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ASSET RECOVERY MANAGEMENT BRANCH

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of Branch Name of Account (Individual/Joint/ Firm/Co.) Name of Proprietor/Partners / Directors/ Guarantor (s)	Detail of Immovable Properties Mortgaged/ Owner's Name (Mortgagers of properties)	A) Dt. Of Demand Notice u/s 13(2) of SARFESI Act 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI Act 2002 D) Nature of Possession Symbolic/ Physical/Constructive	A) Reserve Price (Rs. In Lacs) B) EMD (Last Date of Deposit of EMD) C) Bid Increase Amount	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1	BRANCH - ITWARI Mr. Prashant Keshav Dekate (Borrower/ Mortgagor), Mrs. Nalu Keshav Dekate (Co-Borrower), Mr. Nitin Keshav Dekate (Co- Borrower/ Mortgagor), Mr. Lokesh Narayan Nikhare (Guarantor)	All that piece and parcel land & Building bearing Municipal House No. 193, adm 193.80 Sq.mtr (2086.06 Sq. ft), Ward No. 55, City Survey No. 949, Mouza- Hansapuri, Tah & Dist. Nagpur, within the limits of Nagpur Municipal Corporation and Nagpur Improvement trust and **bounded as under: East-** House of Marotrao Bokde and Galli, **West-** House of Laxman Maroti Nagardhane, **North-** House of Tukaram Shankar Khapekar & Road, **South-** House of Shrawan Moundekar and Galli. **Owner: Sh. Prashant Keshav Dekate & Sh. Nitin Keshav Dekate.**	A) 08.07.2024 B) Rs. 70,45,862.37 + further interest and other charges W.e.f. 01.07.2024 C) 24.09.2024 D) Symbolic Possession	A) Rs. 75,60,000/- B) Rs. 7,56,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
2	BRANCH - SURYA NAGAR M/s Asia Agro (Borrower), Mr. Sumit Rikhab Kothari (Proprietor), Mr. Vimalabai Tejramji Mohariya (Guarantor/ Mortgagor), Mr. Shrikant Tejramji Mohariya(Guarantor), Mr. Roshan Tejramji Mohariya(Guarantor)	All that Piece and Parcel of land & Building bearing Plot No 69, containing by total admeasurement 139.35 Sq. Mtrs as per sale deed 132.98 Sq. Mtrs as per Regularization letter of Kh. No. 13/15 of Mouza –Dighori, in the layout of Aradhana Co-operative Housing Society Ltd. Nagpur, together House constructed theron, bearing Corporation House No 2680/A/ 69, City Survey No. 58 within the limits of Nagpur Municipal Corporation ward No 21 In Tahsil and District-Nagpur & **Bounded as under - East:** Plot No 68,**West :** Plot No 70, **North :** Road, **South :** Plot No. 72. **Owner Smt. Vimalabai Tejramji Mohariya.**	A) 04.12.2024 B) Rs. 91,88,237.85 + further interest and other charges W.e.f. 08.10.2024 C) 01.03.2025 D) Symbolic Possession	A) Rs. 93,35,000/- B) Rs. 9,33,500/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
3	BRANCH - PRATAP NAGAR Shri. Dinesh Ashok Virani (Borrower/Mortgagor), Smt. Vinita Dinesh Virani (Co-Borrower/Mortgagor)	All that piece & Parcel of property bearing Flat No 303, 3rd floor of the building known and styled as GURUKRUPA TOWERS, standing on NIT Plot NO 21,22,23, Khasara No 25/3,Mouza Indora, Sheet No 604/9, City Survey No 24, Ward No 57, covering a builtup area 65.45 Sq Mtrs togetherwith 3.08% undivided proportionate share and interest in the Plot No 21,22,23 admeasuring about 1705.156 Sq Mtrs having NMC House No. 3919/C/21+22+23 in the name of Sh. Dinesh Ashok Virani &Smt Vinita Dinesh Virani. **Boundaries East :** Road, **West :** Hudco Quarters, **North :** Staircase and Flat No305 , **South :** Flat No 302.	A) 05.09.2022 B) Rs. 33,83,570.22 + further interest and other charges W.e.f. 01.09.2022 C) 20.11.2023 D) Physical Possession	A) Rs. 33,58,000/- B) Rs. 3,35,800/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
