

**E-AUCTION NOTICE**

State Bank of India, PBB Chandrapur E-Auction Notice for Sale of following Vehicles on "as is where is" and "as available documents" basis are doing the E-Auction of the below vehicle is scheduled to be held on 06/03/2026 between 11:00am to 02:00 pm online at <https://baanknet.com>.

Sr. No.	Name of the Borrower's & Guarantor's	Description of Vehicle	E-Auction Date & Time	Reserve Price (Rs.)	EMD Price
1.	Praful Ashok Chaware	Make & Model : Maruti Suzuki, Petrol Dezire VXI sedan car model 2024 Vehicle Registration No. MH34C1202 Chassis No. MA3CFB35R892420 Engine No. K12NN1084143	06/03/2026 11:00 AM to 14:00 PM	Rs. 5,00,000/-	Rs. 50,000/-

The interested person for inspection of the above vehicle may call to Mr. Taurik Khan Mo. No. +91 9359157298 on 04/03/2026 between 10:00 am to 5:00 pm. For more information contact Mr. Chetan Panarkar Mo. No. 7020311595, at the State Bank of India, PBB Chandrapur

**Terms and Conditions of the E-Auction:**

- The said vehicle will be sold on "as is where is" and "as available documents" basis.
  - The right to reject any tender or all tenders without assigning any reasons thereof is reserved by the authorized officer.
  - The entire responsibility will be of buyer to transfer the said vehicle.
  - Before purchasing the said vehicle, make sure that there is no criminal record against him.
  - Bid price should be increased by Rs. 5,000/-
  - Successful purchaser should be able to pay up to 18% GST of the selling price, where is applicable as per law.
  - Successful bidder should deposit 25% of the selling price amount on the same day or next day and remaining amount within seven days of auction. On further delay, the payment deposited amount will be forfeited along with EMD amount.
- Date : 27/02/2026  
Place : Chandrapur

State Bank Of India, PBB Chandrapur

**purple** Office: Purple Finance Ltd., 705/706, 7th Floor, Hallmark Business Plaza, Sant Dnyaneshwar Marg, Bandra (East), Mumbai-400051. Tel: 022-69165123. Website: www.purplefinance.in

**DEMAND NOTICE**

Whereas the Authorized Officer of Purple Finance Ltd., having our Corporate office at 705/706, 7th Floor, Hallmark Business Plaza, Sant Dnyaneshwar Marg, Bandra (East), Mumbai-400051 and branches at various places in India (hereinafter referred to as "PFL") is a Company registered under the Companies Act, 2013 and whereas PFL, being the secured creditor under the SARFAESI Act, and in exercise of powers conferred under section 13(2) of the said Act read with Rule 2 of the security interest (Enforcement) Rules 2002, issued demand notice calling upon the Borrowers / Co-Borrowers as mentioned herein below, to repay the amount mentioned in the notices with further interest thereon within 60 days from the date of notice. That in addition thereto for the purposes of information of the said borrowers enumerated below, the said borrowers are being informed by way of this public notice.

Sr. No.	Name of the Borrower/ Co-Borrower/Lan/Branch	Description of Secured Asset in Respect of which Interest Has Been Created	No. Date	Date of Notice Sent / Outstanding Amount
1.	Krishnakumar Bholaram Patil (Borrower)	All That Piece And Parcel of Property Bearing House No. 157, Area Measuring 750 Sq Ft. Situated At Ward No. 1, A1 Village Dabdar, Taluka Satekasa, Dist-Gondia, Maharashtra - 441916	02-02-2026	05-02-2026 & Rs. 390866/-

Notice, is therefore given to the Borrowers / Co-Borrowers, as mentioned herein above, calling upon them to make payment of the total outstanding amount as shown herein above, against the respective Borrower / Co-Borrower, within 60 days of publication of this notice. Failure to make payment of the total outstanding amount together with further interest by the respective Borrower / Co-Borrower, PFL shall be constrained to take us 13(4) for enforcement of security interest upon properties as described above, steps are also being taken for service of notice in other manners as prescribed under the Act and the rules made hereunder. You are put to notice that the said mortgage can be redeemed upon payment of the entire amount due together with costs, charges and expenses incurred by PFL, at any time before the date of publication of notice for public auction or private treaty for transfer by way of sale, as detailed in Section 13(6) of the SARFAESI Act. Take note that in terms of S-13 (1) of the SARFAESI Act, you are hereby restrained from transferring and/or dealing with the Secured Properties in any manner by way of sale, lease or in any other manner.

