## AAVAS FINANCIERS LIMITED

CIN:L65922RJ2011PLCO34297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square Mansarovar Industrial Area, Jaipur. 302020



**AUCTION NOTICE** 

Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 physical possession of which has been taken by the Authorised Officer of AAVAS FINANCIERS LIMITED Secured Creditor, will be sold on "As is where is"," As is what is ", and 'Whatever there is" basis. The details of the cases are as under.

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortagors	Dues As on	Date & Amount of 13(2)Demand Notice	Date of Poss- ession	Description of Property	Reserve Price For Property	Earnest Money For Property	Time of	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
SATISH LAXANE, SANKET LAKSHNE,MAYA LAKSHANE,RAJENDRA LAKSHANE JAC NO.) LNNGP17423- 240315840	Rs. 55,58,574.00/- DUES AS ON 16 JULY 2025	9 AUG 24 Rs. 5344185/- DUES AS ON 7 AUG 24	OCT	PLOT NO. 560, BEING THE ENTIRE PORTION OF LAND BEARING KHASRA NO. 35/1, 2, 3 & 4, 36/2, 3, 4, 36/2, 3, 4,61,62, 129, P.H.NO.11, SNO.271, OF MOUZA: NARI - DIST. NAGPUR, MAHARASHTRA ADMEASURING 1800 SQ. FT.	Rs. 5190480/-	Rs. 519048/-	AM TO 01.00 PM 18 AUG 2025	2ND FLOOR, SWAMI SADAN, JHANDA CHOWK, DHARMPETH,NEA R JOSHI UPHAR GRUH,NAGPUR- 440008,MAHARAS HTRA-INDIA

offices Earnest Money Deposit (EMD) in favour of AAVAS FINANCIERS LIMITED payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of AAVAS FINANCIERS LIMITED The Inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposi immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and Interested parties who want to know about the procedure of tender may contact AAVAS FINANCIERS LIMITED 201,202. Und Floor, South End Square, Mansarovar Industrial Area, jaipin-302020 on Pushpendra Meena – 9875896876 or respective branch during office hours. Note: This is also a 15/30 days notice under Rule 9(1)/8(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding sale on the above mentioned date. The property will be sold, if their out standing duesare not repaid in full.

Place: Jaipur Date: 18-07-2025

**Authorised Officer Aavas Financiers Limited** 

केनरा बैंक 📣 Canara Bank SyndicateBank

Regional Office Amravati: 3rd Floor, Sahyadri Heights, Plot No. 03 and 04, 5.No. 25/3, 25/4, Mardi Road, Amravati 444602

**E-Auction SALE NOTICE for sale of Immovable Properties** 

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

possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "Whatever there is": condition including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank) on 22.08.2025 between 11.30 A.M. TO 01.30 P.M. for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below.

E\_AUCTION DATE 22.08.2025 at 11:30 A.M. TO 1:30 P.M.

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with

	or. Name and Address of the local lo	Described of Immovable Properties	Amount O/s	Price (Rs.)
ľ			Liability (Rs.)	EMD (Rs.)
	BRANCH: AMRAVATI Branch     M/S JAI AMBE PLYWOOD AND PAINTS (BORROWER)	SYMBOLIC POSSESSION PLOT NO 20A OUT OF SURVEY NO 9 PLOT LAND ADMEASURING TOTAL 1500 SQ	Rs 20,70,959.95/- as on 15.07.2025 due along with	Reserve Price Rs. 56,22,000/-
	PROP. MR. GAURAY THAKURDAS SEWANI NANDA MARKET, RAJAPETH AMRAVATI 444606 MR. GAURAY THAKURDAS SEWANI (PROPRIETER) MR. THAKURDAS KHATAMMAL SEWANI (MORTGAGOR (DECEASED))	FEET. ALONG WITH HOUSE CONSTRUCTED THEREON BALAJI NAGAR NEAR KALYAN NAGAR, SHANKAR NAGAR ROAD MOUJE RAJAPETH PRAGANE BADNERA TALUKA AND DISTRICT AMRAVATI 444601 BOUNDRIES ARE AS FOLLOWS	interest and costs etc thereon  Bid Submission Date on or before 22.08.2025 before	EMD Rs. 5,62,200/-
ı	MR. SUNNY THAKURDAS SEWANI (JOINT AND OTHER IN HL)	NORTH-PLOT NO 21, SOUTH-PLOT NO 20 B, EAST-SERVICE LANE, WEST-ROAD	11:00 AM	
	Ali reside at gajanan maharaj mandir, balaji nagar, rukmini naga Mr. Thakurdas khatammal sewani (deceased borrower) sinc 1)smt sumitra Thakurdas Sewani (wife), 2 mr nitii Thakurda Aii reside at near Shadani darbar sindhu nagar amravati 444601 4) mr.gaurav Thakurdas Sewani (son) Gajanan maharaj mandir, balaji nagar, rukmini nagar, amravati 4	E DECEASED, THROUGH ALL HIS LEGAL HEIRS IS SEWANI (SON), 3) MR SUNNY THAKURDAS SEWANI (SON)		