4	BRANCH - KINGSWAY Mr. Pranay Ramchandra Padole (Borrower & Mortgagor), Mrs. Rekha Ramchandra Padole (Co-Borrower & Mortgagor), Mrs. Shweta Pranay Padole (Co- Borrower)	The undivided 2.516 % share and interest in all that Piece and Parcel of land containing by admeasurement 1500.00 Sq. Mtr (or 16146.00 sq.ft) (ie 557.40 Sq. Mtrs + 485.50 sq. Mtrs = 1500 Sq. Mtrs) comprising the Western portion of the entire land bearing Plot No. 21, out of the sanctioned layout known and styled as Hindustan housing Company covered C.S.E.S. of the NIT containing by total admeasurements 23250.00 Sq.ft (or 2160.00 sq. Mtrs) being a portion of the entire land bearing Kh.No. 43/4 of Mouza - Pandharabodi, bearing Corporation House No. 1755/A and 1755/B, City Survey No. 45 and Sheet No. 19, togetherwith the entire RCC Superstructure comprising Apartment No. 405 covering Built-up area 69.450 Sq. Mtrs (Super Built up area of 140.653 Sq. Mtrs) on the fourth Floor of a building constructed on the said Plot of land and known and styled as "Mount Castile Apartments" situated at Hindustan colony, Phutala Ambazari road, Nagpur, within the limits of the NMC, ward No. 73, Tahsil & Dist. Nagpur and **Bounded as Under: East:** Property belongs to Mrs. Kumkum Vikas Shirpurkar, **West:** Ambazari Road, **North:** Road, **South:** Road , **Owner: Mr. Pranay Ramchandra Padole & Mrs. Rekha Ramchandra Padole**	A) 13.02.2023 B) Rs. 55,53,051.91 + further interest and other charges W.e.f. 01.02.2023 C) 23.05.2023 D) Symbolic Possession	A) Rs. 52,01,000/- B) Rs. 5,20,100/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
5	BRANCH - NANDANVAN M/s Shiv Industries (Borrower), Smt. Anita Ishwardas Pardhi (Proprietor/ Mortgagor),	All that piece & parcel of Non-Agriculture Plot No 3 admeasuring 824.91 Sq Mtrs out of Khasara No 39/2/A/5/3 admeasuring 1.17 HR revenue Rs.7.55 of Mouza Heti (Surta) with Class I Occupacy rights, Patwari Halka No 10 within the limits of Tahsil Saoner & Dist Nagpur in the name of Smt. Anita Ishwardas Pardhi. **Bounded as - East:** Khasara No 33, **West:** 12 Mtrs wide road, **North:** Plot No 5 belonging to Smt Seema Jaikishore Saboo, **South:** 12 Mtrs wide road. **Owner : Smt. Anita Ishwardas Pardhi.**	A) 06.05.2021 B) Rs. 54,34,139.42 + further interest and other charges W.e.f. 01.05.2021 C) 22.10.2024 D) Physical Possession	A) Rs. 70,53,000/- B) Rs. 7,05,300/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
6	BRANCH - SOMALWADA Mr. Trusankumar Thaganlal Kawale (Borrower/ Mortgagor), Smt. Niropa Trushankumar Kawale (Borrower)	All piece & parcel of Flat No 201, 2nd floor, Sai Gajanan Apartment, Plot No 45/1 (45 North Part), Corporation House No 5037, Kh No 71, Sheet No. 51, CS No 4362, Ward No 14, Dwarakapuri Layout, Babulkheda, Nagpur having super builtup area 101.572 Sq Mrts., **Boundries- East:** 9.14 Mtrs wide road, **West:** Lane, **North:** Plot No 40, **South:** Plot No 45. **Owner - Shri TrushanKumar S/o Thaganlal Kawale,**	A) 06.10.2017 B) Rs. 37,62,933 + further interest and other charges W.e.f. 01.10.2017 C) 23.01.2024 D) Physical Possession	A) Rs. 40,22,000/- B) Rs. 4,02,200/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
