PUNJAB NATIONAL BANK
Circle SASTRA, Naya Raipur Raipur, (C.G.)

E-AUCTION ON 06/09/2024

Sale of Immovable Property/ies Mortgaged to Bank Under SARFAESI Act, 2002 (Act 54 of 2002)

APPENDIX-IV-A [See proviso to rule 8(6)]

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 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 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 money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

SL No.	Name of the Account & Address of the Borrower/Guarantor Name of the Branch	Description of the Property Mortgaged & Owner of the Property	Date of 13(2) Demand Notice / Outstanding Amount as on + Intertest w.e.f / Nature of Possession/Date as per SARFAESI Act, 2002	Reserve Price (In Rs.) / EMD / Bid Increase Amount Rs. 10000/- for every property	Date/ Time E-Auction
1	**Sh. Amar Israni** s/o Late Shri L.M. Israni, **Smt. Monika Israni** W/o Sh. Amar Israni (Co-applicant), Flat No. B-102, Prem Park Complex, New Purena, Mahaveer Nagar, Raipur- 492001 **B/o-Anupam Nagar, Raipur(296600), Contact: Sh. Ashwini, 7992274751**	**Residential Flat** No. B-102, 1st Floor, Prem Park Complex, bearing KH. No. 247/5 (part), PC No. 113, New Purena, **Mahaveer Nagar,** Raipur- 492001, **Area: 861 Sqft.,** Owner: Mr. Amar Israni s/o Late Shri L.M. Israni, Boundries-North: Flat A-102, South: Open Area, East: Flat B-101 & Passage, West: Open Area; Geographic Co-ordinates:21.231028,81.669056	**1) 07-06-2021 2) Rs. 24,31,830.00** as on 07-06-2021 + intt. thereon **3)Physical as on 12-02-24**	**Rs. 24.80 Lakh** **Rs. 2.48 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
2	**Smt. RENU MOTWANI** w/o Shri Kishor Motwani, **Shri Pramod Motwani** s/o Shri Kishor Motwani, **Address:(1)** H.No. B-15, Jeevan Apartment, Shankar Nagar, City+Distt. Raipur, CG 492001. **(2)** Near Old Rubber Factory Line, Shriram Nagar, Puraina (Purana Kshetra), Distt. Raipur, CG 492001. **B/o-Anupam Nagar, Raipur(296600), Contact: Sh. Ashwini, 7992274751**	**Residential Land & double storied House** bearing KH. No. 215/3 part (As per online B1 new KH. No. 215/14), PH. No. 113/67, Near Prem Park, Old Rubber Factory Line, Rani Durgawati Ward No. 45(6), Mauja Purena, RIC Raipur 1, Distt. Raipur, CG, **Area: 525 Sqft.,** Owner: Smt. Renu Motwani w/o Shri Kishor Motwani, Boundries-North: Prem Park, South: House of Raju Bambani, East: House of Kailash, West:Road; Geographic Co-ordinates:21.230026,81.669691	1) **10-07-2018** 2) **Rs 29,87,572.00/-** as on 30-06-2018+ intt. thereon **3)Physical as on 10-10-19**	**Rs. 15.03 Lakh** **Rs. 1.50 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
3	**SUNIL ROADLINES, Prop. Sh. Sunil Kumar Agrawal** S/o Sh. Satya Narayan Agrawal, Guarantor - Smt. Sapna Agrawal W/o Sh. Sunil Kumar Agrawal, Address of both: H.No. B-09, Happy Homes, Vishal Nagar, Telibandha, Raipur, CG. **B/o-RAIPUR(92620), Contact: Sh. V. Jain 6263738313**	**Residential Flat :** Flat No. B-09, 2nd Floor, Block-B, Happy Homes, Kh No. 312/3 (Part) PH No. 113/14, situated at **Mauja-Vikas Nagar,** Telibandha, Raipur, Tehsil & Distt. Raipur (C.G), **Area - 690 Sqft.,** Owner - Smt. Sapna Agrawal W/o Shri Sunil Kumar Agrawal, **Boundaries - North:** Flat No -B-12, **South:** Open Common Space, **East:** Open Common Space, **West:** Flat No -B-10. Geographic Co-ordinates - 21.2354558, 81.6729034	1) **23-12-2021** 2) **Rs 27,91,833.00/-** as on 31-03-2021+ intt. thereon **3)Physical as on 23-06-23**	**Rs. 20.93 Lakh** **Rs. 2.09 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