Date: 27/2/2026 Place: GONDIA  
Sd/- Authorized Officer Purple Finance Ltd

**VASTU HOUSING FINANCE CORPORATION LTD**  
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015, Maharashtra.  
CIN No.: U65922MH2005PLC272501

**POSSESSION NOTICE**

Whereas, the undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below. The borrower and 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 Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Vishal Rajendra Rajendra Ukey (Co Borrower), Rajendra Bhagvan Ukey (Co Borrower) LP0000000119383	14/Nov/25 Rs.58822/- as on 12/Nov/25	Property No. 685, Mouza - Wadoda, P.H. No. 27, Ward No. 4, Gram Panchayat Wadoda, Tah. - Kamptee Dist. - Nagpur, Maharashtra 441104 Boundaries as follows: North - House of Mr. Harichandra Soudhal - House of Mr. Gulab Ganver East - use of Mr. Mulchand Meshram West - Courtyard Road Then Open Land Of Purnabai Gulab Ganvir	Symbolic Possession Taken 24/02/2026

Date : 27.02.2026  
Place : Nagpur  
Authorized officer Vastu Housing Finance Corporation Ltd

**पंजाब नेशनल बैंक**  
punjab national bank  
The name you can BANK upon!

**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.

**SCHEDULE OF THE SECURED ASSETS**

Sr. No.	Name of Branch Name of Account Name of Borrower (Individual / Joint / Firm / Co.) Name of Proprietor / Partners / Directors / Guarantor (s)	Details of Immovable Properties Mortgaged / Owner's Name (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
			B) Outstanding Amount	C) Last Date of EMD Deposit			
1.	MCB, Nagpur M/s Hargobind Tradico (Borrower) Mrs. Grishma Daveendeep Dhangra (Proprietor/ Mortgagee) Mr. Daveendeep Bhupindersingh Dhangra (Guarantor/ Mortgagee)	All that Piece and Parcel of Non-Agriculture land bearing Khaska No. 198/1, measuring 1.06 Hectare of Mouza-Khandali, P.H. No. 11, Occupancy Right Class-I land revenue/rental Rs. 4.90, situated at Village Khandhali Tahsil-Samudrapur, Dist. Wardha and bounded as under: North: Field of Khaska No. 198/2, South: Field of Khaska No. 199-200-201, East: Shiv Panthan, West: NH. No. 07 Owner: Shri. Daveendeep Bhupindersingh Dhangra & Smt. Grishma w/o Daveendeep Singh Dhangra (As per sale deed dated 12-06-2017 registered at SRO Samudrapur at Serial Number 1053/2017)	A) 26.08.2024 B) Rs. 2,70,43,352.59 + further interest and other charges w.e.f. 01.08.2024 C) 04.11.2024 D) SYMBOLIC Possession	A) Rs. 2,98,20,000/- B) Rs. 29,82,000/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	The immovable properties comprised in	
2.	MCB Civil Lines, Nagpur M/s Dhangra Venture (Borrower) Shri. Daveendeep Bhupindersingh Dhangra (Proprietor/ Mortgagee) Smt. Grishma Daveendeep Dhangra (Guarantor/ Mortgagee)	Non-Agriculture land bearing Khaska No. 199, measuring 1.00 Hectare of Mouza Khandali P.C. No. 11, Occupancy Right Class-I land revenue Rs. 3.95 together with all the construction made thereon on the above said Non-Agriculture. Land situated at Village-Khandhali Tahsil- Samudrapur, Dist. Wardha and bounded as under: North: Field of Khaska No. 198/1, South: Field of Khaska No. 202, East: Field of Khaska No.198, West: Field of Khaska No. 200 Owner: Shri. Daveendeep Bhupindersingh Dhangra & Smt. Grishma w/o Daveendeep Singh Dhangra (As per sale deed dated 19-07-2016 registered at SRO Samudrapur at Serial Number 1854/2016)	A) 12.04.2024 B) Rs. 8,21,83,174.00 + intt & charges w.e.f. 01.04.2024 C) 24.06.2024 D) SYMBOLIC Possession	A) 12.04.2024 B) Rs. 8,21,83,174.00 + intt & charges w.e.f. 01.04.2024 C) 24.06.2024 D) SYMBOLIC Possession	20.03.2026 (Time: 11.00 AM to 4.00 PM)		
