever there is" for the recovery of amount as mentioned in appended table till the recovery of loan dues. The said property is mortgaged to Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) for the loan availed by Borrower(s), Co borrower(s) and Guarantor(s). The secured creditor is having physical possession of the below mentioned Secured Asset.

Sl. No.	Name of Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Amount of Recovery	Reserve Price and EMD	Date & Time of Auction	Date & Time of the Inspection	Possession Date
1.	BHUPESH SARODE (Borrower), MAND-ABAI DIWAKARRAO SARODE (Co-Borrower)	Rs.26,33,640/- (Rupees Twenty Six Lakhs Thirty Three Thousand Six Hundred Forty) as on 12.02.2024 + Further Interest thereon+ Legal Expenses for Lan no. LNAAGSTH000086488	Rs.27,58,860/- (Rupees Twenty Seven Lakhs Fifty Eight Thousand Eight Hundred Sixty Only) Earnest Money Deposit:- Rs.2,75,886/- (Rupees Two Lakhs Seventy Five Thousand Eight Hundred Eighty Six Only)	05-03-2024 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	19-02-2024 between 11.00 am to 3.00 pm	16-10-2023
2.	DEEPAK AHUJA (Borrower) & KANCHAN DEEPAK AHUJA (Co-Borrower)	Rs.65,64,649/- (Rupees Sixty Five Lakhs Sixty Four Thousand Six Hundred Forty Nine Only) as on 12.02.2024 + Further Interest thereon+ Legal Expenses for Lan no. LNALGLAP000047681	Rs.33,63,355/- (Rupees Thirty Three Lakhs Sixty Three Thousand Three Hundred Fifty Five Only) Earnest Money Deposit:- Rs.3,36,335/- (Rupees Three Lakhs Thirty Six Thousand Three Hundred Thirty Five Only)	05-03-2024 Between 11 am to 12 Noon (With 5 Minutes Unlimited Auto Extensions)	19-02-2024 between 11.00 am to 3.00 pm	20-04-2023

Description of the secured Asset: All The Part And Parcel Flat Bearing No. 302, Situated On The Third Floor In The Building Known And Styled As 'Shankulata Apartment' Standing On The Plot Bearing No. 443, Having Built Up Area Of 48.679 Sq.Mtr And Super Built-Up Area Of 69.499 Sq.Mtr Together With Variable 15.002% Undivided Share And Interest In The Total Area Of The Plot Admeasuring About 223.338 Sq.Mtrs.

Description of the secured Asset: All That Parts And Parcel Of The Property Bearing Gala/Shop No D-59, In Wing D Admeasuring Area 892. 54 Sq. Ft. (82.95 Sq. Mtrs) Plot No 798 Sector-2, Total Land Admeasuring 60,694.47 Sq. Mtrs, Sheet No. 461/2, In The Building Known And Styled As 'City Land Complex', Standing On Survey No 458/1, 458/2, 459, 460/1-C, 460/2, 460/3, 461/2, 463/1-A/1, 463/1-A/2, 463/1-A/3, 463/1-C, 464/1, 464/2, 464/3 Mouza Nandgaon Peth Tahsil Amravati District, Amravati Bounded As:- East: Road West: Shop No D-60 North: Shop No D-57 South: Shop No D-61

Note:- 1) The auction sale will be conducted online through the website <https://sarfaesi.auctiontiger.net> and Only those bidders holding valid Email, ID PROOF & PHOTO PROOF, PAN CARD and have duly remitted payment of EMD through DEMAND DRAFT/ NEFT/RTGS shall be eligible to participate in this "online e-Auction".  
2) The intending bidders have to submit their EMD by way of remittance by DEMAND DRAFT /RTGS/NEFT to: Beneficiary Name: NIDO HOME FINANCE LIMITED, Bank: STATE BANK OF INDIA, Account No.65226845199, SARFAESI-Auction, NIDO HOME FINANCE LIMITED (Previously known as EDELWEISS HOUSING FINANCE LIMITED), IFSC code: SBIN001593.  
3) Last date for submission of online application BID form along with EMD is 04-03-2024.  
4) For detailed terms and condition of the sale, please visit the website <https://sarfaesi.auctiontiger.net> or Please contact Mr. Maulik Shrivastava Ph. +91- 6351896643/9137528727, Help Line e-mail ID: [Support@auctiontiger.net](mailto:Support@auctiontiger.net)  
Mobile No. 8097555076/9764338822  
Date: 15.02.2024

Sd/- Authorized Officer  
Nido Home Finance Limited,  
(formerly known as Edelweiss Housing Finance Limited)