4	**MEENU LATA PRAJAPATI** **Smt Meenulata Prajapati** w/o Shri Ramlakhan Prajapati **& Shri Ramlakhan Prajapati** s/o Shri Radhelal Prajapati, Add-Flat No -150, Block No. 07, Housing Board Colony , Khamardih , Raipur (CG) **B/o-Shankar Nagar, Raipur(206910), Contact: Sh. V.K. Verma, 7509464096**	**Residential Flat-** Flat No. MIG-202, 2nd Floor, Situated in Block No. 2, General Scheme of Housing Board Colony, Shankar Nagar Sarhad, Phase-II, Landmark Chilphi Heights, Raipur, P.H. No. 113/44, Part Of Kh No 375 (376, 377), Raipur, Tehsil & Dist.- Raipur CG, **Area - 105.86 SQM (1139.05 Sqft),** Owner - Smt Meenulata Prajapati. Boundaries - North -B1/ MIG -204, South -MIG -204, East Road, West -MIG 201, **Geographic Co-ordinates - 21.249063, 81.676030**	1) **23-05-2022** 2) **Rs 19,58,850.59/-** as on 01-02-2022 + intt. thereon 3) **Physical as on 30-01-24**	**Rs. 27.00 Lakh** **Rs. 2.70 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
5	**M/s GULABCHAND RIKHABCHAND AND CO "Proprietor/Guarantor- Lt. Subhash Chand Jain, (1)** Shop no 09, Sona Tower, near Agrasen Chowk, Bhaistan Road, Ramsagarpara, Ward no 17, Raipur, CG 492001 **(2)** Office at 48/1382, Beside Wadiya Nursery, Behind C.G. College, Byron Bazar, Raipur, CG 492001 **(3)** H.N. 11, Santoshi Nagar Chowk, Ring Road No. 1, Sanjay Nagar, Raipur, CG, **BO-Station Road, Raipur-106600 Contact: Sh. S. Bhakta, 7979894244**	**Property No.1) FACTORY LAND & BUILDING-** Kh no-217/36, PH. No. 101, **Birgaon**, RIC Dharsiwa-1, Jawahar Lal Nehru Ward No-6, Raipur 493221, **Area - 21313 sqft**, Owner- Lt. Shri Subhash Chand Jain S/o Shri Gulabchand Jain through legal heir Smt. Swati Jain W/o Lt. Subhash Chand Jain & other legal heirs. Boundaries - NORTH: Road, SOUTH: Land of R.L. Patel , EAST: Land of Hemant Patel, WEST: Land of M.B. Patel. Geographic Co-ordinates - 21.297797, 81.624891	1) **11-05-2021** 2) **Rs 3,96,39,762.00/-** as on 31-03-2021 + intt. thereon 3) **Physical as on 01-11-21**	**Rs. 156.06 Lakh** **Rs. 15.61 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
		Property No.2) Commercial Shop- Shop no-9, Ground Floor, Sona Tower, KH. No. 394(part), Plot no. 55(part), **Agrasen Chowk,** Bhaistan road, **Ramsagarpara,** Ward no-17, City + Dist. Raipur, CG, **Area - 300 sqft,** Owner- Lt. Shri Subhash Chand Jain S/o Shri Gulabchand Jain through legal heir Smt. Swati Jain W/o Lt. Sh. Subhash Chand Jain & other legal heirs. Boundaries - NORTH: Corridor area, Covered parking & road, SOUTH: Other's building, EAST: Shop No. 8, WEST: Shop No. 10. Geographic Co-ordinates- 21.246037, 81.6267636		**Rs. 34.62 Lakh** **Rs. 3.46 Lakh**	
6	**SAI BABA AGRO & SAIBABA MASALA UDYOG, Sh. Shrichand Vadhwani** s/o Sh. Sugamchand Vadhwani **(Prop. Sai Baba Agro, Guarantor Sai Baba Masala Udyog), Smt. Kanchan Vadhwani** w/o Sh. Shrichand Vadhwani (Prop. Sai Baba Masala Udyog), Address (for both): H.No. 79, Gali No. 3, Guru Govind Gali, Sindhi Colony, Lalbag (Pashchim), City & Distt.- Rajnandgaon, CG 491441. **B/o-Rajnandgaon(70410), Contact: Sh. Durgesh Bopche, 9045332156**	**Property No. 1)* Land & Factory** bearing **KH. No. 728/1 (part) area 0.033 Hect. & KH. No. 729/1 area 0.129 Hect.**, PH. No. 19, **Village Kanketara,** Post Bori, Tehsil & Distt.-Rajnandgaon, CG 491441, **Total Area: 0.162 Hect i.e. 1619.33 Sq.Mtr. (17424 Sqft.),** Owner: Sh. Shrichand Vadhwani s/o Sh. Sugamchand Vadhwani, Boundries-North: Property of Smt. Rajeshwari, South: Govt. Property, East: Govt. Property, West:Bori-Kanketara main road; Geographic Co-ordinates: 21.156415,81.044862	1) **07-10-2017** 2) **Rs 85,75,000.75/-** as on 07-10-2017 + intt. thereon 3) **Physical as on 20-12-18**	**Rs. 38.60 Lakh** **Rs. 3.86 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
		Property No. 2)* Plant & Machinery in M/s Sai Baba Agro, bearing **KH. No. 728/1 (part) area 0.033 Hect., and KH. No. 729/1 area 0.129 Hect.,** PH. No. 19, **Village Kanketara,** Post Bori, Tehsil & Distt. Rajnandgaon, CG 491441, Owner: Sh. Shrichand Vadhwani s/o Sh. Sugamchand Vadhwani. Geographic Co-ordinates:21.156415,81.044862		**Rs. 16.03 Lakh** **Rs.1.60 Lakh**	