3.	Kingsway, Nagpur M/s Shubhlaxmi Agri Corp (Borrower) Shri. Daveendeep Bhupindersingh Dhangra (Proprietor/ Mortgagee) Smt. Grishma Daveendeep Dhangra (Guarantor/ Mortgagee)	Non-Agriculture land bearing Khaska No. 201, measuring 0.80 Hectare of Mouza- Khandali P.C. No. 11, Occupancy Right Class-I land revenue Rs. 3.95 together with one Pucca House Admeasuring 399 Sq. Ft. on the above said Non-Agriculture land situated at Village Khandhali Tahsil- Samudrapur, Dist. Wardha and bounded as under: North: Field of Khaska No. 198/1, South: Field of Khaska No. 202, East: Field of Khaska No. 200, West: Wardha Road Owner: Shri Daveendeep Bhupindersingh Dhangra & Smt. Grishma w/o Daveendeep Singh Dhangra (As per sale deed dated 31-12-2013 registered at SRO Samudrapur at Serial Number 47)	A) 13.10.2023 B) Rs. 5,42,89,144.00 + intt and other charges w.e.f. 01.10.2023 C) 19.01.2024 D) SYMBOLIC Possession	A) 13.10.2023 B) Rs. 5,42,89,144.00 + intt and other charges w.e.f. 01.10.2023 C) 19.01.2024 D) SYMBOLIC Possession	20.03.2026 (Time: 11.00 AM to 4.00 PM)		
4.	Lakadganj, Nagpur Mr. Sanjay Singh Suresh Singh Dixit (Borrower/Mortgagor) Mrs. Priyanka Sanjay Singh Dixit (Co-Borrower)	All that Piece and Parcel of Property bearing Plot No. 19 admeasuring 175.3870 Sq Mtrs, being the portion of land bearing Khaska No 214 of Mouza Zingabai Takli, PH No 11 together with the building standing thereon covering a built up area of 171.114 Sq Mtr, City Survey No 71, Sheet No 53 & 54, Corporation House No 561/B/19 situated at Rashtia Sant Nagar Godhani Road, Zingabai Takli Nagpur within the limits of Nagpur Municipal Corporation, Ward No 61 Tahsil and District Nagpur Boundaries: East- 18.00 Mtr wide road, West-Plot No. 22, North- Plot No. 18, South-Plot No. 20 Owner- Mr. Sanjay Singh Suresh Singh Dixit	A) 12.03.2025 B) Rs. 2,91,96,436.88 + further interest and Other Charges w.e.f. 01.03.2025 C) 02.08.2025 D) SYMBOLIC Possession	A) Rs. 1,55,00,000/- B) Rs. 15,50,000/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
5.	Gandhibagh, Nagpur M/s Asian Plastics (Borrower) 2. Shri Rohit John Nikhambe (Partner/ Borrower) 3. Mr. Joby Kollamall Thomas (Partner/ Borrower) 4. Mr. Aditya Chintaman Sapkal (Legal heir of Mr. Chintaman Manohar Sapkal since Deceased (Guarantor/ Mortgagee) 5. Mr. Waran Chintaman Sapkal Legal heir of Shri Chintaman Manohar Sapkal since Deceased (Guarantor/ Mortgagee) 6. Mrs. Aney Thomas (Guranator/ Mortgagee) 7. Shri John Semual Nikhambe (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, P.H. 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 Bounded as under: East: Kh. No. 109, West: Plot No. 2, North: Plot No. 5 & 6, South: Road Owner: Through legal heirs of Shri Chintamanrao Manohar Sapkal	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) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
