

**SBFC Finance Limited**  
 Registered Office: - Unit No. 103, First Floor, C&B Square, Sangam Complex, Village Chakala, Andheri- Kurla Road, Andheri (East), Mumbai-400059.

**POSSESSION NOTICE**  
 (As per Rule 8(2) of Security Interest (Enforcement) Rules, 2002)

Whereas the undersigned being the Authorized Officer of SBFC Finance Limited under the Securitization, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices upon the Borrowers/Co-borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower/Co-borrowers having failed to repay the amount, notice is hereby given to the Borrower/Co-borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates.

The Borrower/Co-borrowers 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 SBFC Finance Limited.

Name and Address of Borrowers & Date of Demand Notice and Loan A/c No.	Description of Property(ies) & Date of Possession	Amount demanded in Possession Notice (Rs.)
1. DHYANESHWAR JANARDHAN TELMASARE. 2. MRS JAYASHRI DHYANESHWAR TELMASARE. 3. SHUBHAM DHYANESHWAR TELMASARE Having Address At: Ward No. 1. Kduri Mala Mandir Parisar Koutou Pawani Mata Mandir Pawani Maharashtra 441910 And Also, At: 1. A. Dhyaneswar Janardhan Telmasare Milkat No. 88, Ghat No. 538/1/2/5, Cts No. 30, Mouje Pavani, Tal. Pavani, Dist Bhandara - 441910 Loan Account No. 0000012848-C (PR01452140) Demand Notice Date: 25th November 2025	All That Property Situated At Within The Local Limits Of Municipal Council Paumi, And Within The Jurisdiction Of Sub Registrar Paumi, New Milkat No. 88, Ghat No. 539/1/2/5, Cts No. 30, Plot No. 07 Mouje Pavani, Tal. Pavani, Dist Bhandara - 441910. Bounded By:- East: House Of Narayan Bawankar West: House Of Premnand Telmasare North: Road South: Plot No 8 & 9 Date Of Symbolic Possession: 05th March 2026	Rs. 2040908/- (Rupees Twenty Lakhs FORTY Thousand NINE HUNDRED And Eight Only) as on 19th NOVEMBER 2025 plus unapplied interest from the date of Demand Notice: 20th NOVEMBER 2025

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.

Sd/- (Authorized Officer)  
SBFC Finance Limited.

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**जिजाऊ कमर्शियल को-ऑप.बँक लि. अमरावती**  
 मुमु कर्माळ, पिनार, वल्ले नं. ३३, ३४, माळवळ कॅम्पस, अमरावती  
 Email id - jjaubankamravati@gmail.com | Website - headoffice@jjaubank.org.in

**शुद्धीपत्रक**

जिजाऊ कमर्शियल को-ऑप. बँक लि. अमरावती यांचे मार्फत दिनांक २५/१०/२०२५ रोजी पान क्र. ११ विदम्ब पान विक्री सूचना (सहावी वेळ) प्रकाशित करण्यात आली होती. त्यातील संपत्तीच्या विवरणामध्ये नमुद सवे नं. १७७/४ ऐवजी ११७/४ असे वाचण्यात यावे.

प्राधिकृत अधिकारी  
जिजाऊ कमर्शियल को-ऑप. बँक लि. अमरावती

**नगर परिषद कार्यालय, वर्धा**  
 सिव्हिल लाईन, पाच्याची टाकी, जवळ वी.आय.पी. रोड, वर्धा 442001

पाणी पुवळा विभाग  
 E mail:co.wardha@gmail.com Web:wardhamc.in.  
 न.प.व./जा.क्र./पा.पु.व./713/2026 Date: 06/03/2026

**ई-निविदा सूचना क्र. 7/3 सन 2026-2027**

मुख्याधिकारी, नगर परिषद वर्धा यांच्या वतीने, सन 2026-2027 वर्षा करिता या कामास वर्धा नगर परिषद क्षेत्रात पाणी पुवळा करणे करिता कंत्राटी पध्तीने वल्लमन पुर्विण्याबाबत नगर परिषद वर्धा कार्यालया मध्ये कामे करण्यासाठी अकुशल/अर्थकुशल मनुष्यवळाचा पुवळा करणे बाबत ई-निविदा प्रसिद्ध करण्यात येत आहे. ती पंजीकृत कंत्राटदार कडून आवश्यक त्या यानुसार दिनांक 07/03/2026 ला - 12.00 दु. वाजता पसून दिनांक. 23/03/2026 ला सायं. 5.00 वा. पर्यंत ई-निविदा मागविण्यात येत आहे. (निविदेतील अटी व शर्ती सविस्तर महागृ शासनाच्या <http://mahaetendar.gov.in> या संकेत स्थळावर उपलब्ध आहे.)

