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Kingsway, Nagpur- 440001
Email: cs6795@pnb.bank.in

(SPEED POST)

AUCTION REFERENCE NO:

Date: 23.01.2026

1. **M/s Netrajyot Eye Hospital (Borrower)**
Address- Tejul Tower, Nr Raghuveer Mitai, Badnera Road, Tah. & Dist. Amravati-444605

2. **Mr. Anil Premchand Harwani (Partner/Guarantor/Mortgagor)**
Address 1- Tejul Tower, Nr Raghuveer Mitai, Badnera Road, Tah. & Dist. Amravati-444605
Residential Address- S/o premchand Harwani, Near pratidin Office, Raja Peth, Rukhmini Nagar SO Amravati, Maharashtra- 444606

3. **Mr. Ankit Anil Harwani (Partner/Guarantor)**
Address- Tejul Tower, Nr Raghuveer Mitai, Badnera Road, Tah. & Dist. Amravati-444605
Residential Address– Flat No 304, Giriraj Apartment, Beside Bakhtar Hospital, Daroga plot, Rajapeth, Amravati- 444605

4. **Mrs. Sonam Ankit Harwani (Partner/Guarantor)**
Address- Tejul Tower, Nr Raghuveer Mitai, Badnera Road, Tah. & Dist. Amravati-444605
Residential Address- Flat No 304, Giriraj Apartment, Beside Bakhtar Hospital, Daroga plot, Rajapeth, Amravati- 444605

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 provision 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 Guarantors (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the 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.

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SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch / Name of the Account / Name and addresses of the Borrower / Account Details	Description of the Immovable Properties Mortgaged/Owners' Name (Mortgagers of property/ies)	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI Act 2002 / B) Possession on Date u/s 13(4) of SARFAESI Act 2002 / C) Outstanding Amount as on date of NPA / D) Nature of possession Symbolic/Physical/Constructive	A) Reserve Price (Rs.) / B) EMD (Rs.) / C) Last date of deposit of EMD / D) Bid Increase Amount	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Branch : CBB Civil Lines, Nagpur M/s Netrajyot Eye Hospital (Borrower) Mr. Anil Premchand Harwani (Partner/Guarantor/Mortgagor) Mr. Ankit Anil Harwani (Partner/Guarantor) Mrs. Sonam Ankit Harwani (Partner/Guarantor) Account No: 629500930000038 1 629500EG0000008 4	Schedule of Property as per Title Deeds:1 All that R.C.C Superstructure Comprising of Shop No. A3-005, A3-008, B3-104, B3-130,B3-132,B3-204, B3-206,B3-212,B3-214,B3-215,B3-223, B3-224 B3-226,B3-228,B3-230,B3-232,B3-234,B4-117, B4-133,B4-140,B4-234,B4-235,B4-236,B5-104,B5-106,B-5-107,B5-110,B5-112, B5-117,B5-118,B5-120,B5-122,B5-123, B5-128, B5-129,B5-134,B5-135,B5-136 on first and second floor out of Wing -B of DREAMZLAND BUSINESS PARK Constructed on Non-Agricultural land situated at Mouza Borgaon, Pragane-Nandgaonpeth,	A) 08.08.2025 B) 03.11.2025 C) Rs. 3,59,00,061.04 + further interest w.e.f. 01.08.2025 and other charges w.e.f. 29.04.2025 D) SYMBOLIC		06.03.2026 Time: 11.00 AM to 4.00 PM	Not Known

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		Tahsil and District-Amravati Branch within the jurisdiction of Sub-Registrar Amravati Branch Rural within the limits of Zilla Parishad Amravati. Bhumapan No. 119, Subdivision no. 40/3, total admeasuring 1H.63R+Pot Kharab 0H.02R out of this land admeasuring 0H.73R. Bhumapan No. 144, Subdivision no. 36/1, total admeasuring 1H.07R+Pot Kharab 0H.14R out of this land admeasuring 0H.81R. Bhumapan No. 39/3, Gut No.134, total admeasuring 1H.38R, out of this land admeasuring 0H.70R. Bhumapan no. 37/2, Gut No. 142, total admeasuring 1H.14R Field Survey No. 38/1, Gut No. 139, admeasuring1H.28 R Field Survey No. 42/1, Gut No. 87, admeasuring 2H.19R,pot kharab 0H.10.5R Field Survey No. 38/1-A, Gut No. 140, admeasuring1H.19 R,pot kharab 0H.03R Field Survey No. 38/2, Gut No. 138, admeasuring1H.29 R,pot kharab				