6.	Surya Nagar, Nagpur Shri Sheikh Mohmadali Hak Jahuraiah Alam (Borrower/Mortgagor) Sh. Nazim Mohmadali Hak (Guarantor)	All that Piece and Parcel of residential block comprising House No. 950, having area of 69.29 Sq. meter built up on first floor of building situated in Maskashid close to Cradok Road, Circle No. 13/19, Div No. 4, City Survey No.496, Sheet No. 131 Mouza Nagpur, Tehsil & District Nagpur & Bounded as under: East: Sambhaji Kasar Road, West: House of Shri. Devidas Nimje, North: Lane, South: Maroti Temple & House of Shri Devidas Nimje Owner: Shri Sheikh Mohmadali Hak Jahuraiah Alam	A) 13.07.2017 B) Rs. 27,65,707.50 + on 30.06.2017 + intt & charges w.e.f. 01.07.2017 C) 09.11.2022 D) PHYSICAL Possession	A) Rs. 33,78,000/- B) Rs. 3,37,800/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
7.	Hinganghat M/s Kishan Agro Industries (Borrower) Mr. Nitin Kishanchand Motwani (Proprietor & Mortgagee No.1) Mrs. Maya Kishanchand Motwani (Guarantor & Mortgagee No. 2) Mr. Girish Devandas Motwani (Guarantor & Mortgagee No. 3) Mr. Devandas Rohandmal Motwani (Guarantor)	All that piece and parcel of Property i.e. Residential diverted Plot No. 17 adm. 303.75 Sq. Mtrs, Plot No. 18 adm. 303.75 Sq. Mtrs, Plot No. 21 adm. 126.00 Sq. Mtrs, Plot No. 22 adm. 126.00 Sq. Mtrs, Plot No. 23 adm. 126.00 Sq. Mtrs & Plot No. 27 adm. 50.00 Sq. Mtrs in the diverted field survey No. 226 diverted for residential purpose vide order dt. 27/01/2014 in rev. case no. 85/NAP-34/2011-12 of Mauza Chinora, Mauza No. 193, P.C. No. 17, Tah- Warora, Dist- Chandrapur That the Plot No. 17 & 18 is bounded as under: On East: Road, On West : Plot No. 21, 24, On North : Plot No. 16, On South : Plot No. 19 That the Plot No. 21 to 23 is bounded as under: On East: Plot No. 17 to 19, On West : Road, On North : Plot No. 24, On South : Plot No. 20 That the Plot No. 27 is bounded as under: On East: Road, On West : Plot No. 44, On North: Plot No. 26, On South: Plot No. 28 Owned by Girish Devandas Motwani and Mr. Nitin Kishanchand Motwani	A) 14.08.2024 B) Rs. 18,69,18,438.28 + intt and other charges w.e.f. 01.08.2024 C) 25.10.2024 D) SYMBOLIC Possession	A) Rs. 44,55,000/- B) Rs. 4,45,500/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
8.	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. 23,61,000/- B) Rs. 2,36,100/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	
9.	Kingsway, Nagpur Mr. Madhusudan Narayanprasad Sharma (Borrower/Mortgagor) Smt. Smita Manmohan Sharma (Guarantor)	All that piece and parcel of Apartment having No. 202 on the Second Floor having its Super Built up area 86.402 Sq. Mtrs with 1.631% undivided proportionate share and interest in the Building Complex constructed out of ALL THAT piece and parcel of plot No. 24 and 25 Both Jointly admeasuring about 218.99 Sq. Mtr i.e. 23519.35 Sq. Ft. in the lay out Popularly known as J Radiance Complex out of all That Town Planning and Collector Nagpur sanctioned lay out having Survey No. 147 admeasuring about 1.38 Hec i.e. 13800.00 Sq. Mtr Situated at Mouza: Sukali ( Gup) P.S.K. No. 45 Land Revenue Rs 276, Tahsil- Hingna and District- Nagpur and All That piece and parcel of land having Survey No. 148 admeasuring about 1.81 Hec i.e. 18100.00 Sq. Mtr Situated at Mouza- Sukali (Gup), P.S.K. No. 45 Tahsil- Hingna and District- Nagpur and bounded as under: East: Flat no 211, West: Flat no 201, North: Main Road, South: Flat No 203 Owner: Mr Madhusudan Narayanprasad Sharma	A) 29.11.2022 B) Rs. 22,07,873.00 + intt & charges w.e.f. 01.11.2022 C) 10.06.2024 D) PHYSICAL Possession	A) Rs. 19,44,000/- B) Rs. 1,94,400/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known	