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e: www.canarabank.com Portal of E-Auction: https://baanknet.com

Place: Amravati, Date: 15.07.2025 **AUTHORISED OFFICER, CANARA BANK** 

AXIS BANK LTD.

Branch Office: Axis Bank Ltd. Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001 Corporate Office: "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025 Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple, Law Garden, Ellisbridge, Ahmedabad -380006.

**PUBLIC NOTICE FOR AUCTION / SALE** Auction 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) read with rule 9 (1) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-borrower (s) and Guarantor(s) that the below described immovable

properties are mortgaged/charged to the secured creditor, the Physical Possession of which has been taken by the Authorized Officer of Secured Creditor will be sold on "As Is Wherels Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" on below mentioned dates for recovery of the sum mentioned below due to the following secured creditors. The reserve price and the earnest money deposit will be as mentioned below. Please refer the appended auction schedule for necessary details **AUCTION SCHEDULE & LOAN DETAILS** Names & Address of Borrower/ Guarantor / Mortgager **Description of Property** 

1) Harshdeep Shantanand Mishra 2) Nisha Shantanand Mishra, Both R/o. | All that piece and parcel of Flat No.C-207 On The Second Floor In The SDPL vayushsena Nagar, Near Shiv Mandir, Vayusena, Nagpur-440007, Also at : Flat | Aashray Apartment, Wing C, On The Aforesaid Plot Of Land Covering A Carpet No.C-207 On The Second Floor In The Sdpl Aashray Apartment, Wing C, Khasra | Admeasuring 23.59 Sq. Mtrs + Enclosed Balcony 2.89 Sq. Mtrs Total Area No.18/3, S.No.260, Sheet No.45/48, Dabha, Nagpur-440023, Also at No.1: 26.48 Sq. Mtrs constructed on Khasra No.18/3 Survey No. 260 Sheet No.45/ Conneqt Bussiness Sol Ltd., Second Floor, Rk Bussiness Center, Near Wazalwar | 48 Ward no 68, situated at Dabha Tq. & Dist Nagpur-440023 Driving School, Dharam Peth, Shivaji Nagar, Nagpur-440010. Reserve Price (RP) & EMD Date, Time, For Opening of Bids

On 07/08/2025, between 03.00 PM and 04.00 PM, with < unlimited https://www.bankeauctions.com extensions of 5 minutes RP: Rs. 12.08.934/ each at web portal >E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of EMD: Rs. 1,20,893/ the Service Provider as mentioned above Date of Demand Notice U/SEC, 13(2) of SARFAESI Act : 31/05/2023 Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.): Rs.13,83,455/- (Rupees Thirteen Lakh Eighty Three Thousand Four Hundred Fifty Five Only

Date of Physical Possession: 15/02/2025 Publication Date of Possession Notice: 19/02/2025 **Description of Property** 2.Names & Address of Borrower/ Guarantor / Mortgager