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		0H.03R Field Survey No. 39/1, Gut No. 88, admeasuring 2H.02R,pot kharab 01.01R Field Survey No. 42/1, Gut No. 87, out of this land towards southern side of east west division admeasuring 0H.40R. Field Survey No. 39/1, Gut No. 133, admeasuring 2H.04R Field Survey No. 39/3, Gut No. 134,out of this admeasuring 0H.68R Field Survey No. 135, subdivision no. 39/4, admeasuring 1H.20R. All the aforesaid land attached to each other forming one compact piece of land total admeasuring 15H.895R which is converted for Non Agricultural Purpose in Pursuance of the order dated 11/09/2015 Passed in Revenue Case NO. 13/NAP-34/Borgaon/2014-2015 which was revised vide order dated 18/01/2016 passed in Revenue Case No. 6/NAP-34/ Borgaon/2015-2016 by Hon'ble SDO Amravati Branch. The said Non Agriculture land total admeasuring 15H.895R is commonly bounded				

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		as under:- Towards East: - By Borgaon Shiv (Field of other) Towards West: - By National Highway Towards North: - By K.G.N Building Towards South: - By Toyota Showroom and Nalla.....' <u>Together with Shops constructed thereon as mentioned above are described in detail as under:</u> 1. All RCC Super Structure comprising **Shop No. A3-005** [(consist of Ground Floor {with front open lobby} + Upper floors (with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34, TF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. [GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13] and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in **Schedule of property as per Title deed-1**hereinabove, along with 0.294% undivided share in		**A) Rs. 40,66,000/-** **B) 4,06,600/-** **C) 05.03.2026** **D) Rs. 10,000/-**		

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		said plot, consist of ground (with front open lobby) + Upper floors (with balcony) which is bounded as under: Towards East- Shop No. A3-006, Towards West- Road and common parking, Towards North Shop No. A3-003, Towards South- Shop N0.-007, **Owner- Anil Premchand Harwani** 2. All RCC Super Structure comprising **Shop No. A3-008** [(consist of Ground Floor {with front open lobby} +Upper floors (with Balcony) out of Wing A, Building No. 3 having carpet area 250.26 sq.mtrs. [GF-60.13, FF-39.11, SF-50.34, TF-50.34 and FoF-50.34], built up 294.47 sq.mtrs. [GF-63.13, FF-41.95, SF-63.13, TF-63.13 and FoF-63.13] and total super built up area admeasuring 309.45 sq.mtrs from out of the building/ commercial complex known as 'DREAMZLAND BUSINESS PARK' constructed on the land/ plot described in **Schedule of property as per Title deed-1** hereinabove, along with 0.294%		**A) Rs. 40,66,000/-** **B) 4,06,600/-** **C) 05.03.2026** **D) Rs. 10,000/-**		

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		undivided share in said plot, consist of ground (with front open lobby)+Upper floors (with balcony) which is bounded as under: Towards East- Road and Common Parking, Towards West- Shop No. A3-007, Towards North Shop No. A3-006, Towards South- Shop N0.-010, **Owner- Anil Premchand Harwani**				
		3. **Shop No. B3-104** Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-103, Towards North - Shop No. B3-102, Towards South- Shop NO. B3-106, **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026** **D) Rs. 10,000/-**		
		4. **Shop No. B3-130** Situated on First floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop No. B3-129, Towards North - Shop No. B3-128 Towards South- Shop NO. B3-132,		**A) Rs. 6,88,000/-** **B) 68,800/-** **C) 05.03.2026**		

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		Owner- Anil Premchand Harwani		D) Rs. 10,000/-		
		5. **Shop No. B3-132** Situated on First floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-131, Towards North - Shop No. B3-130, Towards South- Shop NO. B3-134, **Owner- Anil Premchand Harwani**		A) Rs. 6,88,000/- B) 68,800/- C) 05.03.2026 D) Rs. 10,000/-		
		6. **Shop No. B3-204** Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-203, Towards North - Shop No. B3-202, Towards South- Shop NO. B6-206, **Owner- Anil Premchand Harwani**		A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-		
		7. **Shop No. B3-206** Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-		A) Rs. 7,75,000/- B) 77,500/-		

