पंजाब नैशनल बैंक
punjab national bank

Circle SASTRA Centre, Arera Hills, Bhopal
Phone No. 0755-2550020

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 provison 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 properties mortgaged/charged to the Secured Creditor, the Constructive/Physical/Symoblic (Whichever is applicable) possession of which has been taken by the Authorised Officer of 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 borrowers/guarantors . The reserve price and earnest money deposit will be as mentioned in the below against the respective properties.

Date of E-Auction : 27-02-2025

(E-auction timings: 11.00 a.m. to 5.00 p.m. with an unlimited extension of 10 minutes each)

THE BIDDER SHALL IMPROVE THE OFFER IN MULTIPLE OF RS.25000/- (RS.TWENTY FIVE THOUSAND ONLY)

CIRCLE SASTRA | Auth. Officer : Shri Binit Kumar | Phone No. 0755-2550020/9557822211

Name of Borrower/Mortgagor Description of Secured Assets	Reserve Price	EMD (₹)	Demand Notice Dt. Possession Dt. Amt. Due to Bank
Shri Kaleem Qureshi S/o Shri Shekh Islam Qureshi (Symbolic Possession) All that part and parcel of the property consisting of EM of Double Story House constructed over Plot No.693-B, Rajeev Colony, Housing Board, Berasiya Road, Karond, Bhopal (MP)-462038, Area : 450 Sq. ft., Boundaries : East- Wide Road 20 Feet , West-Private Property, North-Plot No.694-B, South- Plot No.292-B, Property Owner: Shri Kaleem Qureshi	(₹) 18.10 Lacs	(₹) 01.81 Lacs	09-02-2024 03-07-2024 (₹) 1952800.00 + interest & other charges
M/s Sampoorna Associates (Physical Possession) Part of Khasra No.33/1 (Old), New Khasra No.33/7, 0.228 Hect. Land Part of Rakba No.0.68 Hect.(2280 Sq.Mtr.) Village- Kolukhedi, Patwari Halka No. 26/34, Rajasav Nirashak Mandal No.05, Vikas Khand Fanda, Teh-Huzur, Bhopal, Boundaries : East- Road, West-Other Land, North- Other Land, South-Other Land, Property Owner : Shri Amol Vaidya	(₹) 80.60 Lacs	(₹) 08.06 Lacs	15-01-2016 11-04-2016 (₹) 10872169.00 + interest & other charges w.e.f 01.01.2016
M/s Shri Mahadev Warehouse Prop. Smt. Kaberi Bai Meena IP situated at Commercial diverted Land Khasra No. 24/1(S)/Area 0.1580 Hect. & Khasra No. 25/3 (S) & 28/3 Area 1.077 Hect. Toatl Area 1.235 Hect. Including Warehouse constructed on land situated at Village- Kolukhedi, Tehsil & District- Sehore (MP), Admeasuring 1.235 Hect. or 12350 Sq. Mtr., Boundaries: East Land of Gokul Bai, West- Road, North- Land of Sampat Bai, South- Govt. Road, Property Owner: Smt. Kaberi Bai Meena Prop. of M/s Shri Mahadev Warehouse (Symbolic Possession)	(₹) 252.42 Lacs	(₹) 25.25 Lacs	21-06-2024 05-10-2024 (₹) 10414800.08 + interest & other charges
Mr. Hitendra Badgujar S/o Bhanudas & Mrs. Lincy Abraham EM of Residential Flat No. 301, 2BHK on 3rd Floor] Sweet Homes Part of Khasra No.36, Rakba 0.110 Hectare, Village-Sunkhedi, Patwari Halka No.30, Ward No.83, Rajasva Nirikshak Mandal 03, Fanda, Teshil-Huzur, Distrct- Bhopal (MP), Built -up Area 958 Sq.Ft or 89.03 Sq.Mtr., Super Built-up Area 1293 Sqft.or 120.16 Sq.Mtr. Boundaries : East- Flat No.302, West-Open, North-Open, South- Staircase Lift and Flat No.305 (As per Registered deed), Property Owner: Mr. Hitendra Badgujar S/o Sh. Bhanudas & Mrs. Lincy Abraham W/o Mr. Hitendra Badgujar (Symbolic Possession)	(₹) 24.14 Lacs	(₹) 02.42 Lacs	03-05-2024 04-10-2024 (₹) 2373994.47 + interest & other charges w.e.f. 01.05.2024
Shri Rameshwar Deshmukh (Symbolic Possession) All that part and parcel of the property consisting of EM of House No.S-09, Piyush Nagar, Near Awadhpuri, Khajuri Kalan, District-Bhopal (MP), Total Area : 1008 Sq.Ft,. Boundaries: East-6 Mtr. Wide Road, West- Land of Other Society, North-6Mtr. Wide Road, South- Plot No.S-10, Property Owner : Shri Rameshwar Deshmukh	(₹) 40.59 Lacs	(₹) 04.06 Lacs	16-05-2024 23-07-2024 (₹) 3144625.89 + interest & other charges w.e.f.15.05.2024