10.	Dharampeth, Nagpur Smt. Kiran Satish Kolhe (Borrower/Mortgagor) Shri. Satish Mahadeora Kolhe (Co-Borrower)	All that Piece and Parcel of Residential Flats on Second Floor. Bearing Flat No. S-1 & S-2, in the building Known as & Styled as "Anusaya Apartments" Covering Flat S-1 with Built up area 36.96 Sq. Mtr. (397.80 Sq.Ft), Super Built up area 62.11 Sq. Mtr. (384.30 Sq.Ft) & Flat S-2 with Built up area 37.00 Sq. Mtr.(404.23 Sq. Ft.), Super Built up area 64.66 Sq. Mtr.(717.76 Sq. Ft). Total Built up area 74.51 Sq. Mtr.(802.03 Sq Ft), Total Super Built up area 156.11 Sq. Mtr. (1679.74 Sq.Ft.) on Plot No. 28 Total land area 244.14 Sq. Mtr., Khaska No. 341, P.H. No- 46, Ward No. 01, House No. 1095, Mouza- Wanadongri, Grampanchayat- Wanadongri, Tah. Hingna, Dist. Nagpur. Bounded as under: Flat No. S-1: East: Road, West: S-3, North: Plot No. 29, South: S-2 Flat No. S-2: East: Road, West: S-3, North: S-1, South: Road Owner: Smt. Kiran Satish Kolhe	A) 06.06.2024 B) Rs. 49,52,035.00 + further interest & Other Charges w.e.f. 01.06.2024 C) 23.08.2024 D) SYMBOLIC Possession	A) Rs. 29,44,000/- B) Rs. 2,94,400/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
11.	Khajla, Nagpur M/s Maa Sharda Agro Industries (Borrower) Prop. Smt. Manju Kailash Soni Shri Kailash Nagarmal Soni (Mortgagor/ Guarantor) Smt. Manju Kailash Soni (Mortgagor/ Guarantor)	Plot No. 34, Khaska No. 51, City Survey No. 180, Shri Narhari Cooperative Housing Society Ltd., admsg. 1500 Sq. Ft. Nagpur. Realisable Valued Rs. 19.61 Lacs as per Shri Vijay Meghrajani bank's approved valuer dated 25.04.2017 bounded as follows: On the East: Plot No. 35, West: Plot No. 33, North: 9.14 Mts. wide road, South: Plot No. 31 Property under reference is owned by Shri Kailash Nagarmal Soni Plot No. 62, Khaska No. 24, City Survey No. 20, Mouza Bharatwada, Nagpur. Realisable Valued Rs. 17.54 Lacs as per Shri Vijay Meghrajani bank's approved valuer dated 25.04.2017 bounded as follows: On the East: Plot No. 69, West: 30 ft. road, North: Plot No. 63, South: Plot No. 61. Property under reference is owned by Smt. Manju Kailash Soni	A) 18.06.2019 B) Rs. 1,33,88,684/- as on 31.05.2019 + further interest and other charges from 01.06.2019 C) 05.10.2019 D) SYMBOLIC Possession	A) Rs. 19,77,000/- B) Rs. 1,97,700/- C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 11.00 AM to 4.00 PM)	Not Known
12.	Bajaj Nagar, Nagpur M/s Shrihari Ginning and Oil Industry (Borrower) Shri. Ramesh Vaidya (Partner/Guarantor/Mortgagor) Shri. Prashant Vaidya (Partner/Guarantor/Mortgagor) Shri. Satish Vaidya (Partner/Guarantor/Mortgagor) Smt. Usha Ramesh Vaidya (Guarantor/ Mortgagee)	1. All that piece and parcel of Property i.e Factory land & Building situated at Khaska No. 76, P.H. No. 35, Khathe No. 73, Shegaon Kund, Mouza Kund, Tq. Hinganghat, Dist. Wardha in the name of M/s Shrihari Ginning & Oil Industry comprising of: A) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.57 hectare (3.885 acres), divided by East-West vibhagani, North side land with Bhogwag class-Iright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khathe no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt 18/10/2016) Tahsil Hinganghat, Dist Wardha and same is bounded as under - On the EAST by: Land of Shri Purushottam Chordiya On the WEST by: Remaining portion of Kh. No. 76 sold out to Shri Prashant Vaidya, On the SOUTH by: Remaining portion of Kh. No. 76 sold out to Shri Prashant Vaidya and next land of Shri Purushottam Dhote B) All that piece and parcel of Non- Agriculture land of North side portion of Land survey no 76. Admeas. 