शुभांगीराई कोलते सभापती नगर परिषद, वर्धा श्री. सुधीर पांगळ अध्यक्ष नगर परिषद, वर्धा श्री. विजय देशमुख मुख्याधिकारी नगर परिषद, वर्धा

**L&T Finance Limited**  
 (Formerly known as L&T Finance Holdings Limited)  
 Registered Office: L&T Finance Limited, Brindavan Building Plot No. 177, Kalina, CST Road, Near Mercedes Showroom Santacruz (East), Mumbai 400 098  
 CIN No.: L67120MH2008PLC181833  
 Branch office: Nagpur

**L&T Finance**

**SBI भारतीय स्टेट बँक State Bank of India**

Home Loan Centre-II Nagpur,  
 Administrative Office, Sardar Vallabhbhai Patel Marg, P.B. No. 37, Nagpur - 440 001 Code: 102888 Tel: 0712-6137400 (AGM), 6137420, 6137410 Fax: 0712-6137474 Email: sbl.10288@sbi.co.in

**SYMBOLIC POSSESSION NOTICE [Rule - 8 (1)] (For Immovable Properties)**

Notice is hereby given under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 9 of the Security Interest (Enforcement) Rules, 2002, a demand notice was issued on the dates mentioned against each account and stated hereinafter calling upon them to repay the amount within 60 days from the date of receipt of 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 Symbolic Possession of the property described herein below in exercise of power conferred on him/her under section 13(4) of the said Act read with Rule 8 of the said Act on the dates mentioned against each account.

The Borrower/ Guarantor 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 STATE BANK OF INDIA, for an amount and interest thereon.

Sr. No.	Name of Borrower & Branch	Description of the Immovable property	Date of Demand Notice	Amount Outstanding
1.	Mr. Milind S/o Ratnakar Sonkusare and Mrs. Sonal W/o Milind Sonkusare. ADD 1:- Near Dr. Ratnakar Sonkusare's House, New Wasti, Near Kamble Flour Mill, Tandapeth, Nagpur 440007 (MH). ADD 2: Apartment. No. 107, Building -2 (Block-D), Tulip 2, Green City 4, KH. No. 14/21/1, Gotalpanjari, Nagpur 440034 (MH). HLC - II, Nagpur	ALL THAT R.C.C. Superstructure comprising of Apartment No. 107, having Carpet Area of 44.86 Sq. Mtrs. On the First Floor of the Building -2 (Block-D) known as TULIP-2, along-with 0.510% proportionate undivided share and interest in the land in the entire area known as "GREEN CITY-4", developed on ALL THAT piece and parcel of land bearing Kh. Survey No. 14/2/1, admeasuring about 0.624383 H.R. (I.e. 6242.83 Sq. Mtrs.), Land Revenue Rs. 624.00 with Occupant Class I Bhumiswami rights, situated at Mouza - GOTAL-PANJRI. P.H. No. 38/A, Tehsil: NAGPUR (RURAL), District: NAGPUR and the entire area is bounded as under: - ON THE NORTH: KH. SURVEY NO.14/3, ON THE EAST: PANDHAN, ON THE WEST: KH. SURVEY NO.21, ON THE SOUTH: KH. SURVEY NO.14/1. And the said Apartment is bounded as under: - ON THE NORTH: FLAT NO. 108, ON THE EAST: ROAD, ON THE WEST: LOBBY & STAIRS ON THE SOUTH: ROAD.	20.12.2025  Possession Notice Date 06.03.2026	Rs. 28,15,698+ Int. + Accrued Interest as on 20.12.2025

DATE: 06/03/2026, PLACE: Nagpur (AUTHORISED OFFICER), State Bank of India HLC- II Nagpur

**DEMAND NOTICE**  
 Under Section 13(2) of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 (Herein after referred to as The Act)

