AAVAS FINANCIERS LIMITED

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

Aavas FINANCIERS LTD — SAPNE AAPKE, SAATH HAMAARA

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	Date & Time of Auction	Place of Tender Submission, Tender Open & Auction at Aavas Financiers Ltd.
SATISH LAXANE, SANKET LAKSHNE,MAYA LAKSHANE,RAJENDRA LAKSHANE **(AC 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	18 OCT 24	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/-	11.00 AM TO 01.00 PM 18 AUG 2025	2ND FLOOR, SWAMI SADAN, JHANDA CHOWK, DHARMPETH,NEAR JOSHI UPHAR GRUH,NAGPUR-440008,MAHARASHTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working hours of any working day, super scribing "Tender Offer for name of the property "on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as 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 deposit 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, IInd Floor, South End Square, Mansarovar Industrial Area, jaipur-302020 or **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
(A GOVERNMENT OF INDIA UNDERTAKING)
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

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 **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.

Sr. No.	Name and Address of the Borrowers/ Gurantors	Described of Immovable Properties	Amount O/s Liability (Rs.)	Reserve Price (Rs.) / EMD (Rs.)
1.	**BRANCH : AMRAVATI Branch** **M/S JAI AMBE PLYWOOD AND PAINTS (BORROWER)** **PROP. MR. GAURAV THAKURDAS SEWANI** NANDA MARKET, RAJAPETH AMRAVATI 444606 **MR. GAURAV THAKURDAS SEWANI (PROPRIETER)** **MR. THAKURDAS KHATANMAL SEWANI (MORTGAGOR (DECEASED))** **MR. SUNNY THAKURDAS SEWANI (JOINT AND OTHER IN HL)** All Reside At GAJANAN MAHARAJ MANDIR, BALAJI NAGAR, RUKMINI NAGAR, AMRAVATI 444601 **MR. THAKURDAS KHATANMAL SEWANI (DECEASED BORROWER) SINCE DECEASED, THROUGH ALL HIS LEGAL HEIRS** **1)SMT SUMITRA THAKURDAS SEWANI (WIFE), 2 MR NITIN THAKURDAS SEWANI (SON), 3) MR SUNNY THAKURDAS SEWANI (SON)** All Reside At NEAR SHADANI DARBAR SINDHU NAGAR AMRAVATI 444601 **4) MR.GAURAV THAKURDAS SEWANI (SON)** GAJANAN MAHARAJ MANDIR, BALAJI NAGAR, RUKMINI NAGAR, AMRAVATI 444601	**SYMBOLIC POSSESSION** PLOT NO 20A OUT OF SURVEY NO 9 PLOT LAND ADMEASURING TOTAL 1500 SQ 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 NORTH- PLOT NO 21, SOUTH- PLOT NO 20 B, EAST- SERVICE LANE, WEST- ROAD	Rs 20,70,959.95/- as on 15.07.2025 due along with interest and costs etc thereon **Bid Submission Date** on or before 22.08.2025 before 11:00 AM	**Reserve Price Rs. 56,22,000/-** **EMD Rs. 5,62,200/-**

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

1. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Harshdeep Shantanand Mishra 2) Nisha Shantanand Mishra, Both R/o. Vayushsena Nagar, Near Shiv Mandir, Vayusena, Nagpur-440007, **Also at :** Flat No.C-207 On The Second Floor In The Sdpl Aashray Apartment, Wing C, Khasra No.18/3, S.No.260, Sheet No.45/48, Dabha, Nagpur-440023, **Also at No.1:** Conneqt Bussiness Sol Ltd., Second Floor, Rk Bussiness Center, Near Wazalwar Driving School, Dharam Peth, Shivaji Nagar, Nagpur-440010.	All that piece and parcel of Flat No.C-207 On The Second Floor In The SDPL Aashray Apartment, Wing C, On The Aforesaid Plot Of Land Covering A Carpet Admeasuring 23.59 Sq. Mtrs + Enclosed Balcony 2.89 Sq. Mtrs Total Area 26.48 Sq. Mtrs constructed on Khasra No.18/3 Survey No. 260 Sheet No.45/48 Ward no.68, situated at Dabha Tq. & Dist.Nagpur-440023.
Reserve Price (RP) & EMD	**Date, Time, For Opening of Bids**
RP : Rs. 12,08,934/ - EMD : Rs. 1,20,893/-	On **07/08/2025, between 03.00 P.M and 04.00 P.M.** with <unlimited **https://www.bankeauctions.com** extensions of 5 minutes 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 : 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**

2. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Savita Raju Dhurve 2) Nitin Sureshrao Pannase, Both R/o. Cluster No.2, Wing-B, Flat No.303, KH No.121, 175, 194/1,2,3, 4,5, Mouza Mondha, Tal.Hingna, Dist.Nagpur, **Also at :** H No.675, Dobi Nagar, Wardhamna, Amravati Road, Dist.Nagpur-440023.	All that piece and parcel of Flat No.303, on 3rd Floor, admeasuring Carpet area of 41.76 Sq. Mtrs.+Built - up area 46.914 Sq.Mtrs. in 'B'-Wing in Cluster No."2",Type No.2, of the Building 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 Building Plan.
Reserve Price (RP) & EMD	**Date, Time, For Opening of Bids**
RP : Rs.14,83,340/ - EMD : Rs. 1,48,334/-	On **07/08/2025, at between 02.00 P.M and 03.00 P.M.** with <unlimited **https://www.bankeauctions.com** extensions of 5 minutes 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 : 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)	
Date of Physical Possession : 18/02/2025	**Publication Date of Possession Notice : 19/02/2025**

3. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Suraj Mohanlal Pun 2) Somalakumari Suraj Pun, Both R/o. Flat No.B9-B-308, 3rd Floor, Sudama Vrindavan, Mouja Jamtha, Tal. Nagpur (Rural), Dist.Nagpur 441108, **Also at :** PWD Quartor 1/9, Civil Line, Near Patwari Office, Dist.Chandrapur 442404.	All that piece and parcel of Flat No.B9-B-308, on 3rd Floor, admeasuring Carpet area of 41.10 Sq. Mtrs., + Built-Up area 38.75 Sq. Mtrs. + Super Built-Up area 59.80 Sq. Mtrs. Block No.B9,in Building No.'B', of the Project known as " Sudama " being the portion of " Vrindavan ", 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**
RP : Rs. 22,65,778/- EMD : Rs. 2,26,578/-	On **07/08/2025, at between 04.00 P.M and 05.00 P.M.** with <unlimited **https://www.bankeauctions.com** extensions of 5 minutes 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**

4. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Vaishali Ravindra Bisne, R/o. Flat No.B9-B-502, Sudama Vrindavan , Wardha Road, Mouza - Jamtha, Tal & Dist.Nagpur, **Also at** : Near Govt Rast House, At.Mangali, Post.Khapa, Tal.Tumsar, Dist.Bhandara-441912, **2) Malaka Begam Kaji Sarfuddin, R/o.** C/O Malaka Begam Kaji Sarfuddin, House No.620, Ganjipeth Road, Opposite Fire Bracket Kazipura, Dist.Nagpur-440018.	All that piece and parcel of Flat No.B9 - B- 502, on 5th Floor, admeasuring (Carpet area of 41.10 Sq. Mtrs. + Built-Up area 38.75 Sq. Mtrs. + Super Built-Up area 59.80 Sq. Mtrs.), in Block No. B9, Building No. B, of the Building/ Cluster known as "Sudama" being the portion of " Vrindavan ", 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 & Dist. Nagpur and bounded as per Building Plan.
Reserve Price (RP) & EMD	**Date, Time, For Opening of Bids**
RP : Rs. 18,53,819/ - EMD : Rs. 1,85,382/-	On **07/08/2025, at between 01.00 P.M and 02.00 P.M.** with <unlimited **https://www.bankeauctions.com** extensions of 5 minutes 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**

5. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Mr. Vicky Jagdish Zakku 2) Mrs. Mayabai jagdish Zakkhu, Both R/o. Flat No.B-58, 5th Floor, Janki Sahanivas, Kh No.180/1, Jaitala, Dist.Nagapur-440036, **Also at No.1 :** Amravati Road, Vasant Rao Naik Vasahat, Dharamprth, Shankar Nagar, Near Flag, Dist.Nagpur-440010, **Also At No.2 :** House No.123, Vasantrao Naik Society, Amravati Road, Near Khurana Travels, Dharampeth, Dist.Nagpur-440010.	All that piece and parcel of Flat No.B-58, on 5th Floor, admeasuring Carpet area of 17. 061 Sq. Mtrs. as per RERA and 16.476 Sq. Mtrs. as per NMC + BuiltUp area 28.273 Sq. Mtrs. Wing - B, of the Building known as "Janki Sahanivas", constructed on Plot No. 1, KH No.180/1, P H No.44, CS No.685, Sheet No.562/46, Situated at Village -Jaitala, Tal & Dist.Nagpur and bounded as per Building Plan.
Reserve Price (RP) & EMD	**Date, Time, For Opening of Bids**
RP : Rs. 10,95,588/ - EMD : Rs. 1,09,559/-	On **07/08/2025, at between 12.00 PM and 01.00 PM** with <unlimited **https://www.bankeauctions.com** extensions of 5 minutes 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)