M/s Aviral Bio Tech Fertilizers Pvt. Ltd Through its Director 1- Sh. Mahendra Kumar Meena , 2- Sh. Nathu Ram Meena **1.** Land and Building on Plot No. 21 and 22 Sector B Industrial area Mandideep, Tehsil Goharganj, District-Raisen (M.P.) standing in the name of M/s Aviral Biotech and fertilizers Pvt. Ltd. Admeasuring-65994 sq.ft. **Boundaries : East :** Plot no. 20, **West :** 60 ft. wide road, **North :** Plot No. 7 & 8, **South :** 60 ft. wide road. (Symbolic Possession)	(₹) 216.00 Lacs	(₹) 21.60 Lacs	25-05-2022 02-08-2022 (₹) 37156849.28 + interest & other charges
M/s. Yogesh Enterprises (Physical Possession) Diverted plot of 11000 sq. ft. of part of Khasra No.142/2/2/3, Patwari Halka No.29, RNM No.03, Vikas Khand, Phanda Kolar Road, Gram Rasuliya Jagir, Bhopal, **Boundaries:** East Other's Land, West-Sarvottam Fuel & Minerals India Pvt. Ltd., North-Road, South- Road. **Property Owner :** Shri Narendra Prajapati Original Title deed of IP is under possession of CBI (Central Bureau of Investigation), Bhopal	(₹) 88.25 Lacs	(₹) 08.83 Lacs	28-07-2015 20-10-2015 (₹) 20420085.00 + interest & other charges thereon
M/s Maitri Infrastructures Partners : 1. Shri Deven Kumar Jain S/o Shri Vipin Kumar Jain & 2. Mrs. Monika Jain W/o Shri Devan Kumar Jain (Physical Possession) All that part and parcel of the property consisting of Industrial Plot No.D-27-A, Sector Phase –II, Situated at Industrial Area, Village- Mandideep, Tehsil- Goharganj, District- Raisen, belonging to M/s Maitri Infrastructures, Total Area : 5025 Sq. Mtr, Boundaries: East-Plot No.B-4, West-Plot No.D-27-B, North-Open Land, South-Road	(₹) 319.30 Lacs	(₹) 31.93 Lacs	08-08-2022 30-01-2023 (₹) 34439363.92 + interest & other charges w.e.f. 01.08.2022
M/s. Sarthak Enterprises Prop. Shri. Jitendra Prajapati 1. Non Agricultural Land in the name of Asha Jain w/o Shri Sohanlal Kothari situated at Gram-Pipaliya Lourka,Tehsil-Goharganj, Dist-Raisen, Area 1.00 acre part of Kh No 169/2/1, **Boundaries:** East: Govt Road, West-Land of Anilji, North-Land of Abhijeet Singh, South-Land of Satish Aheliya (Physical Possession) Original Title deed of IP is under possession of CBI (Central Bureau of Investigation), Bhopal	(₹) 77.20 Lacs	(₹) 07.72 Lacs	28-07-2015 26-10-2015 (₹) 28376390.00 + interest & other charges thereon
2.Non Agricultural Land in the name of Shri Sohanlal Kothari situated at Gram-Pipaliya Lourka,Tehsil-Goharganj, Dist-Raisen, Area 1.00 acre part of Kh No 169/1/1, **Boundaries:** East: Govt Road, West-Land of Anil ji, North-Land of Narendra Prajapati, South- Land of Abhijeet Singh (Physical Possession) Original Title deed of IP is under possession of CBI (Central Bureau of Investigation), Bhopal	(₹) 63.00 Lacs	(₹) 06.30 Lacs	
Shri Sudhir Pandeya S/o Shri R.C. Pandeya Flat No. F-2, First Floor, Admeasuring 36.40 Sq.Mtr. in Vanshika Apartment , Part of Khasara No.32, 36/3, MP Police Grah Nirman Sahakaree Samiti Mydt. Bhopal, Priyanka Nagar, Village- Gehunkheda, Kolar Road, Bhopal, In the name of Shri Sudheer Pandeya, **Boundaries:** East- Stairs & Corridor , West-Land of Others , North-Plot No.75, South-Flat No.F-01 (Physical Possession)	(₹) 09.10 Lacs	(₹) 00.91 Lacs	21-12-2021 14-03-2022 ₹ 1761128.62 + Interest & Other Charges w.e.f 01.12.2021
.M/s Hari Om Traders Proprietor Smt. Pushpa Devi Kukreja 1. EM of Commercial Land & Building situated at 106/1, 106/2 PT Halka No.77 (New 65), Area 1086.50 Sq.Ft., Ward No.27, Mouja Sagar, Khas. Katra Bazar, Sagar (MP), Boundaries : East- Plot & Shop of Gyanchand Kukreja, West-Road, North-Road(Shamlati) then Market of Pinjamal, South-House Rishabh Jain, Property Owner: Mrs. Puspha Kukreja (Symbolic Possession)	(₹) 167.15 Lacs	(₹) 16.72 Lacs	09-11-2023 29-01-2024 (₹) 23510790.68 + interest & other charges