We have issued Demand Notice under Section 13(2) of the Act to you all (Borrower/s, Co-borrower/s & Guarantor/s) through Registered Post Acknowledge Due, as you have defaulted in payment of interest and principal installments of your loan account, and have failed and neglected to clear the said outstanding dues. As a result, the loan account has been classified as Non-Performing Asset (NPA) in the book of account in accordance with the directives relating to asset classification issued by the Reserve Bank of India. The Notice has been returned as "undelivered" and therefore we are now issuing this notice to you all under 13(2) of the Act and hereby calling upon to repay the amount mentioned in the notice appended below to the L&T Financial Limited. (Erstwhile, L&T Holdings Finance Ltd) within the period of 60 Days from the date of this Paper Notification together with further interest and other charges from the date of Demand Notice till payment or realization. In case you are not discharging your liabilities under the terms of this notice, we shall be constrained to exercise all or any one of the rights conferred under Section 13(4) or Section 14 of the Act. "This is without prejudice to any rights available to us under the Act and/or any other law in force from time to time."

Loan Account Number	Borrower/s & Co-borrower/s Name	Demand Notice date / NPA date / Outstanding Amount		Description of the Immovable Property (Mortgaged)
		NPA Date	Outstanding Amount (₹) As On	
H166223009210 52938, H166223009210 52938L, NGPHL20000036	1. Baba Motors (Through Its Proprietor Mohammad Salim Rahmuddin) 2. Mohammad Salim Rahmuddin 3. Mumtaz Bano Mo. Khurram	Demand Notice Date: 20/02/2026 NPA Date: 06/07/2023	Rs. 24,19,456.47/- (Rupees Twenty Four Lakh Nineteen Thousand Four Hundred Fifty Six and Forty Seven Paise Only.) As On Date 17/02/2026	<b>Schedule -I</b> All That Piece And Parcel Of Land At Plot No. 4, Total Area Admeasuring Of 1860 Sq. Mtrs. Being A Portion Of Entire Land At Kh. No. 173/2 Of Mouza - Nari, P.H. No. 11, Situated At Mahendra Nagar, Kamptee Road, Nagpur, Bearing City Survey No. 476 & Sheet No. 407/103, Within The Limits Of Nit And Nmc Bearing Nmc House No. 2287/H/C In Ward No. 57, Tahsil & District Nagpur Together With All That Rcc Superstructure Comprising Of Shop No. 09 On The Ground Floor, Having A Built Up Area Of 21.55 Sq. Mtrs. & Other Area 8.69 Sq. Mtrs., In The Building Known And Styled As "Manas Aradhana" And Is Bounded As Under:-  Boundaries: East By Staircase & Open Space West By Stilt Parking North By Shop No. 08 South By Shop No. 10

Date: 07.03.2026  
Place: Nagpur  
Sd/-  
Authorized Officer  
For L&T FINANCE LIMITED

**पंजाब नैशनल बैंक Punjab National Bank**  
 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.

**SCHEDULE OF THE SECURED ASSETS**

Sr No.	Name of Branch (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	A)Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002			Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
			B) Outstanding Amount	C) Last Date of EMD Deposit	D) Nature of Possession Symbolic/ physical/ Constructive		
1.	Khamla, Nagpur M/s Keshav Khanak Seeds Pvt. Ltd. (Borrower) Shri. Satpal Keshavdas Hassani (Director/ Mortgagee & legal Heir of Late Shri Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Director/ Mortgagee) Ms. Roshni Keshavdas Hassani (Owner/ Mortgagee & Legal Heir of Late Shri Keshav Sahajram Hassani) Ms. Chanda Keshavdas Hassani (Owner/Mortgagee & Legal Heir of Late Shri. Keshav Sahajram Hassani) Shri Satpal Keshavdas Hassani (Guarantor/Mortgagee / Legal Heirs of Late Shri. Keshav Sahajram Hassani) Smt. Kesar Satpal Hassani (Guarantor/ Mortgagee)	All that piece and parcel of the Bhoomidhari land bearing Plot No. 20 (A-Type) in Ashirwad Sahakari gram Nirmal Sanstha Mayadi, 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 & Mortgagee: 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) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
2.	Kingsway, Nagpur M/s KNC Engineering (Borrower) Mr. Rahul Nerkar (Proprietor/ Mortgagee)	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) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
3.	Pratap Nagar, Nagpur Shri Dinesh Ashok Virani (Borrower/Mortgagee) Smt. Vinita Dinesh Virani (Co-Borrower/Mortgagee)	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: Huddo 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. 27,52,000/- B) Rs. 2,72,500/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
4.	Somalwada, Nagpur Mr. Ayaz Ahmed Nisar Ahmed Sheikh (Borrower/Mortgagee) 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 Khasara 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) SYMBOLIC Possession	A) Rs. 39,81,000/- B) Rs. 3,98,100/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	
5.	Suryanagar, Nagpur M/s Asia Agro (Borrower) Mr. Sumit Rikhab Kothari (Proprietor) Mrs. Vimalabai Tejamji Mohariya (Guarantor/ Mortgagee) Mr. Shrikant Tejamji Mohariya (Guarantor) Mr. Roshan Tejamji 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 Tejamji 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. 85,61,000/- B) Rs. 8,56,100/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known	