1) Savita Raju Dhurve 2) Nitin Sureshrao Pannase, Both R/o. All that piece and parcel of Flat No.303, on 3rd Floor, admeasuring Carpet area of 41.76 Sq. Cluster No.2, Wing-B, Flat No.303, KH No.121, 175, 194/1,2,3, Mtrs. + Built - up area 46.914 Sq. Mtrs. in 'B'-Wing in Cluster No."2",Type No.2, of the Building 4,5, Mouza Mondha, Tal.Hingna, Dist.Nagpur, **Also at :** H No.675, | known as "Kanchan Ganga", constructed on P. S.No.49. Kh No.121, 175, 194/1, 194/2, 194 /3, 194/4 & 194/5, situated at Village - Mondha, Tal.Hingna, Dist.Nagpur and bounded as per Dobi Nagar, Wardhamna, Amravati Road, Dist.Nagpur-440023. Building Plan. Reserve Price (RP) & EMD Date, Time, For Opening of Bids

RP: Rs.14,83,340/ -On 07/08/2025, at between 02.00 PM and 03.00 PM. with <unlimited https://www.bankeauctions.com extensions of 5 minuted each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of EMD: Rs. 1,48,334/ne Service Provider as mentioned above. Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 21/10/2023

Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.): Rs.12,28,291/- (Rupees Twelve Lakh Twenty Eight Thousand Two Hundred Ninety One Only) Publication Date of Possession Notice: 19/02/2025 Date of Physical Possession: 18/02/2025

**Description of Property** 3. Names & Address of Borrower/ Guarantor / Mortgager 1) Suraj Mohanlal Pun 2) Somalakumari Suraj Pun, Both R/o. All that piece and parcel of Flat No.89-8-308, on 3rd Floor, admeasuring Carpet area of 41.10 Flat No.B9-B-308, 3rd Floor, Sudama Vrindavan, Mouja Jamtha, |Sq. Mtrs., + Built-Up area 38.75 Sq. Mtrs. + Super Built-Up area 59.80 Sq. Mtrs. Block Tal. Nagpur (Rural), Dist.Nagpur 441108, Also at : PWD Quartor No.B9,in Building No.B', of the Project known as " Sudama " being the portion of " Vrindavan " 1/9, Civil Line, Near Patwari Office, Dist.Chandrapur 442404. constructed on Plot No.5, out of Survey No.248, 257/2, 258/1-G & 258/1-K, 258/2, P.H.No.42

Situated at Village - Jamtha, Tal.Nagpur (Rural), Dist.Nagpur and bounded as per Building Plan. Reserve Price (RP) & EMD Date, Time, For Opening of Bids On 07/08/2025, at between 04.00 PM and 05.00 PM. with <unlimited https://www.bankeauctions.com extensions of 5 minute RP: Rs. 22,65,778/-EMD: Rs. 2,26,578/each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.

Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 30/12/2023 Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.): Rs. 24,69,521/- (Rupees Twenty Four Lakh Sixty Nine Thousand Five Hundred Twenty One Only)

amount as on 28/12/2023 Date of Physical Possession: 16/05/2024 Publication Date of Possession Notice: 21/05/2024

Names & Address of Borrower/ Guarantor / Mortgager **Description of Property** 1) Vaishali Ravindra Bisne, R/o. Flat No.B9-B-502, Sudama Vrindavan All that piece and parcel of Flat No.B9 - B-502, on 5th Floor, admeasuring (Carpet area Wardha Road, Mouza - Jamtha, Tal & Dist Nagpur, Also at : Near of 41.10 Sq. Mtrs. + Built-Up area 38.75 Sq. Mtrs. + Super Built-Up area 59.80 Sq. Govt Rast House, At.Mangali, Post.Khapa, Tal.Tumsar, Dist.Bhandara-|Mtrs.), in Block No. B9, Building No. B, of the Building/ Cluster known as "Sudama" 441912. 2) Malaka Begam Kaji Sarfuddin. R/o. C/O Malaka Begam being the portion of "Vrindavan", constructed on Plot No.5, out of Survey No.248. Kaji Sarfuddin, House No.620, Ganjipeth Road, Opposite Fire Bracket 257/2, 258/1-G, & 258/1-K, 258/2, P H No.42, Situated at Village -Jamtha, Tal & Dist. Kazipura, Dist.Nagpur-440018 Nagpur and bounded as per Building Plan

Reserve Price (RP) & EMD Date, Time, For Opening of Bids RP: Rs. 18.53.819/ -On 07/08/2025, at between 01.00 PM and 02.00 PM. with <unlimited https://www.bankeauctions.com extensions of 5 minute EMD: Rs. 1,85,382/each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.

Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 27/10/2023 Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.): Rs.23,58,025/- (Rupees Twenty Three Lakh Fifty Eight Thousand Twenty Five Only)

Date of Physical Possession: 17/02/2025 Publication Date of Possession Notice: 19/02/2025 Names & Address of Borrower/ Guarantor / Mortgager **Description of Property** 1) Mr. Vicky Jagdish Zakku 2) Mrs. Mayabai jagdish Zakkhu, Both All that piece and parcel of Flat No.B-58, on 5th Floor, admeasuring Carpet area of 17

R/o. Flat No.B-58, 5th Floor, Janki Sahanivas, Kh No.180/1, Jaitala, 061 Sq. Mtrs. as per RERA and 16.476 Sq. Mtrs. as per NMC + BuiltUp area 28.273 Dist.Nagapur-440036, Also at No.1: Amravati Road, Vasant Rao Naik Sq. Mtrs. Wing - B, of the Building known as "Janki Sahanivas", constructed on Plot No Vasahat, Dharamprth, Shankar Nagar, Near Flag, Dist Nagpur-440010, | 1, KH No.180/1, P H No.44, CS No.685, Sheet No.562/46, Situated at Village -Jaitala Also At No.2: House No.123, Vasantrao Naik Society, Amravati Road, Tal & Dist.Nagpur and bounded as per Building Plan. Near Khurana Travels, Dharampeth, Dist.Nagpur-440010. Reserve Price (RP) & EMD Date, Time, For Opening of Bids

RP: Rs. 10.95.588/ -On 07/08/2025, at between 12.00 PM and 01.00 PM with <unlimited https://www.bankeauctions.com extensions of 5 minute

EMD: Rs. 1.09.559/each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above. Date of Demand Notice U/SEC, 13(2) of SARFAESI Act : 27/10/2023

Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.): Rs. 12,15,644/- (Rupees Twelve Lakh Fifteen Thousand Six Hundred Forty Four Only) Date of Physical Possession: 26/12/2024 Publication Date of Possession Notice : 29/12/2024

Last Date, Time And Venue For Submission of Bids With Sealed Offer/ Tender With EMD : Till 06/08/2025 up to 05:00 P.M. at Axis Bank Ltd. Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001.

Known Encumbrances : Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, Builder Dues etc. if any, as applicable

Cost of Tender / Bid Cum Auction Form : Rs. 250/- by D.D.in favour of "Axis Bank Ltd" payable at Nagpur Bid Incremental Amount: Rs. 10000/- (Rupees Ten Thousand only)

Return of EMD of Unsuccessful Bidders: Within 7 working days from the date of Auction.

Inspection of Property: As per prior appointment of Authorised Officer of the Bank

Last Date For Payment of 25% of Accepted Highest Bid For Confirmed Successful Bidder (inclusive of EMD): The payment should be made latest by next working day from the date of bid confirmation

Last Date For Payment of Balance 75% of Highest Bid: Within 15 days from the date of Sale Confirmation.

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. https://www.axisbank.com/auction-retail. For inspection of the properties or for any other assistance, the intending bidders may contact Bank Officer Mr. Mangesh Saharkar, Mobile.No.9561333664,

E-mail ID: mangesh.saharkar@axisbank.com during office hours from 9:30 a.m. to 5:00 p.m. The bid is not transferable.