2. EM of Commercial Roof at Double Story Building (Roof of 1st Floor) Entire Portion of Open Roof above the two story house (above 1st the Floor) upto the entire height situated in the land khasra No.106/1, 106/2, PT Halka No.77 (New 65), Area 1650 Sq.ft., Ward No.27, Mouja-Sagar Boundaries : East- House of Jain, West-Pushpa Kukreja, North-House Narendra Jain, South-Houe Gyanchand Kukreja, Property Owner : Mr. Gyanchand Kukreja (Symbolic Possession)	(₹) 120.75 Lacs	(₹) 12.08 Lacs	
M/s PG Industries Through Prop. Smt. Harsha Kukreja 1. EM of immovable property situated at Plot No. 9,10, Part of 11 at Sidguwan Industrial Area , Sagar, Distt-Sagar, Admeasuring Area : 11056.08 Sq.Mtr, leased by MPIDC vide Deed No. MP33712020A1050844 Dt. 21/01/2020, Sale Deed No.MP33712020A1001314 Dt. 01/01/2020 2. EM of Part of 11 Sidguwan Industrial Area Sagar, Distt Sagar, Admeasuring 3500 Sq.Mtr., Leased by MPIDC Vide Deed No.MP33712020A1001314 Dt. 01/01/2020, Boundaries : East- Plot No.8 &12, West – Road then MPEB Sub Station, North- Open Land for Truck Parking , South – MPIDC Service Road, Property Owner : Leased by MPIDC to Mrs. Harsha Kukreja (M/s PG Industries) (Symbolic Possession)	(₹) 324.29 Lacs	(₹) 32.43 Lacs	26-04-2023 23-08-2023 (₹) 28952759.76 + interest & other charges
M/s Mekalsuta Kisan Seva Kendra Prop. Shri Akhilesh Kumar Bajpai (Symbolic Possession) 1. Property at Village Ganera, P.C. No. 14/27, as per registry Agriculture Land Kh No,. 303/4, Area 0.101 Hectares After Mutation diverted Kh. No. 303/8, Area 0.101 Hectares or 0.25 Acres or 10890 Sq.ft, Situated at Village-Ganera, Teh- Babai, Dist- Hoshangabad (M.P.) Boundaries as per sale deed are : East - Seller Land, West-Banera-Babai Road , North-Land of Ganga Vashisht , South- Seller Land, Property Owner: Shri Akhilesh Bajpai S/o Shri Laxman Prasad Bajpai	(₹) 20.47 Lacs	(₹) 02.05 Lacs	17-09-2021 24-12-2021 (₹) 2331441.14 + interest & other charges
2. One Residential Plot with House Area 1077 Sq.ft i.e. 100.19 Sq. Mtr. out of Nazul Sheet No.52, Plot No.51/2 & 67/4 situated at Mouza Tilak Ward , Municipal Ward No.14, Civil Lines Nazul Town Hoshangbad, M.P, Proeprty Owner : Shri SatyaNarayan Tiwari S/o Shri Rameshwar Prasad Tiwari (Symbolic Possession)	(₹) 21.77 Lacs	(₹) 02.18 Lacs	
M/s Anil Industries, Prop. Anil Kumar Navlani S/o Narso Mal Navlani Mouja Maharagaon, Town Itarsi, Tehsil- Itarsi,Ward No.14, (New Ward No.28) Itarsi, Out of Diverted Khasra No.112, Sheet No.01, Plot No.2/2B/2, 2/2C/3 As per Registry Plot No.1/2,2/1,2/2A, 2/2B, 2/2C,2/2D,2/3, Sub-Plot No.08, Area : 1650 Sqft., Boundaries : East- Mahaveer Kishore Jaiswal, West- Road, North- Land of Sellers, South-Land of Kailash Kumar Navlani,Property Owner : Anil Kumr Navlani S/o Narso Mal Navlani and Asha Devi W/o Anil Kumar Navlani (Symbolic Possession)	(₹) 53.64 Lacs	(₹) 05.37 Lacs	11-08-2021 09-12-2021 (₹) 2382806.05 + interest & other charges

Terms & Conditions: (1) The sale shall be subject to the terms & conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. (2) The properties are being sold on ' AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" AND " WHATEVER THERE IS BASIS". (3) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for an error, misstatement or omission in this proclamation. (4) The sale will be done by the undersigned through e-auction platform provided at the **Website https://baanknet.com on 27.02.2025.**

Interested Bidders/Buyers will have to do registration on **website https://baanknet.com** of bank's authorized service provider PSB Alliance and have to transfer EMD Money in their Global EMD Wallet through online mode, well before time. If EMD amount is not available in Global EMD Wallet then, system will not allow to place bid.

Place: Bhopal, Date : 06.02.2025

Authorised Officer, Punjab National Bank