1.58 hectare (3.885 acres), divided by East - West vibhagani, North side land with Bhogwag -class-Iright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khathe no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Satish Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt 18/10/2016) Tahsil Hinganghat, Dist Wardha and same is bounded as under : On the EAST by: Land of Shri Purushottam Chordiya, On the WEST by: Remaining portion of Kh. No. 76 sold out to Shri Satish Vaidya C) All that piece and parcel of Non- Agriculture land of South side portion of Land survey no 76. Admeas. 1.21 hectare (3.000 acres), divided by East -West vibhagani, South side land with Bhogwag -class-Iright, out of total land areas Kh. No. 76 admeas. 4.36 hectare, P.H. no 35 Khathe no. 73, Mouza - Kund (as per Town planning Dept. Wardha sanctioned Industrial layout plan and as per Non - agriculture order for survey no 76 in the name of erstwhile owners, i.e. net usable industrial plot area 37053.83 sq.mt. Owned by Prashant Rameshrao Vaidya duly mentioned in N.A. order in Rev. Case No. 16/NAP-34/2015-16 dt 18/10/2016) Tahsil Hinganghat, Dist Wardha and same is bounded as under : On the EAST by: Land of Shri Purushottam Chordiya, On the WEST by: Remaining portion of Kh No 76 sold out to Shri Satish Vaidya 2. Details of Machinery: Ginning Machinery for 36 DR GIN-Jumbo, Online Unit inclusive of Tractor Hopper, Cross Inclined Belt, Trolley, Auto Feeder, Jumbo 58, Cotton Lint Baling press and all Standard accessories i.e. SITC, Make Jadhao Gears Pvt. Ltd. (36); Additional accessories for Ginning Machinery like overhead Conveyor, dongi Structure, Gear Box Drive, Motor etc. Make Jadhao Gears Pvt. Ltd. (L.S.); Automatic Double Box up cotton bailing Press "ZEN AX MODEL" Capacity 18-20 Bales/ Hour with std. Hydraulic Set up Make Jadhao Gears Pvt. Ltd (01); Jadhao Process Equipment's & Machineries Make Excell. Engineers (L.S.); Oil Mill Automation work with Std Make Cro Tech Foot Mounting Screw Conveyor, M/c fabrication, Roller Conveyor assembling etc, Heavy Duty Foot Mounting, PCC+ MCC Combined Main Panel, MS Tank, 75000T Capacity, other fabrication work, Erection & Commissioning (L.S.); Weight Bridge 1 Capacity 60T 02 Capacity 05 T Make ESSAE Dieltronic Pvt. Ltd. (02); Tractor New Holland 363055HP cat with Disk brakes and std feature & attachment, Loader bucket etc. (01); Fire Extinguisher system with all pipeline, Butterfly valve, Fire Jockey Pump, Auto Starter, Hoses, SS Branch Connector, ABC Stored pressure fire Extinguisher, Alarm System and related fabrication (L.S.); Cotton Seed Dryer- Capacity 4t, with std. Design & Complete Accessories (01); Air Compressor for Ginning & Strapping Machine. 1 Hp/ 3 Phase, Model Max115-242 Auto Drain Make Maxwell (01); Transformer 200KVA, 11/0.433 kv indoor Type, Aluminum Coil, New HT Connection Cubical Meter, Single Pole Point, Cable & Accessories as per MSEDCL specification (01); Electrical Cabling, Lighting & other electrical fitting, water supply system for oil & ginning unit with pumps & pipe line (L.S.); Seed Cleaner, Cooling Tower, Fogging System (L.S.); Conveyor with bucket, motor its automation, Erection & Commissioning (L.S.)	A) 12.12.2022 B) Rs. 7,99,60,720.60 + further interest and other charges w.e.f. 01.12.2022 C) 04.03.2023 D) SYMBOLIC Possession	A) Rs. 5,24,74,000/- plus applicable GST B) Rs. 52,47,400/- plus applicable GST C) 19.03.2026 D) 10000.00	20.03.2026 (Time: 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. 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.
- 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,