**SBI State Bank of India**  
Stressed Asset Recovery Branch (SARB), Nagpur

5, Sai Complex, 3rd Floor, Above Industrial Finance Branch, Bharatnagar, Amravati Road, Nagpur-440 033 (M.S.)  
Authorized Officer's Details:- Name:- Rudhshil C. Meshram,  
E-mail: sbi.10152@sbi.co.in Mobile No. 7391816901

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
Appendix - IV-A [See Proviso to rule 8(6)]

**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 PROVISIO 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 physical possession taken by the Authorized Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 20.03.2024, for recovery of Rs.21,56 lakhs - as on 03.02.2024 with further plus cost and expenses thereon due to the secured creditor from M/s Superb Industries, Prop. Mr. Pankaj Narayan Warfada. The reserve price will be Rs. 16, 52,000/- (Rs. Sixteen Lakhs fifty two thousand only) and the earnest money deposit will be Rs. 1, 65,200/- The Bidders should get themselves registered on <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> by providing requisite KYC documents and registration fee as per the practice followed by M/s MSTC Ltd well before the auction date.

Date & Time of public E-Auction 20.03.2024 from 12.00 noon to 4.00 pm with unlimited extensions clause of 10 minutes each.

Property ID No.	Detail of Property	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)	Bid Increase Amount (Rs.)	Date & Time of Inspection
SBIN200032841986	All the piece of land known as plot No. D-14/24 in the Umred Industrial Area, within the village limits of Dhurkheda & outside the limits of Umred Municipal Council, Taluka Umred, District Nagpur, containing by admeasurement 552.00 Square Meters or there abouts and construction thereon. bounded as follows:- On or towards the North by : 30.00 Mtrs. Road. On or towards the South by : Plot No. D-14/23. On or towards the East by : 30.00 Mtrs. Road. On or towards the West by : Amenity-11.	16,52,000/-	1,65,200/-	10,000/-	13.03.2024 11.00 am to 2.00 pm

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India the Secured Creditor Website [www.sbi.co.in](http://www.sbi.co.in), <https://bank.sbi>, <https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-and-others> and <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>, <https://ibapi.in>, or contact to Mr. Rudhshil Meshram, CLO Mob. No.7391816901

Date : 13.02.2024  
Place : Nagpur  
Authorized Officer  
State Bank of India

**Circle SASTRA CentrePNB House, Kingsway, Nagpur – 440001**  
Ph: 0712- 6603753, 6630484, Email: cs6795@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 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