Date: 18/07/2025 Sd/-Place : Nagpur Authorized Signatory, Axis Bank Ltd. केनरा बैंक 🖈 Canara Bank

ASSET RECOVERY MANAGEMENT (ARM) BRANCH,

PLOT NO 32, FIRST FLOOR, CORPORATION COLONY, NORTH AMBAZARI ROAD, NEAR TO LAD METRO STATION, GANDHINAGAR NAGPUR -440010 (MAHARASHTRA) Email: cb6820@canarabank.com Phone - +91 9271071694

E-Auction SALE NOTICE for Sale of Immovable Properties

E-Auction Sale Notice for Sale of immovable Properties 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 possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is" "As is what is" and "Whatever there is" : condition including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank) on 31.07.2025 at 12 P.M. TO 1:00 P.M. for recovery of below mentioned dues of the Canara Bank, from respective borrower/guarantor mentioned below

E-AUCTION DATE 31.07.2025 at 12 P.M. TO 1:00 P.M. ; EMD DATE 30.07.2025 till 05.00 PM						
Sr. No.	Name and Address of the	Described of Immovable Properties	Reserve Price (Rs.)			
	Borrowers/ Gurantors		EMD (Rs.)			
1.	1. M/s Gita Agro Industries (Borrower) Through Its Proprietor Mrs. Gitabai	All that undivided 10.923% share and interest in ALL THAT piece and parcel of land bearing	Reserve Price			
	<b>Purushottam Tapdiya Address :</b> Shop no 4 creative home auras, block 62 katol	Plot Nos. 209 and 210 admeasuring amalgamated area 262.047 Sq. Mtrs. being a portion of	Rs. 49,45,000/-			
	ROAD, NAGPUR MAHARASTRA, 440013	land bearing Khasra No. 139 of Mouza Nara, P.S.K. 11 Ward No. 57, Sheet No. 666/77 City Survey	EMD Po 4 04 500 /			
- 1	2. Mrs. Gitabai Purushottam Tapdiya (Proprietor) 3. Mr. Shubham Purushottam	No. 472 in the layout of M/s Kale Land Developers, Nagpur within the limits of Nagpur	Rs. 4,94,500/-			
- 1	Tapdiya (Borrower/ Guarantor) Both 2 & 3 Address : Near Hanuman Mandir Gajanan	Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District-	Bid Submission			
	Nagar, AKOT AKOLA, MAHARASTRA, 444101	Nagpur TOGETHERWITH the entire R.C.C. Superstructure bearing APARTMENT NO. 301, having	Date on or before 5.00			
	Amount O/s Liability (Rs.)	carpet area of 39.389 Sq. Mtrs., Built up Area of 45.116 Sq. Mtrs., Open and Enclosed Balcony	p.m. of			
	Rs. 1,46,55,735.80/- (Rupees One Crore Forty Six Lakh Fifty Five Thousand Seven	area of 13.738 Sq. Mtrs., and Super Built up area of 79.324 Sq. Mtrs. on the THIRD FLOOR of the	30.07.2025.			
	Hundred Thirty Five and Eighty Paise Only) as on 07.07.2025 + Interest	building constructed on the said plot known as "ARCADO TOWER IV" and the plot is bounded				
	applicable & other charges	as under: East: 9.00 Mtr Wide Road, West: Plot No. 164, North: Plot No. 208, South: Plot No. 210.				
For de	r detailed terms and conditions of the sale please refer the The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051,					

punjab national bank

any working day Place : Nagpur, Date : 09/07/2025

> STRESSED ASSET MANAGEMENT BRANCH, MUMBAI PNB Pragati Tower, 1st floor, Plot C-9, Block- G. Complex, Bandra (East), Mumbai – 400051. Email: zs8356@pnb.co.in

Email: support.BAANKNET@psballiance.com/ support.ebkray@procure247.com)." or may contact Chief Manager ARM Branch Nagpur of Canara Bank- (Contact No. 9271071694) during office hours on