6.	Nandanvan, Nagpur M/s Shiv Industries (Borrower) Smt. Anita Ishwardas Pardi (Proprietor/ Mortgagee)	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 Occupancy Rights, Patwari Halka No 10 within the limits of Tahsil Saoner & Dist Nagpur in the name of Smt. Anita Ishwardas Pardi Bounded as under: East: Khasara No. 33, West: 12.00 Meter Wide Road, North: Plot No. 5 belonging to Smt Seema Jalikishor Saboo South: 12.00 Mtrs Wide Road Owner: Smt. Anita Ishwardas Pardi	A) 06.05.2021 B) Rs. 54,34,139.42 + further interest and other charges w.e.f. 01.05.2021 C) 26.03.2026 D) 10000.00 D) PHYSICAL Possession	A) Rs. 59,59,000/- B) Rs. 5,95,900/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known
7.	Lakadganj, Nagpur Shri. Sebastian S/o Milon Muttahil Thampy (Borrower/Mortgagee) Smt. Eilsamma W/o M. M. Thampy (Co-Borrower/Mortgagee)	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. Eilsamma 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. 28,80,000/- B) Rs. 2,88,000/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known
8.	Chandrapur M/s Shiv Shakti Rice Mill (Borrower) Mr. Rajesh Vasantrao Rainchwar (Proprietor/ Mortgagee) Mrs. Sarita Rajesh Rainchwar (Guarantor/ Mortgagee)	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 & Bajaji Mohule Owner: Mr. Rajesh Vasantrao Rainchwar	A) 28.04.2023 B) Rs. 2,69,80,552.01+ intnt and other charges 01.04.2023 C) 04.10.2023 D) SYMBOLIC Possession	A) Rs. 44,55,000/- B) Rs. 3,02,500/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)	Not Known
9.	Dharampeth, Nagpur M/s Atharva Enterprises (Prop. Smt. Anuja Deshpande) Mr. Shripad Deshpande (Guarantor) M/s Neev Promoters & Developers (Guarantor)	<b>Property 1:</b> 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 Sibirayana Gorai & Mrs Shalu Gorai. Boundaries: East: Plot No.174, West: Plot No.172, North- Road, South: Plot No. 170  <b>Property 2:</b> 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 Sibirayana 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) 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) 26.03.2026 D) 10000.00  A) Rs. 30,25,000/- B) Rs. 3,02,500/- C) 26.03.2026 D) 10000.00	27.03.2026 (11.00 AM to 4.00 PM)  27.03.2026 (11.00 AM to 4.00 PM)	Not Known

**TERMS AND CONDITIONS"**

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal <https://www.baanknet.com>
- 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 on 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.
- 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 in the e-auction. The Earnest Money Deposited shall not bear any interest.
- 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.
- 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](http://www.pnbindia.in)
- 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.
- 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).
- The secured asset will not be sold below the reserve price.
- 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.
- 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.
- 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.
- 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.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS"
- The particulars of Secured Assets specified in the Schedule hereinafore have been stated to the best of the information of the Authorized Officer, but the Authorised Officer shall not be answerable for any error, misstatement omission in this proclamation.
- 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.
- All statutory dues/attendat charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any change, 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.
- 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.
- 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](http://www.pnbindia.in)
- Contact Person Amar A Nagrale (Manager) - 8830714121, Hemant Marwah (Officer Law) -9717619613, Sandeep Akhare (Sr. Manager) - 9657394162, Shri Chandrashekar Barapatre (Sr. Manager) - 7755911193, Shri Sanjay Kumar Sharma (Chief Manager ARMB) - 9012683623.

Date: 07/03/2026  
Place: Nagpur  
Authorized Officer,  
Punjab National Bank