

**“APPENDIX- IV-A” [See proviso to rule 8 (6)]  
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 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 properties mortgaged / charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Punjab National Bank-Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **12/08/2021 for recovery of dues to the secured creditor from Borrower and Guarantor**

The secured debt, reserve price, description of the property to be sold, time and place of public auction, name of borrower and guarantor, EMD and other terms and conditions are mentioned below. Last Date of submission of EMD / BID is **09/08/2021 upto 5.00 PM**

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Lot No.	Name of the Branch & Borrower and Guarantor	Details of property	Date of Demand Notice	Reserve Price
			Outstanding Amount	EMD Bid Increase Amount
1	Ratnagiri	Residential Property-“Shree Laxmi”, Ward No.-22/55, S. No.-233 & 247C1A2, Hissa No.-1 & 4/12, CTS No.-2655, at Partavane, Mouje Zadgaon, Ratnagiri-415612.	01/07/2016	Rs. 117.40 Lakhs
	1. Mr. Ketan Sridhar Khedekar, 2. Mr. Shridhar Khedekar, 3. Mr. Shrikant S. Khedekar, 4. Mr. Shannawaj I Momin		Rs.1,03,39,650.06/- as on 30/04/2021 and interest & cost thereon	Rs. 11.75 Lakhs Rs. 30,000/-
2	Ratnagiri	Residential property at “Red Stone Residency” I Wing, Stilt Upper Ground Floor, Flat No. 4, Mauje Golap, Tal & Distt- Ratnagiri with Stilt+Upper GF+2 floor & 10 slap top built up area 800 sq ft. Owned by Mr. Anis Akram Nakhwa	05/08/2019	Rs. 16.50 Lakhs
	Anis Akram Nakhwa		Rs. 36,01,391/- as on 30/06/2021 and interest & cost thereon	Rs. 1.65 Lakhs Rs. 20,000/-
3	Ratnagiri	1. Flat No. 01, Maimuna complex, Ground Floor Rajapurkar colony, Udhayam Nagar, Ratnagiri	09/08/2017	Rs. 17.47 Lakhs
	Royal Fabrication Prop. Mrs. Yasmin Shakil Koltharkar		Rs. 21,96,094.24/- as on 30/04/2021 and interest & cost thereon	Rs. 1.75 Lakhs Rs. 20,000/-
4	Latur	Residential Flat No. 402, 4th Floor bearing MS No. R-9/447/3/1/14 & out of Plot No. 10,11,12 of SY No. 173 , Kaivalyam Height, Kava Road, Latur admeasuring 1044 Sq Ft.	16/06/2017	Rs. 16.34 lakhs
	1. M/s Taswika Sadi Centre and Beauty 2. Smt. Asmita Sushil Kore		Rs. 22,25,629.25/- and interest & cost thereon as on 31/05/2021	Rs. 1.64 lakhs Rs. 20,000/-
5	Latur	1. Plot No. 99,102 & 103 bearing No. M H No. R-1/511/3-7 & R-1/511/3-8 out of Survey No. 25/D, Kanehri near Govt Rest House, AUSA Road, West Zone, Virtha Hanuman Nagar, Latur admeasuring 468.16 sq mtr.	05/10/2019	Rs. 68.02 lakhs
		2. Plot No. 112, Survey No. 181, Property No. R-7/886 out of CTS No. 9885/3 beside Yogiraj Apt., Hanmantwadi Takenagar, Nanded Ring Road, Latur admeasuring 125.40 sq mtr.	Rs. 2,39,67,425.96/- as on 31/05/2021 & Future Interest & Other Charges thereon	Rs. 6.81 lakhs Rs. 30,000/-
		3. Resi. Open Plot, Municipal House No. 15062086 (New) & R-1/4085/57/2, Survey No. 20/2/B, Plot No. 10(West part) in front of Global English School, Awanti Nagar, Khadgaon, Latur admeasuring 210.00 sq mtr.		Rs. 38.48 lakhs Rs. 3.85 lakhs Rs. 20,000/-
		4. Residential Open Plot No. 136 & 137, bearing Survey No. 42 situated near Latur Barshi Road, Raje Shivaji Nagar, Pakharsangvi, Latur admeasuring 325.28 sq.mtr.		Rs. 24.41 lakhs Rs. 2.45 lakhs Rs. 20,000/-
		5. Industrial Land bearing Plot No. 1, Gat No. 89 situated at Bhusani village TQ & Dist Latur admeasuring 31419 sq ft.		Rs. 15.75 lakhs Rs. 1.58 lakhs Rs. 20,000/-

**TERMS & CONDITIONS**

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The e-Auction of above mortgage property/ ies is being held on **“AS IS WHERE IS”, “AS IS WHAT IS BASIS” WHATEVER THERE IS BASIS”** on **12/08/2021 from 11 AM to 1 PM**. The auction sale will be “online through e-auction” portal <http://www.mstcecommerce.com/> Last date and time of deposit of EMD and Documents is **09/08/2021 upto 5 PM**.
- 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.
- Auction shall be conducted through **MSTC/E- Bikray Portal -https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp** by the undersigned on **12/08/2021 from 11 AM to 1 PM**. Intending bidder should register themselves and obtain user id and password before participating in the auction process.
- The interested bidders who have required any assistance in registration and bidding may contact **Sh. Vivek Bodhi** Chief Manager/ Authorised Officer , Mobile No. **8017047000** E-mail: **cs8264@pnb.co.in** during office hours on any working days.
- For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app> <http://www.mstcecommerce.com/>, [www.pnbindia.in](http://www.pnbindia.in),

Date : 26/07/2021  
Place: Kolhapur

Authorised Officer,  
Punjab National Bank (Secured Creditor)