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES** 

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with provisc 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 Authorised 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 deposit will be as mentioned in the table below against the respective properties

moi	money deposit will be as mentioned in the table below against the respective properties.  SCHEDULE OF THE SECURED ASSETS							
Sr No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price	Date/ Time of	Details of the encumbrances		
140.	Name of the Account  Name & addresses of the Borrower/  Guarantors Account	Name(mortgagers of property(les))	B) Total Outstanding Amount as on 30.06.2025 C) Possession Date u/s 13(4) of SARFESIACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	B)EMD C)Bid Increase Amount	E-Auction	known to the secured creditors		
1	SAMB, Mumbai PNB PRAGATI TOWER, 1st Floor, G-BLOCK, C-9, BANDRA KURLA COMPLEX, BANDRA (EAST), MUMBAI-400051. MAIL: zs8356@pnb.co.in (i) M/s Sindh Garments (Borrower) (iii) Shri Sanjay Premchand Harwani (Partner /Mortgagor & also Legal heir of Late Mr. Premchand Narumal Harwani, Mortgagor since deceased) (iii) Shri Sankalp Sanjay Harwani (Partner) (iv) Mr. Anil Premchand Harwani (Guarantor/Mortgagor) (vi) Shri. Anil Premchand Harwani (Guarantor/Mortgagor) (vii) Mrs. Rekha Shyamlal Notwani (Guarantor/Mortgagor) (viii) Mr. Pramod Motiramji Rathod (Guarantor/Mortgagor) (vii) Mr. Dilip Ridhomal Harwani (Guarantor/Mortgagor) (ix) Mr. Dilip Ridhomal Harwani (Guarantor/Mortgagor) (x) Mrs. Bhavana Kapoor (Guarantor/Mortgagor) (x) Mrs. Bhavana Kapoor (Guarantor/Mortgagor)	Property 1 Residential building on Plot No 30A, admeasuing 108.32 sq mtrs. built up (1166.00 sq ft), Survey No 48, situated at Shri Sitaram Baba Colony, Shankar Nagar Road, Beside Vrinda Villa, Ekvira Nagar, Amravati, Tahasil and District Amravati. Owner: Shri Anilkumar Mohanlal Kapoor	charges from date of NPA. C) 04.06.2025	A) Rs.68,23,000/- B) Rs.6,82,300/- C) Rs. 50,000/-	29/08/2025 11 AM to 4:00 PM	Not known		
		Property 2 Residential building on Plot No. 8-A admeasuring 167.28 sq mtr (1800.00 sq ft) and total built up area of 111.44 sq. mtrs, bearing Field Survey No 56/1, Ward No 58, Mouza Rajapeth, known as "SSD Niwas", situated near Chintamani Coaching Classess, Shankar Nagar Road, Wadali Naka, Amravati, Tahasil and District Amravati. Owner: Shri Shyamlal Chandanmal Notwani, Smt. Rekha Shyamlal Notwani	charges from date of NPA. C) 04.06.2025 D) Symbolic Possession	A) Rs.1,36,88,000 /- B) Rs.13,68,800/- C) Rs. 1,00,000/-	29/08/2025 11 AM to 4:00 PM	Not known		
		Property 3 Residential building on Plot No 28 (Eastern Part) admeasuring 1542.60 sq ft, bearing Field Survey No 7/2 & 25/2, Mouza Rajapeth, situated Near Sewani Maternity Hospital, Dastur Nagar Road, Daulat Deep Nagar, Bapu Colony, Amravati, Tahasil and District Amravati. Owner: Shri Pramod Motiramji Rathod	charges from date of NPA. C) 04.06.2025	A) Rs.98,51,000 /- B) Rs.9,85,100/- C) Rs. 50,000/-	29/08/2025 11 AM to 4:00 PM	Not known		
		Property no 4 Residential Apartment No.202 on First Floor of "Saraswati Vas Apartments" with 10% undivided share in Plot No. 30 admeasuring 4230 sq ft (392.979 sq mtrs), Survey No. 81, Mouza Rajapeth, situated near Ice Factory, Amravati, Tahasil and District Amravati. Owner - Shri Dilipkumar Ridhomal Hirwani	charges from date of NPA. C)04.06.2025	A) Rs.32,53,000 /- B) Rs.3,25,300/- C) Rs. 50,000/-	29/08/2025 11 AM to 4:00 PM	Not known		
		Property No. 5: Commercial Shop No 118 on first floor of Shri Balaji Market Complex, Municipal Corporation House No 342 A (Part), Ward No 26A with built up area of 236.174 sq ft (21.941 sq mtrs) and bearing Shop Premises No 222 on Second floor of Shri Balaji Market Complex, Municipal Corporation House No 342 T (Part), Ward No 26A with built up area of 209.064 sq ft (19.422 sq mtrs), on Plot no. 77/2 & 77/2/ABC, within the limits of Municipal Corporation, situated near Hotel Amrapali, Jawahar Road, Amravati, Tahasil and District Amravati. Owner: Dr. Shri Anil Premchand Harwani	charges from date of NPA. C) 04.06.2025 D) Physical Possession	A) Rs.25,35,000 /- B) Rs.2,53,500/- C) Rs. 50,000/-	29/08/2025 11 AM to 4:00 PM	Not known		
		Property No. 6 Residential Bungalow on Plot No 04 (Part) & Plot No. 5, total admeasuring 3422.00 sq ft (318.96 sq mtrs), Survey No 88 (New), situated near Harwani Hospital, Dastur Nagar Road, Vivekanand Colony, Amravati, Tahasil and DistrictAmravati. Owner: Shri Sanjay Kumar Premchand Harwani	charges from date of NPA. C) 04.06.2025 D) Physical Possession	A) Rs.2,81,10,000 /- B) Rs.28,11,000/- C) Rs. 1,00,000/-	29/08/2025 11 AM to 4:00 PM	Not known		
		Property No. 7 Commercial Shop bearing No 401 to 420 situated on the fourth floor and having built up area of 363.82 sq mtrs. of building named and styled as "Dreamz Landmark", on Plot no.127/4,123(Parl)m 127/5, 124/2, 122(Parl), situated at Amravati – Badnera Main Road, Near Rajkamal Chowk, Amravati, Tahasil and District Amravati. Owner: M/s Dreamz Infrastructure through its partners Shri Sanjay Premchand Harwani & Shari Narendra Gopichand Harwani	charges from date of NPA. C) 04.06.2025 D) Physical Possession	C) Rs. 1,00,000/-	29/08/2025 11 AM to 4:00 PM	Not known		