7	BRANCH - AMRAVATI M/s Deep Saree NX (Borrower), Shri Amit Ashok Jagmalani (Proprietor/ Mortgagor), Mr. Mukesh Ashok Jagmalani (Guarantor)	The undivided share & interest in all that piece & parcel of Plot Comprising of Shop No B2-306 admeasuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No B2-307 admeasuring 461.13 Sq Ft (42.84 Sq Mtrs),Shop No B2-308 admeasuring 461.13 Sq Ft (42.84 Sq Mtrs), Shop No 309 admeasuring 461.13 Sq Ft (42.84 Sq Mtrs),Shop No 310 admeasuring 461.13 Sq Ft (42.84 Sq Mtrs),Shop No 311 admeasuring 470.82Sq Ft (43.74 Sq Mtrs), Shop No B2-312 admeasuring 470.82 Sq Ft (43.74 Sq Mtrs) on 3rd floor, situated at Wing B, Building No 2 at from out of building / commercial complex known as "Dreamland Business Park". **Bounded as East-** 2.4 Mtr wide passage and thereafter Road, **West-** Shop No B2-305 2.4 Mtrs wide passage & thereafter road, **North-** Shop No B2-304 & 305, **South-** 2.4 Mtrs wide passage & thereafter common Staircase/ lift.	A) 18.05.2023 B) Rs. 40,00,443.50 + further interest and other charges W.e.f. 03.05.2023 C) 19.08.2023 D) Symbolic Possession	A) Rs. 39,60,000/- B) Rs. 3,96,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
8	BRANCH - NANDANWAN Mr. Yashwant Ramkrishna Raut (Borrower)	All that piece and parcel of Apartment No. 001 situated at Mazzanine Floor of the building constructed on the plot bearing no. 107, M House No. 2633/107, Ward No. 20, Mouza Harpur, C. S. No. 507, Sheet No. 24, Situated at Bapu Gruh Nirman Sahakari Sanstha Layout Bapu Agar, Plot admeasuring area 464.515 sq. mtrs and is known and styled as SAPTASHRUNGI HEIGHTS covering a built up area of about 57.068 sq. mtrs within the local limits of NMC and NIT, Tahsil and District Nagpur. **Bounded By East :** Apartment No. G-1, G-2, G-3, **West :** Open space and road, **North :** open space and Plot No. 108, **South:** Open space and plot no. 106.	A) 07.10.2019 B) Rs. 25,61,829.01 + further interest and other charges W.e.f. 01.10.2019 C) 16.12.2020 D) Symbolic Possession	A) Rs. 36,41,000/- B) Rs. 3,64,100/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
9	BRANCH - SURYA NAGAR M/s : Yash Trading Company (Borrower) (Proprietor Smt. Anita Satish Vidhate), Mr.Prashtant Dyaneshwar Katkade (Guarantor).	**1.** All that Piece and Parcel of gat No. 24/4 admeasuring 1H 21R of Occupant Class I having Plot Nos. 1 to 47 at Mouza Fulora Village No. 230, Taluka Wani, District. Yavatmal Owned By Shri Prasant Dnyaneshwar Katkade and which is **bounded as under : East :** Borda Road, **West :** C Class forest, **North :** Agriculture land of Jameela Bi Nazar Khan Pathan, **South :** Agriculture land of Shri Patel. **Property Id : PUNB67950006** **2.** All that Piece and Parcel of gat No. 24/5 admeasuring 1H 21R of Occupant Class I having Plot Nos. 1 to 47 at Mouza Fulora Village No. 230, Taluka Wani, District. Yavatmal Owned By Shri Prasant Dnyaneshwar Katkade and **which is bounded as under : East :** Gat No. 22/2, **West :** Gat No. 25 (Ghonsa), **North :** Gat No. 24/4 , **South :** Gat No. 24/6. **Property Id PUNB67950007** **3.** All that Piece and Parcel of Gat No. 24/6 admeasuring 1H 42R of Occupant Class I having Plot Nos. 1 to 54 at Mouza Fulora Village No. 230, Taluka Wani, District. Yavatmal Owned By Shri Prasant Dnyaneshwar Katkade and which is **bounded as under : East :** Gat No. 22/2, **West :** Gat No. 25 (Ghonsa), **North :** Gat No. 24/5, **South :** Gat No. 24/7. **Property Id PUNB6795YASH** **4.