		Property No. 3)* Plant & Machinery in M/s Sai Baba Masala Udyog, bearing **KH. No. 728/1 (part) area 0.033 Hect.and KH. No. 729/1 area 0.129 Hect.,** PH. No. 19, **Village Kanketara,** Post Bori, Tehsil & Distt. Rajnandgaon, CG 491441, Owner: Sh. Shrichand Vadhwani s/o Sh. Sugamchand Vadhwani. Geographic Co-ordinates:21.156415,81.044862. ***Property No. 1, 2 & 3 will be auctioned jointly.**		**Rs. 1.55 Lakh** **Rs. 0.16 Lakh**	
7	**DURGA ENTERPRISES, Proprietor: Shri Daneshwar Sinha** s/o Shri Nandu Ram Sinha. Co-Borrower: **Sh. Yogeshwar Sinha** s/o Shri Nandu Ram and **Smt. Priya Sinha** w/o Shri Yogeshwar Sinha, **Add-(1) M/s Durga Enterprises,** B.T.I Road, Mahasamund Distt-Mahasamund CG-493445 **(2)** H.No.179, 180, Club Para, Ward No.19, Panchshil Ward, Sinha Niwas, Mahasamund, Distt- Mahasamund CG-493445 **(3)** Bhata Para, 1, Collectorate Colony, Machewa, City & Distt. Mahasamund, CG 493445 **BO- Mahasamund 252500, Contact: Sh. D. Ram 6207257725, Sh. S. Mohanty 8390428589**	**Land-** EM of Part & Parcel of Diverted Land bearing KH. No. 1653/5, PH No. 42/89, Pt. J.L. Nehru Ward No. 29, BTI Road, **Mahasamund**, CG, **Area: 27468 Sqft**, Owner: Yogeshwar Kumar Sinha, Boundries-North: Gaurav Path, South: House of Prajapati, East: Plot of Salik Chandrakar, West:Plot of Yogeshwar Sinha. Geographic co-ordinates: 82.09186, 21.102655	1) **03.09.2021** 2) **Rs. 84,45,391.25/-** as on 01.09.2021 + intt. thereon 3) **Physical as on 15.03.23**	**Rs. 494.42 Lakh** **Rs. 49.44 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
8	**GURUDEO SALES CORPORATION, Proprietor- Sh. Gautam Chand Jain** s/o Sh. Mukan Chand Jain. **Guarantor/Mortgagor- Smt. Basanti Alias Shraddha Jain** W/o Sh. Gautam Chand Jain. Address of Both: **(1)** Near Big Cinema, Agrasen Chowk, Samta Colony Road, Raipur, 492001. **(2)** H.No. 34, Nagar Nigam Colony, Opposite Santoshi Roadways, Agrasen Chowk, Raipur, 492001. **Branch: Katora Talab, Raipur, 324600, Contact: Sh. Ch. Sahu 9893203485, Sh. S. Mohapatra 9090963055**	**Residential plot** bearng KH. No. 1074/61 (Part), PH. No. 106, Sonkar Badi, **Ashwini Nagar,** Comrade Sudhir Mukherji Ward No. 65, Tehsil & Distt. Raipur, CG, **Area: 917 Sqft.,** Owner: Smt. Basanti alias Shraddha Jain W/o Sh. Gautam Chand Jain and Sh. Gautam Chand Jain s/o Sh. Mukan Chand Jain, Boundries-North: House of Pushpa Lodha, South: Open Plot, East: Others property, West:20' wide road; Geographic Co-ordinates:21.235311,81.617513	1) **09-05-2022** 2) **Rs. 1,00,55,345.85/-** as on 30-04-2022+ intt. thereon 3) **Physical as on 28-07-22**	**Rs. 23.11 Lakh** **Rs. 2.31 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm
9	**Smt. Kritika Sharma** W/o Sh. Taran Sharma, Add.- Main Market, New Khursipar, Ward No. 36, Bhilai, Distt. Durg, CG. **Guarantor- Sh. Ajay Kumar Goyal** S/o Sh. Satish Goyal, Add.: Saket Colony, Katulbod, Ward No. 59, SAF Lines, Bhilai, Distt. Durg, CG **B/o-Civic Centre, Bhilai(7600), Contact: Sh. D.S. Lahari, 8130299144**	**Residential Plot** bearing KH. No. 302/3, PH. No. 29/42, **Village Umarpoti,** Petrol Pump to Railway Line Road, RNM- Anda, Bhilai, Distt. Durg, CG, **Area: 1500 Sqft. (Size 30x50),** Owner: Smt. Kritika Sharma W/o Sh. Taran Sharma, Boundries-North: Land sold by Gunja Bai, South: Land of Subhash Chandra Nayak, East: Land of Hafiz-Ulla Khan, West: Road; Geographic Co-ordinates:21.139727,81.347424	**1) 05-01-2024 2) Rs. 19,52,601.62** as on 05-01-2024 + intt. thereon **3) Physical as on 18-05-24**	**Rs. 13.50 Lakh** **Rs. 1.35 Lakh**	06.09.2024 Time: 11.00 am to 4:00 pm