Sr No.	Name of Branch Name of Account Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagers of properties)	SCHEDULE OF THE SECURED ASSETS			Details of the encumbrances known to the secured creditors
			A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B)Outstanding Amount Date u/s 13(4) of SARFESI Act 2002 D)Nature of Possession Symbolic/ Physical/Constructive	A)Reserve Price (Rs. In Lacs) B)EMD (Last Date of Deposit of EMD) C)Bid Increase Amount	Date/ Time of E-Auction	
1.	Nandanwan Sh. Bhaveshkumar Maganlal Abhani (Borrower)	All that piece & parcel of Aptment No 402, admeasuring about 118.92 Sq Mtrs on the 4th floor of building known as "Gulab Palms" alongwith 3.581 % variable undivided proportionate share & interest in land bearing Nazul Plor. No 22-B, admeasuring 7212 Sq Ft Circle No 22 Dn No 8 City Survey No 1130 Sheet No 53 of Mouza Lendra Municipal House No 25/402 Ward No 72 Situated at Farmland Layout Ramdaspath Nagpur Tah & Dist Nagpur. Boundries:-North:Passage, East:Apt No 401, West Plot No 23, South: Plot No 22A.	A) 14-11-2018 B) Rs.35,23,778.50 as on 30/09/2018 + intt & other charges w.e.f. 01/10/2018 C)14/03/2019 D) Physical Possession	A) Rs.94,00,000.00 B) Rs. 9,40,000.00 10/03/2024 C) 10000.00	11/03/2024 11.00AM to 4.00PM	Not Known
			M/s Vishal Enterprises Prop-Sh. Bhaveshkumar Maganlal Abhani	A) 28-01-2019 B) Rs. 85,42,550.27 as on 31/12/2018 + intt & other charges w.e.f. 31/12/2018 C)14/03/2019 D) Physical Possession	A) Rs.96,00,000.00 B) 9,60,000.00 10/03/2024 C) 10000.00	11/03/2024 11.00 AM to 4.00PM
3.	Sitabuldi M/S UNIVERSE REAL INFRA Prop.- Mr. Praveen Bhayajji Totlawar	Flat no.301 at Universal Majestic, Plot no. 17, 18,19,Kheta Layout, New Sneh Nagar, near Purushottam Super Bazar, Ward no.75, CS No.09,Mouza Somalwada,Nagpur; B/up area 86.907 Sq. Mtr. Boundaries - East: Plot No.12 & 13, West :Plot No. 27 & 30, North: Plot No.20 &21, South:Plot No.12 &13. Owner : Pravin Bhayajji Totlawar	A) 10-05-2021 Rs.2,14,14,894.50 as on 31/03/2021 + Intt & Charges w.e.f. 01/04/2021 C) 17-09-2021 D) Physical Possession	A) Rs.97,00,000.00 B) 9,70,000.00 10/03/2024 C) 10000.00	11/03/2024 11.00 AM to 4.00PM	Not Known
			Flat no.302 at Universal Majestic , Plot no. 17,18,19,Kheta Layout, New Sneh Nagar, near Purushottam Super Bazar, Ward no.75, CS No.09,Mouza Somalwada,Nagpur; B/up area 82.523 Sq. Mtr. Boundaries - East:Plot No.12 &13, West:Plot No. 27 & 30, North: Plot No.20 &21, South:Plot No.12 &13 Owner : Pravin Bhayajji Totlawar	A) 06-10-2017 Rs.37,62,933.00 as on 30/09/2017 + intt & other charges w.e.f. 01/10/2017 C) 17-02-2018 D) Physical Possession	A) Rs.37,12,000.00 B) 3,71,000.00 10/03/2024 C) 10000.00	11/03/2024 11.00 AM to 4.00PM
5.	Somalwada Sh.Trushankumar Thaganlal Kawale , Smt. Niropa Trushankumar Kawale	All piece & parcel of Flat No 201, 2nd floor, Sai Gajanan Apartment, Plot No 45/1 (45 North Part), Corporation House No 5037, Kh No 71, Sheet No. 51, CS No 4362, Ward No 14, Dwarakapuri Layout, Babulkheda, Nagpur having super builtup area 101.572 Sq Mtrs, Owner - Sh Trushankumar s/o Thaganlal Kawale, Boundries: East: 9.14 Mtrs wide road,West: Lane, North:Plot No 40, South:Plot No 45	A) 17-05-2023 Rs.36,67,106.58 as on 30/04/2023 + intt & other charges w.e.f. 01/05/2023 C) 01-07-2023 D) Symbolic Possession	A) Rs.86,06,000.00 B) 8,60,000.00 10/03/2024 C) 10000.00	11/03/2024 11.00 AM to 4.00PM	Not Known
			M/S New Viraj Construction Co. Proprietor-1. Sh. Raju Mahadeorao Wanjari 2.Smt. Jyoti Raju Wanjari	A) 06-10-2017 Rs.37,62,933.00 as on 30/09/2017 + intt & other charges w.e.f. 01/10/2017 C) 17-02-2018 D) Physical Possession	A) Rs.37,12,000.00 B) 3,71,000.00 10/03/2024 C) 10000.00	11/03/2024 11.00 AM to 4.00PM

**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:
2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS"
3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> as per above..
5. For detailed term and conditions of the sale, please refer [www.ibapi.in](http://www.ibapi.in), [www.pnbIndia.in](http://www.pnbIndia.in), [www.mstcecommerce.com](http://www.mstcecommerce.com), <https://eprocure.gov.in/epublish/app>.
6. Contact Persons: R K PRADHAN-8827659943, Shri Niket Patel- 9967921643, & Shri Pravan Gudande - 9423743110
7. The bidder bidding for an above the IP has to bid by adding minimum incremental amount i.e. Rs.10000 over and above the Fixed Reserve Price.

Note- Further any statutory dues of Central Govt / State Govt/Any statutory body shall be paid by the Purchaser of IP. Bank will not bear any type of dues Past/Present/Future.

Date : 15/02/2024  
Place : Nagpur  
Authorized Officer,  
Punjab National Bank

**Circle SASTRA Centre, PNB House, Kingsway, Nagpur - 440001 Ph. No. 0712-6603753, 6630484, email cs6795@pnb.co.in**

**PHYSICAL POSSESSION NOTICE (for Immovable property)**

Whereas, Punjab National Bank/ the Authorized Officer/s of Punjab National Bank under Securitization and Reconstruction of Financial Assets and Enforcement Security Act, 2002 and in exercise of power conferred under section 13 read with rule 3 of the security interest (Enforcement) Rules, 2002 issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice (s) date of receipt of the said notice (s).

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 Physical Possession of the properties described herein below in exercise of power conferred on him under sub-section (4) of Section 13 of Act read with Rule 8 of the (Security Interest Enforcement) Rules, 2002.

The Borrower's / Guarantor's / Mortgage'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.

The borrower in particular and the public in general are hereby cautioned not to deal with the property/ies and any dealing with the property/ies will be subject to the charge of Punjab National Bank, for the amount and interest thereon.