** All that Piece and Parcel of Gat No. 24/7 admeasuring 1H 21R of Occupant Class I having Plot Nos. 1 to 47 at Mouza Fulora Village No. 230, Taluka Wani, District. Yavatmal Owned By Shri Prasant Dnyaneshwar Katkade and which is **bounded as under : East :** Gat No. 22/2, **West :** Gat No. 25 (Ghonsa), **North :** Gat No. 24/6, **South :** Gat No. 25/1B and 25/1K. **Property Id PUNB67950009**	A) 14.01.2019 B) Rs. 2,72,44,010.78 + further interest and other charges W.e.f. 31.03.2018 C) 22.05.2019 D) Symbolic Possession	A) Rs. 65,46,000/- B) Rs. 6,54,600/- 24/09/2025 C) Rs 10,000/- A) Rs 63,68,000/- B) Rs 6,36,800/- 24/09/2025 C) Rs 10,000/- A) Rs 75,69,000/- B) Rs 7,56,900/- 24/09/2025 C) Rs 10,000/- A) Rs 66,31,000/- B) Rs 6,63,100/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
10	BRANCH - SOMALWADA Mr. Ayaz Ahmed Nisar Ahmed Sheikh (Borrower/ Mortgagor), Smt. Shabana Ayaz Ahmed Sheikh (Co-Borrower),	The Undivided 33.00 % Share and interest in all that piece and parcel of land bearing Plot No 19 admeasuring 144.00 Sq. Mtrs togetherwith Apartment No. B/201 containing by admeasurements approx. 116.127 Sq Mtrs on the second floor of the building named and styled as PARAS APARTMENT WING-B in the layout of Western Coalfield Employees Co-Op Housing Society out of Khasara No. 79/1, 85/2, 86/1, Patwari Halka No. 8 of Mouza Gorewada, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Tah and Dist. Nagpur in the Name of Shri. Ayaz Ahmed Nisar .	A) 20.02.2024 B) Rs. 36,07,891.58 as on 31.01.2024 + further interest and other charges w.e.f. 01.02.2024 C) 10.09.2024 D) Physical Possession	A) Rs. 54,60,000/- B) Rs. 5,46,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
11	BRANCH - AMRAVATI M/s Kangna Sarees Mens Wear (Borrower), Mrs. Karishma Alias Kusum Sanjay Pamnani (Proprietor/ Mortgagor) Shri Sanjay Newadram Pamnani (Guarantor)	The undivided 0.140% share and interest in all that piece and parcel of land and building bearing plot situated at Mouja Borgaon, Pragane Nandgaon Peth, Tah and Dist. Amravati, togetherwith Shop No A5-005(Consisit of Ground (with front open lobby)+ Upper Floors with Balcony, out of wing-A, Building No 5, Having built up area admeasuring 3331.25 Sq. Feet(309.45 Sq. Mtrs)(GF-66.92 Maz. F.-41.95 F.F. -66.86, SF -66.86, TF -66.86)from out of building /commercial complex known as "Dreamzland Business Park" on the land / plot having Bhumapan No 119.144,(Bhumapan No 39/3 Gut No. 134),(Bhumapan No. 37/2 gut No 142,)(Field Survey No 38/1 Gut No 139),(Field Survey No 42/1 Gut No 87),(Field SurveyNo 38/1-A Gut No 140), (Field Survey No 38/2 Gut No 138), (Field Survey No 39/1 Gut No 88), (Field Survey No 42/1 Gut No 87), (Field Survey No 39/1 Gut No 133), (Field Survey No 39/3 Gut No 134), field survey No 135 Tah Dist Amravati. **Bounded as under, East :** By Shop No A5-006. **West:** By raod and common parking, **North :** By Shop No A5-003, **South :** By Shop No A5-007, **Owner.Mrs. Karishma Alias Kusum Sanjay Pamnani. Property Id : PUNB6795KANGANA**	A) 31.10.2024 B) Rs. 1,04,08,013 intt & charges wef 01.04.2018 C) 03.02.2025 D) Symbolic Possession	A) Rs. 44,00,000/- B) Rs. 4,40,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known