CONTACT PERSON: SH. P K BHISIKAR, AUTHORISED OFFICER, SAM BRANCH MUMBAI. Mobile: 8600109224, Email: zs835600@

DETAILS OF ACCOUNT IN WHICH REMAINING AMOUNT AFTER EMD IS TO BE DEPOSITED THROUGH RTGS/NEFT- AT: Punjab National Bank, BO: SAMB, Mumbai, Account No. 835600317118A, IFSC Code:PUNB0835600

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 follo

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 email-id and mobile number. The process of e-KYC is to be done through Digi-locker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction. 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.

4. Platform (https://baanknet.com) for e-Auction will be provided by e Auction service provider M/s.PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: support.ebkray@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. (1) https://baanknet.com (2) www.pnbindia.in

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 Otherwise Auction from e-auction portal (https://baanknet.com).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the increase in the bid amount must be of increment amount mentioned. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice. Terms & conditions of e-auction. Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service ProviderM/s PSB Alliance Pvt. Ltd. Details of which are available on the (https://baanknet.com).

11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by /registered with the service provider)

12. The secured asset will not be sold below the reserve price.

13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of NEFT/RTGS/TRANSFERs issued / transferred from a Scheduled Commercial Bank drawn in Account Name: SUNDRY—

NPA/SARFAESI (AUCTION RELATED, Account No: 835600317118A, IFSC: PUNB0835600, Branch: SAMB MUMBAI, Bank: PUNJAB NATIONAL BANK. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property

14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at 14. To syment of second consideration by the successful place to the ball with the time of deposit of remaining 75% of the bid amount/full deposit of BID amount.

15. 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. 16. The sale certificate shall be issued in the favor of successful bidder on deposit of full bid amount as per the provisions of the act.

10. The sale centural estatular be asset of the sale centural transfer of the sale centure transfer of the sale centural trans

answerable for any error, misstatement or omission in this proclamation.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.

20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax,

electricity dues etc.

22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or

reasons/contingencies affecting the e-auctions.

23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer https://baanknet.com & www.pnbindia.in

Date:16.07.2025

Place: Mumbai

**Puniab National Bank** For and behalf of all Secured Creditor

NAGPUR