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		Shop NO. B3-205, Towards North - Shop No. B3-204 Towards South- Shop NO. B3-208, **Owner- Anil Premchand Harwani**		C) **05.03.2026** D) **Rs. 10,000/-**		
		8. **Shop No. B3-212** Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-211, Towards North Shop No. B3-210, Towards South- Passage and Common toilet/Lift **Owner- Anil Premchand Harwani**		A) **Rs. 7,91,000/-** B) **79,100/-** C) **05.03.2026** D) **Rs. 10,000/-**		
		9. **Shop No. B3-214** Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-213, Towards North Toilet and lift Towards South- Shop No. B3-216, **Owner- Anil Premchand Harwani**		A) **Rs. 7,91,000/-** B) **79,100/-** C) **05.03.2026** D) **Rs. 10,000/-**		

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		10. **Shop No. B3-215** Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Shop No. B3-216, Towards West- Passage and Road, Towards North - Shop No. B3-213 Towards South- Shop NO. B3-217, **Owner- Anil Premchand Harwani**		A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-			
		11. **Shop No. B3-223** Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Shop No. B3-224, Towards West- Passage and Road, Towards North - Shop No. B3-221 Towards South- Passage and Staircase, **Owner- Anil Premchand Harwani**		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026 D) Rs. 10,000/-			
		12. **Shop No. B3-224** Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B3-223, Towards North - Shop No. B3-222		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026			

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		Towards South- Passage and toilet, **Owner- Anil Premchand Harwani**		D) Rs. 10,000/-			
		13. **Shop No. B3-226** Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-225, Towards North - Toilet and lift Towards South- Shop NO. B3-228, **Owner- Anil Premchand Harwani**		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026 D) Rs. 10,000/-			
		14. **Shop No. B3-228** Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-227, Towards North - Shop No. B3-226 Towards South- Shop NO. B3-230, **Owner- Anil Premchand Harwani**		A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-			

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		15. **Shop No. B3-230** Situated on Second floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-229, Towards North - Shop No. B3-228, Towards South- Shop NO. B3-232, **Owner- Anil Premchand Harwani**		**A) Rs. 6,88,000/-** **B) 68,800/-** **C) 05.03.2026** **D) Rs. 10,000/-**		
		16. **Shop No. B3-232** Situated on Second floor having built up area of 38.02 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B3-231, Towards North - Shop No. B3-230 Towards South- Shop NO. B3-234, **Owner- Anil Premchand Harwani**		**A) Rs. 6,88,000/-** **B) 68,800/-** **C) 05.03.2026** **D) Rs. 10,000/-**		
		17. **Shop No. B3-234** Situated on Second floor having built up area of 39.09 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop NO. B3-233,		**A) Rs. 7,07,000/-** **B) 70,700/-** **C) 05.03.2026**		

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		Towards North - Shop No. B3-232 Towards South- Goods Lift, Lobby & thereafter Open Marginal Space, **Owner- Anil Premchand Harwani**		D) Rs. 10,000/-		
		18. **Shop No. B4-117** floor of the scheme Situated on First floor named having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East-Shop NO. B4-118, Towards West- Passage and Road, Towards North - Shop No. B4-115 Towards South- Shop NO. B4-119, **Owner- Anil Premchand Harwani**		A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-		
		19. **Shop No. B4-133** Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Shop NO. B4-134, Towards West- Passage and Road, Towards North - Common Staircase/Lift, Towards South- Shop NO. B4-135, **Owner- Anil Premchand Harwani**		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026 D) Rs. 10,000/-		

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		20. **Shop No. B4-140** Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B4-139, Towards North - Shop No. B4-138, Towards South- Open Marginal Space, **Owner- Anil Premchand Harwani**		**A) Rs. 7,91,000/-** **B) 79,100/-** **C) 05.03.2026** **D) Rs. 10,000/-**			
		21. **Shop No. B4-234** Situated on Second floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop No. B4-233, Towards North Common toilet/Lift, Towards South- Shop NO. B4-236. **Owner- Anil Premchand Harwani**		**A) Rs. 7,91,000/-** **B) 79,100/-** **C) 05.03.2026** **D) Rs. 10,000/-**			
		22. **Shop No. B4-235** Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East-Shop NO. B4-236,		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026**			

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		Towards West- Passage and Road, Towards North - Shop No. B4-233, Towards South- Shop NO. B4-237. **Owner- Anil Premchand Harwani**		D) **Rs. 10,000/-**		
		23. **Shop No. B4-236** Situated on Second floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop NO. B4-235, Towards North - Shop No. B4-234 Towards South- Shop NO. B4-238. **Owner- Anil Premchand Harwani**		A) **Rs. 7,75,000/-** B) **77,500/-** C) **05.03.2026** D) **Rs. 10,000/-**		
		24. **Shop No. B5-104** floor of the scheme as Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop No. B5-103, Towards North - Shop No. B5-102, Towards South- Shop NO. B5-106. **Owner- Anil Premchand Harwani**		A) **Rs. 7,75,000/-** B) **77,500/-** C) **05.03.2026** D) **Rs. 10,000/-**		