to be continued...

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SYMBOLIC POSSESSION NOTICE

ICICI Home Finance **Registered Office :** ICICI Bank Towers, Bandra-Kurla Complex, Bandra (East), Mumbai - 400051.
Corporate Office : ICICI HFC Tower, Andheri Kurla Road, J.B. Nagar, Andheri (E), Mumbai - 400 059.
Branch Office : Shop No. 301, 302, 303, 3rd floor, Next Level Mall, In front of Hotel Grand Mehfill, Camp Road, Amravati – 444601

Whereas

The undersigned being the Authorized Officer of ICICI Home Finance Company Limited under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) rules 2002, issued demand notices upon the borrowers mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

As the borrower failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of ICICI Home Finance Company Limited.

The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr. No.	Name of the Borrower/ Co-Borrower(s) Loan Account Number's	Description of Property / Date of Symbolic Possession	Date of Demand Notice/Amount in Demand Notice (Rs.)	Name of Branch
1.	Satish Vishnupant Banubakode (Borrower), Anjali Satish Banubakade (Co-Borrower), LHAMI00001473470.	Plot No 16, Sr.No.16/1/A, Malmatta No. 2, With Construction Adm. 169.83Sq.Mtrthereon, NA Shikshak Colony Behind Ganesh Mangalam Tq Achalpur Dist Amravati Mouje Khel Deomali Survey No \Amravati Maharashtra 444805. Bounded By- North: Layout Road, South: Plot No.13, East: Plot No.17, West: Plot No.15. **Date of Possession : 13-Aug-25**	20-07-2024 Rs. 2680958.5/-	Amravati
2.	Satish Vishnupant Banubakade (Borrower), Anjali Satish Banubakade (Co-Borrower), LHAMI00001473471.	Plot No 16, Sr.No.16/1/A, Malmatta No. 2, With Construction Adm. 169.83Sq.Mtrthereon, NA Shikshak Colony Behind Ganesh Mangalam Tq Achalpur Dist Amravati Mouje Khel Deomali Survey No \Amravati Maharashtra 444805. Bounded By- North: Layout Road, South: Plot No.13, East: Plot No.17, West: Plot No.15. **Date of Possession : 13-Aug-25**	20-07-2024 Rs. 111042.65/-	Amravati

The above-mentioned borrowers(s)/ guarantors(s) are hereby given a 30 day notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date : 18.08.2025 | Place : AMRAVATI **Authorised Officer, ICICI Home Finance Company Limited**

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम / A Government of India Undertaking
Syndicate Bank

Regional Office Nagpur
First floor Chandak Bhavan, North Ambazari Road, Shankar Nagar Square, Nagpur - 440010
Ph: 0712 – 2559750 e-Mail – recoveryrongp@canarabank.com

Demand Notice

Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.
That following Borrowers has availed the following loans/credit facilities from the Branches from time to time:

Sr. No.	Borrowers / Branch Name	NATURE OF Loan/Limit	Loan A/c. No.	Date of Sanction	Amount Sanctioned	Liability	Rate of Interest	NPA Date
1.	**BRANCH : Wardhaman Nagar Nagpur** **1. M/s VIDARBHA WIRE PRODUCTS (Borrower)** ADDRESS :- "PRATEEK NAIDU INDUSTRIAL PARK" PLOT NO 11, KH NO. 30,33/1, 33/2 &35, MOUZA- NILDOH, TAHSIL HINGNA, NAGPUR MAHARASHTRA - 440016 **2. Mrs. REKHA VIJAY BANSOD (Proprietor)** **3. Mr. VIJAY PURUSHOTTAM BANSOD (Guarantor)** Both 2 & 3 ADDRESS :- PLOT NO 14 PRERNA NAGAR, BEHIND BESA POWER HOUSE, NARSALA, NAGPUR MAHARASHTRA 440034	**MSME-OD/OCC**	**125006098260**	**29-05-2024**	Rs. 1,25,00,000.00	Rs. 1,25,60,215.00 + Interest and Cost	9.75 % + 2.00 % Penal Interest	13.08.2025
		LOANS TO MSME - MFG INDUSTRIES	**170013067809**	**29-05-2024**	Rs. 1,48,87,000.00	Rs. 1,24,58,550.01 + Interest and Cost	11.20 % + 2.00 % Penal Interest	
		LOANS TO MSME - MFG INDUSTRIES	**170013238152**	**29-05-2024**	Rs. 75,00,000.00	Rs. 74,55,902.00 + Interest and Cost	11.25 % + 2.00 % Penal Interest	