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

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

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
(A GOVERNMENT OF INDIA UNDERTAKING)
SyndicateBank

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 Borrowers/ Gurantors	Described of Immovable Properties	Reserve Price (Rs.) / EMD (Rs.)
1.	**1. M/s Gita Agro Industries (Borrower) Through Its Proprietor Mrs. Gitabai Purushottam Tapdiya Address :** SHOP NO 4 CREATIVE HOME AURAS, BLOCK 62 KATOL ROAD, NAGPUR MAHARASTRA, 440013 **2. Mrs. Gitabai Purushottam Tapdiya (Proprietor) 3. Mr. Shubham Purushottam Tapdiya (Borrower/ Guarantor) Both 2 & 3 Address :** Near Hanuman Mandir Gajanan Nagar, AKOT AKOLA, MAHARASTRA, 444101 **Amount O/s Liability (Rs.)** **Rs. 1,46,55,735.80/- (Rupees One Crore Forty Six Lakh Fifty Five Thousand Seven Hundred Thirty Five and Eighty Paise Only) as on 07.07.2025 + Interest applicable & other charges**	All that undivided 10.923% share and interest in ALL THAT piece and parcel of land bearing Plot Nos. 209 and 210 admeasuring amalgamated area 262.047 Sq. Mtrs. being a portion of land bearing Khasra No. 139 of Mouza Nara, P.S.K. 11 Ward No. 57, Sheet No. 666/77 City Survey No. 472 in the layout of M/s Kale Land Developers, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur in Tahsil and District-Nagpur TOGETHERWITH the entire R.C.C. Superstructure bearing APARTMENT NO. 301, having carpet area of 39.389 Sq. Mtrs., Built up Area of 45.116 Sq. Mtrs., Open and Enclosed Balcony area of 13.738 Sq. Mtrs., and Super Built up area of 79.324 Sq. Mtrs. on the THIRD FLOOR of the building constructed on the said plot known as "ARCADO TOWER IV" and the plot is bounded as under: East: 9.00 Mtr Wide Road, West: Plot No. 164, North: Plot No. 208, South: Plot No. 210.	**Reserve Price Rs. 49,45,000/-** **EMD Rs. 4,94,500/-** **Bid Submission Date on or before 5.00 p.m. of 30.07.2025.**

For 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, 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 any working day.

Place : Nagpur,
Date : 09/07/2025   **AUTHORISED OFFICER, CANARA BANK**

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punjab national bank
Together for the better

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

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 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 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

Sr No.	Name of the Branch / Name of the Account / Name & addresses of the Borrower/ Guarantors Account	Description of the Immovable Properties Mortgaged/ Owner's Name(mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Total Outstanding Amount as on 30.06.2025 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price B)EMD C)Bid Increase Amount	Date/ Time of E-Auction	Details of the encumbrances 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) (ii) 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 & also Legal (v) Shri. Anil Premchand Harwani (Guarantor/ Mortgagor) (vi) Mrs. Shyamlal Chandanmal Notwani (Guarantor/ Mortgagor) (vii) Mrs. Rekha Shyamlal Notwani (Guarantor/ Mortgagor) (viii) Mr. Pramod Motiramji Rathod (Guarantor/ Mortgagor) (ix) Mr. Dilip Ridhomal Harwani (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	A) 13.02.2025 B) Rs.27.65 Cr + further interest and charges from date of NPA. C) 04.06.2025 D) Symbolic Possession	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	A) 13.02.2025 B) Rs.27.65 Cr + further interest and 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	A) 13.02.2025 B) Rs.27.65 Cr + further interest and charges from date of NPA. C) 04.06.2025 D) Symbolic Possession	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	A) 13.02.2025 B) Rs.27.65 Cr + further interest and charges from date of NPA. C)04.06.2025 D) Physical Possession	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	A) 13.02.2025 B) Rs.27.65 Cr + further interest and 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 District Amravati. Owner: Shri Sanjay Kumar Premchand Harwani	A) 13.02.2025 B) Rs.27.65 Cr + further interest and 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(Part)m 127/5, 124/2, 122(Part), 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	A) 13.02.2025 B) Rs.27.65 Cr + further interest and charges from date of NPA. C) 04.06.2025 D) Physical Possession	A) Rs.3,63,02,000 /- B) Rs.36,30,200/- 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@pnb.co.in
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

1. 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://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.
3. 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.
5. 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
6. 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 them/ 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 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.
17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
18. 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.
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

Authorized Officer
Punjab National Bank
For and behalf of all Secured Creditor