Sr. No.	Name of the Branch	Name of the Account	Description of the property mortgaged	Date of demand notice	Amount	Possession Date
1.	Amravati	Borrower M/s. Atharva Buildcon (Borrower) & Shri. Ravindra Purushottam Deshmukh (Proprietor) & Smt. Varsha Ravindra Deshmukh (Guarantor & Mortgagor)	All That Piece And Parcel Of Double Storied Residential Building Situated On Plot. No 16/2, 69.70 Sq Mtrs Near Roop Kalash Apartment, Behind State Excise Office, Kharapde Garden, Nazul Sheet No. 48-B, Mouje- Amravati Gothan, Dist- Amravati Area admeasuring 750 Sq. Ft. And bounded as Under Bounded:- On the East by- 4 ft. Layout Road & House Of Bajaj, On the West by- House Of Kulkarni On the North by- Canal, Road & Rajurkar's Boock, On the South by- Compound Wall Of Apartment, Owner. Smt. Varsha Ravindra Deshmuk	13/02/2023	Rs. 33,76,277.25. As On 31/01/2023 plus Futher interest And Other Charges W.e.f. 01/02/2023 thereon	12.02.2024

Place: Amravati  
Date: 15.02.2024  
Authorized Officer  
Punjab National Bank

**Vistaar Financial Services Pvt Ltd**  
Registered Office: Plot No.59&60-23, 22nd Cross, 29th Main, BTM Layout Stage 2, Bengaluru- 560076  
Branch Office at #2nd Floor, Kalinga Arcade, Above Titan Showroom, Shankar Nagar Square, Dharampeth, Nagpur-440010 (MH)

**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 Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Vistaar Financial Services Private Limited under the SARFAESI Act 2002 and in exercise of powers conferred under section 13 (12) read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the SARFAESI Act 2002. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 19-03-2024 through E-Auction.

It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://sarfaesi.auctiontiger.net>

1 Name of Borrower, Co-Borrower, Mortgagor 2 Account No.	Descriptions of the Property/Properties	A) Demand Notice Date- B) Possession Date- C) Outstanding Balance as per Demand Notice	1. Reserve Price, 2. Earnest Money Deposit (EMD), 3. Bid Incremental Amount	1. Date and Time of E-Auction 2. Last Date of Submission EMD, 3. Date and time of property Inspection
1. Mr. Rakesh Natthuji Wahane 2. Mr. Natthuji Chimanaji Wahane 3. Mrs. Maya Natthuji Wahane Account No 01025BML00252	All That Piece And Parcel Of The Land Bearing portion of the Plot No. 2(Part) of K. H. No. 32/1, Mouza Babukheada, P.H. No - 39, Than No. 15, Sheet No. 4808, Corporation House No. 336 admeasuring about 83.69 Sq. Mtr) but as per CTS Record 123.69 Sq. Mtr. (1331.39 Sq. Ft) on the said plot there is construction of House administrating about 900 Sq. Ft this property was divided in three parts in North-South Direction, out of which center division of partition having length of 30 foot in North-South Direction and Weight of 10 Foot in East-West Direction of which total administrating is 300 Sq. Ft (27.87 Sq Mtr) but as per CTS Record 41.23 Sq.Mtr (443.79 Sq.Ft) This constructed area having 300 Sq. Ft area within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation Tahsil and District- Nagpur Four Boundaries: Boundaries for total plot admeasuring about 83.69 (Sq. Mtr) but as per CTS Record 123.69 Sq. Mtr. (1331.39 Sq. Ft) on the said plot there is construction of House administrating about 900 Sq. Ft. and bounded on the East by: House of Shri Balchandra Wahane, West by: House of Smt. Vimalatai Channode, North by: Road, South by: House of Kamalakar Kamble. After Dividation: Boundaries for after this property was divided in three parts which total administrating is 300 Sq. Ft (27.87 Sq. Mtr) but as per CTS Record 41.23 Sq. Mtr (443.79 Sq.Ft) This constructed area having 300 Sq. Ft. and bounded on the East by: Renaming Part of Party No. 3, West by: Renaming Part of Party No. 2, North by: Road, South by: House of Kamalakar Kamble.	A) Demand Notice Date: 27-03-2023 B) Symbolic Possession date: 02-06-2023 C) Outstanding Balance as per Demand Notice: Rs. 20,44,627/- D) Possession: Physical: 28-11-2023	Reserve Price Rs. 7,70,000/- Earnest Money Deposit (EMD): Rs. 77,000/- Bid Incremental Amount:-5000/-	Date and Time of E-Auction 19-03-2024 at 11.30 AM to 12.30 PM (with unlimited extension of 5 min each) Last Date of Submission EMD with KYC 18-03-2024 up to 5:00 PM. Date and of Inspection 26-02