DETAILS OF IMMOVABLE SECURED ASSET : **1.** All that piece and parcel of land bearing Residential Flat No. 6 Vikas Nagar Building, admeasuring 779.00 Sq. Ft. in the scheme known as "Vikas Nagar" constructed on Plot No. 22, land bearing Survey No. 14/2, 3,4 and 16/1 & 2 land admeasuring area 5586.52 Sq. Ft. having Plot No. 13,14,15,16,17,21,22,23 and 24 at Village Bavdhan Khurd, NDA Road, Taluka Mulshi District Pune and within the local limits of Pune Town Planning and within the Jurisdiction of Sub-Registrar Haveli and the said Plot underneath the building and bounded as under:
East : COLONY ROAD, West : PLOT NO. 21, North : PLOT NO. 15, South : COLONY ROAD
Name of Title Holder: Mr. VIJAY PURUSHOTTAM BANSOD
2. All that piece and parcel of Non- Agricultural land bearing Khasra No. 263/1/1 admeasuring about 1336.00 Sq. Mtrs. And 263/2 admeasuring 1400 Sq. Mtrs. P.H. No. 14 Occupancy Class-1 of Mouza- Jambhali/ Sadak bearing House No. 658 in Tahsil Sakoli and District- Bhandara and Bounded as under:
BOUNDARIES AS UNDER (KHASRA NO. 263/1/1) : EAST : LAYOUT ROAD, WEST : AGRICULTURAL LAND OF SHRI. SHESHNARAYAN GUPTA, NORTH : ROAD, SOUTH : REMAINING LAND OF SELLER OF PLOT NO. 263
BOUNDARIES AS UNDER (KHASRA NO. 263/2) : EAST : LAYOUT ROAD, WEST : AGRICULTURAL LAND OF SHRI. SHESHNARAYAN GUPTA, NORTH : GODOWN OF MRS. REKHA BANSOD, SOUTH : AGRICULTURAL LAND OF SHRI. SHESHNARAYAN GUPTA.
Name of Title Holder: Mrs. REKHA VIJAY BANSOD
DETAILS OF MOVABLE ASSETS / MACHINERIES : Hypothecation of All forms of Stock in Trade, Plant & Machineries and Book Debts located at Prateek Naidu Industrial Park on Plot no. 11 bearing Khasra No. 30,33/1,33/2,35 Mouza Nildoh, PSK 46 Khate nos. 9, 30, 126 & 111, Tahsil Hingna, Dist. Nagpur, (MH) PIN- 440016. (Leased)
Name of Title Holder : M/s Vidarbha Wire Products Through Its Proprietor Mrs. Rekha Vijay Bansod

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on **above Dates** Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of **above Amounts** with accrued and up-to-date interest and other expenses, within **sixty days** from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.
The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