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		25. **Shop No. B5-106** Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop No. B5-105, Towards North Shop No. B5-104 Towards South- Shop NO. B5-108.M **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026** **D) Rs. 10,000/-**			
		26. **Shop No. B5-107** Situated on First having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Shop NO. B5-108, Towards West- Passage and Road, Towards North - Shop No. B5-105, Towards South- Shop NO. B5-109. **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026** **D) Rs. 10,000/-**			
		27. Shop No. B5-110 Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B5-109, Towards North -		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026** **D) Rs. 10,000/-**			

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		Shop No. B5-108 Towards South- Shop NO. B5-112. **Owner- Anil Premchand Harwani**				
		28. **Shop No. B5-112** floor of the scheme as having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B5-111, Towards North - Shop No. B5-110 Towards South Common Passage and toilet. **Owner- Anil Premchand Harwani**		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026 D) Rs. 10,000/-		
		29 **Shop No. B5-117** floor of the scheme First having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East-Shop NO. B5-118, Towards West- Passage and Road, Towards North - Shop No. B5-115, Towards South- Open Marginal Space..**Owner- Anil Premchand Harwani**		A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-		
		30. **Shop No. B5-118** Situated on First floor having built up area of 42.85 Sq. mtrs,		A) Rs. 7,75,000/- B) 77,500/-		

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		which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B5-117, Towards North - Shop No. B5-116 Towards South- Open marginal Space., **Owner- Anil Premchand Harwani**		**C) 05.03.2026** **D) Rs. 10,000/-**			
		31. **Shop No. B5-120** Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop NO. B5-119, Towards North - Shop No. B5-118, Towards South- Shop No B5-122. **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026** **D) Rs. 10,000/-**			
		32. **Shop No. B5-122** Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West-Shop NO. B5-121, Towards North - Shop No. B5-120 Towards South- Shop No. B5-124, **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/-** **B) 77,500/-** **C) 05.03.2026** **D) Rs. 10,000/-**			

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		33. **Shop No. B5-123** floor of the scheme Situated on First having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Shop NO. B5-124, Towards West- Passage and Road, Towards North - Shop No. B5-121 Towards South- Shop No B5-125, **Owner- Anil Premchand Harwani**		A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-			
		34. **Shop No. B5-128** Situated on First floor having built up area of 43.74 Sq. mtrs, which is bounded as under: Towards East- Passage and Road, Towards West- Shop NO. B5-127, Towards North Shop No. B5-126 Towards South- Passage and Toilet/Lift., **Owner- Anil Premchand Harwani**		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026 D) Rs. 10,000/-			
		35. **Shop No. B5-129** floor of the scheme as Situated having built up area of 43.74 Sq. Mtrs, which is bounded as under: Towards East- Shop No. B5-130, Towards West- Passage and Road, Towards North – Common Staircase/Lift, Towards South-		A) Rs. 7,91,000/- B) 79,100/- C) 05.03.2026 D) Rs. 10,000/-			

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		Shop No. B5-131, **Owner- Anil Premchand Harwani**				
		36. **Shop No. B5-134** floor of the scheme Situated on First having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Passage and Road , Towards West- Shop NO. B5-133, Towards North - Shop No. B5-132 Towards South- Shop No. B5-136, **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-**		
		37. **Shop No. B5-135** Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under: Towards East- Shop No. B5-136, Towards West- Passage and Road, Towards North Shop No. B5-133 Towards South- Shop No. B5-137, **Owner- Anil Premchand Harwani**		**A) Rs. 7,75,000/- B) 77,500/- C) 05.03.2026 D) Rs. 10,000/-**		
		38. Shop No. B5-136 Situated on First floor having built up area of 42.85 Sq. mtrs, which is bounded as under:		**A) Rs. 7,75,000/- B) 77,500/-**		

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		Towards East- Passage and Road Towards West- Shop NO. B5-135 Towards North - Shop No. B5-134 Towards South- Shop No. B5-138 **Owner- Anil Premchand Harwani**		C) 05.03.2026 D) Rs. 10,000/-		

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://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.

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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

Date: 23.01.2026

Place: Nagpur

पंजाब नेशनल बैंक Punjab National Bank 679500 A.R.M.B., Nagpur अस्ति वसूली प्रबंधन शाखा, नागपुर

Sanjay Kumar Sharma
Authorised Officer &
Secured Creditor
Punjab National Bank

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

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