For any queries Contact CIRCLE SASTRA, Raipur:- Tel. No. -0771 2210419 / 17, Mr. Rakesh Barnwal- 9753131860, Mr. M.K. Patle- 9674949375, Mr. Ajeet Kumar- 9899561031.

(NOTE: Any bidders / Interested Party Can bid for P&M Independently, but for bids regarding L&B, bidder has to compulsorily bid for P&M and in no circumstances L&B can be bided independently)

Important Note : 1. The auction sale will be "online through e-auction" portal **http://www.ebkray.in** , **2.** The intending Bidders / Purchasers are requested to register on portal **(https://ebkray.in)** using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by before the e-Auction Date 06/09/2024 and time 11.00 AM in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction date.

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: **1.** The properties are being sold on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" 2.** The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. **3.** The Sale will be done by the undersigned through e-auction platform provided at the Website **https://ebkray.in** on 06/09/2024 at 11.00 AM. For detailed term and conditions of the sale, please refer **https://ebkray.in** & **www.pnbindia.in**

Note:- Interested Bidders need to create their user id and password by own and it will take minimum time of 2 days therefore it is requested to the bidder to kindly create his/her user id before the last date.

Date: 18.08.2024, Place: Raipur **Authorized Officer, Punjab National Bank, Secured Creditor**