Place : Nagpur
Date:- 16/08/2025

AUTHORISED OFFICER, CANARA BANK

12	BRANCH - AMRAVATI M/s Nirman Marketing (Prop. Shri Sanjay Newadram Pamnani) (Borrower), Shri Sanjay Newadram Pamnani) (Borrower/ Mortgagor), Mrs. Kusum Sanjay Pamnani (Guarantor)	All R.C.C. Super Structure comprising the tentative Shop No. 007 out of Wing-A, Building No. 05, having builtup area ground floor, admeasuring 66.92 sq. mtr, Mezzanine floor admeasuring 41.95 Sq, Mtr., First floor admeasuring 66.86 Sq. Mtrs., Second Floor admeasuring 66.86 sq.mtr., Third Floor admeasuring 66.86 sq. mtr admeasuring 3,331.25 Sq. ft (309.45 Sq. Mtrs), from out of building/commercial complex known as "Dreamzland Business Park' on the land/Plot Bhumapan No. 119, 144, 39/3, 37/2, Field Survey No. 38/1, 42/1, 38/1-A, 38/2, 39/1, 42/1, 39/1, 39/3, 135, hereinabove, alongwith 0.140% undivided share in said Plot, Situated at Mouja. Borgaon Pragane Nandgaon, Tq & Dist. Amravati, within the jurisdiction of Sub Registrar, Amravati Rural, within limits of Zilla Parishad, Amravati. **which is bounded as under: East:** Shop No. A5-008, **West:** Road and Common Parking, **North:** shop No. A5-005, **South:** Shop No A5-009. **Owner: Sanjay Newandram Pamnani. Property Id PUNB6795NIRMAN**	A) 30.10.2023 B) Rs. 1,01,42,051 intt & other charges wef 26.04.2018 C) 25.01.2024 D) Symbolic Possession	A) Rs. 44,00,000/- B) Rs. 4,40,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
13	BRANCH - PRATAP NAGAR M/s KNC Engineering (Borrower), Mr. Rahul Nerkar (Proprietor/ Mortgagor)	All that R.C.C. Super Structure comprising Flat No. 3/12, covering a Built-up area of about 833.65 sq. fts. (837.65 sq. fts. as per MHADA letter dated 08.08.1984) on the 3rd Floor, of the building No. 3, known as ' MIG Rambag Colony standing on All those pieces & parcel of land bearing NIT Plot Nos. 80B & 97 total admeasuring 7915.06 sq. mts (OR 85197 Sq. Fts) of Mouza – Jatarodi bearing City Survey No. 349, Corporation House No. 681/B/3/12, situated at Rambag Colony, Nagpur within the limits of Nagpur Municipal Corporation, Ward No. 11 in Tah & Dist. Nagpur **Property Id PUNB5GA9423686**	A) 07.07.2016 B) Rs. 44,08,713.18 + interest and other charges W.e.f.31.06.2016 C) 27.09.2016 D) Symbolic Possession	A) Rs. 38,00,000/- B) Rs. 3,80,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known
14	BRANCH - SURYA NAGAR Shri Sheikh Mohmadali Hak Jahuraiam Alam (Borrower), Sh.Nazim Mohmadali Hak (Guarantor)	All that Piece and Parcel of residential block comprising House No. 950, having area of 69.29 Sq. meter built up on first floor of building situated in Maskasath close to Cradok Road. Circle No. 13/19, Div No. 4 City Survey No. 496, Sheet No. 131 Mouza Nagpur, Tehsil & District Nagpur & **Bounded as under : East:** Sambhaji Kasar Road, **West:** House of Shri. Devidas Nimje, **North:** Lane, **South:** Maroti Temple & House of Shri Devidas Nimje. **Auction Ref No. PUNB5FT10354712.**	A) 13.07.2017 B) Rs. 27,65,707.50 as on 30.06.2017 + intt & charges w.e.f. the date of 01.07.2017 C) 09.11.2022 D) Physical Possession	A) Rs. 28,70,000/- B) Rs. 2,87,000/- 24/09/2025 C) Rs 10,000/-	25/09/2025 11.00 AM TO 04.00 PM	Not Known

TERMS AND 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. The auction sale will be "online through e-auction" **portal https://www.baanknet.com**
2. The intending Bidders/Purchasers are requested to register on portal (https://baanknet.con .com) using their email-id and mobile number. The process of eKYC 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 he 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 ate 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.BAANKNET@psballance.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, https://baanknet.com, 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 to this e-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 Provider M/s PSB Alliance Pvt. Ltd. details of which are available on the baanknet portal.
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 Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at. 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 Authorised 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 favour 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 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 provided.
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 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.
24. GST @18% WILL BE APPLICABLE

Date: 18/08/2025
Place: Nagpur

AUTHORIZED OFFICER
PUNJAB NATIONAL BANK