

E-AUCTION SALE NOTICE for sale of immoveable assets under the Securitisation and Reconstructions 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), mortgagor(s) and guarantor(s) that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the symbolic/physical (whichever is applicable) possession of which has been taken by the Authorized officer of Punjab National Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the date as mentioned hereinbelow for recovery of amount, due to the Punjab National Bank secured Creditor from below Named borrower(s), mortgagor(s) and guarantor(s). The Reserve price and the earnest money deposit will be as mentioned below against the respective properties. A short description of the immovable property(ies) with known encumbrances, if any, are mentioned as under.

Date and Time of E-Auction – 18.06.2025 between 12:00 p.m. to 05:30 p.m.(with extensions of 10 minute duration after 05:30 p.m., if required). Last date of submission of EMD – 18.06.2025 till 05:30 P.M.

THE BIDDER SHALL IMPROVE THE BID OFFER IN MULTIPLE OF Rs. 10000/- (RUPEES TEN THOUSAND ONLY)

Borrower/Mortgagor/ Guarantor Name	Description of Immoveable Properties/Secured Assets	A) Demand Notice date B) Possession date C) Nature of possession D) Amount due to bank (As per Demand Notice)	A) Reserve Price (Rs.) B) EMD (Rs.) Property QR Code
Branch: Maihar (M.P.) 1. Shri Sumit Lalwani S/o Shri Deepak Lalwani (Borrower & Mortgagor) Add. 1: House No.194, Ward No. 16, Sindhi Colony, Maihar, District – Maihar (M.P.) - 485771 Add. 2: C/o Harsh Minerals (Prop. – Shri Sumit Lalwani S/o Shri Deepak Lalwani) Ward No. 4, 196/2/2-3, Near Govt. School Harduakala, Maihar, District – Maihar (M.P.) – 485771 2. Smt. Shobha Devi Lalwani W/o Shri Deepak Lalwani (Guarantor & Mortgagor) Add.: House No.194, Ward No. 16, Sindhi Colony, Maihar, District – Maihar (M.P.) – 485771 3. Shri Deepak Lalwani s/o Shri Devi Lalwani (Guarantor), Add.: House No. 194, Ward No. 16, Sindhi Colony, Maihar, Distt. – Satna (M.P.) - 485771 A/c No. 7799008700000306, 779900SG00000091 DRT SA NO. 261/2025	1. All that part and parcel of immoveable property situated bearing Aaraji Khasra No. 552/1/1/2 (Old), 552/1/1/2 (New) diverted for residential use vide order dated 27.04.2018, Situated at Gram - Panchayat Sonwari, P.H. No. 53, RNM Maihar, Tehsil Maihar, District Satna (New Distt. – Maihar) (M.P.), area admeasuring 2396 sq. ft. [(75 ft. x 15 ft.) + (41 ft. x 31 ft.)] that is 222.67 sq. mtr. and which is bounded as under as per sale deed registered on 15.03.2012: North: Land of Choudhary, South: Kachcha Dharra, East: Land of M.P. Govt. and others, West: Remaining land of seller. Owner & Mortgagor – Shri Sumit Lalwani S/o Shri Deepak Lalwani Auction Ref No. PUNB7799030425 All that part and parcel of immoveable property and construction thereon bearing Aaraji Khasra No.196/2/2, diverted for commercial use vide order dated 01.08.2017, area admeasuring 0.021 Hectare. that is 210 sq. mtr., Aaraji Khasra No.196/2/3 diverted for commercial use vide order dated 01.08.2017, area admeasuring 0.021 Hectare. that is 210 sq. mtr., and Aaraji Khasra No.196/2/1/2 diverted for commercial use vide order dated 07.02.2019, area admeasuring 0.021 Hectare. that is 210 sq. mtr., Total area 0.021+0.021+0.021= 0.063 Hectare that is 630 Sq. mtr., situated at Gram Harduakala, Mouza Harduakala, Ward No. 04, SardarVallabh Bhai Patel Ward Unit No. 02, P.H. No. 42, RNM Maihar, Tehsil Maihar, District Satna (M.P.) (New Distt. – Maihar), including plant and machinery and which is bounded as under as per sale deed registered on 20.11.2013, 03.12.2013 & 25.10.2018 Boundaries: of Khasra No. 196/2/2:- North: Land of Sahkhatedar, South: House of other, East: Land of Sahkhatedar No. 195, West: Govt. unconstructed road Boundaries: of Khasra No. 196/2/3:- North: Land of Sahkhatedar, South: House of other, East: Land of Sahkhatedar No. 195, West: Govt. unconstructed road Boundaries: of Khasra No. 196/2/1/2:- North: Remaining aaraji of Sahkhatedar, South: Aaraji of SukhlalKushwaha, East: Aaraji of Hari Singh Ghoshi, West: Aaraji of purchaser, Owner & Mortgagor – Smt. Shobha Devi Lalwani W/o Shri Deepak Lalwani Auction Ref No. PUNB7799040425	A) 21.10.2024 B) 30.12.2024 C) Symbolic possession D) Rs. 71,43,043.31 + interest and other charges	A) 20,70,000.00 B) 2,07,000.00 A) 1,22,84,000.00 B) 12,28,400.00
Branch: Sadar Cantt., Jabalpur (MP) 1. Shri Ajeet Kumar Golani S/o Shri Ashok Golani (Borrower & Mortgagor) Add. 1: H.No. 43, Krishna Homes, Type B, Bilhari, Jabalpur (MP)- 482020 Add. 2: C/o M/s Ajeet Hardware, OSV 11-12, Gali No. 7, Sadar, Jabalpur (M.P.) - 482001 2. Shri Ashok Golani S/o Shri Vyapari Mal Golani (Co-Borrower & Mortgagor) Add.: H. No. 43, Krishna Homes, Type B, Bilhari, Jabalpur (MP)- 482020 3. Smt. Asha Golani W/o Shri Ashok Golani (Co-Borrower & Mortgagor) Add.: H. No. 43, Krishna Homes, Type B, Bilhari, Jabalpur (MP)- 482020 4. Shri Anil Golani S/o Shri Ashok Golani (Guarantor in a/c 021800NC00037806) Add.: 1: H. No. 43, Krishna Homes, Type B, Bilhari, Jabalpur (MP)- 482020 Add.: 2: H. No. 1161/12, Mishrilal Compound, Holi Chowk, Sadar, Jabalpur (MP) A/c No. 021800NC00037806, 0218009300042191 & 070800NC00025535	All that part and parcel of residential immovable property along with construction thereon situated at Gram - Kajarwara, "Krishna Homes", Bilhari, Type B- Plot No.43, Kajarwara Nai Basti, Rani Laxmi Bai Ward (old ward Khandari), NB 505, PH No. 23/27(Old),10(New), Khasra No.131,128/2 & 127, After Mutation Plot Khasra No.127/21, Area – 1250 sq.ft. (25 ft. x 50 ft.), RNM Jabalpur-1, Tehsil & Distt. Jabalpur (MP) and which is bounded as under as per sale deed registered on 17.07.2007: Boundaries: North- Type B-Plot No.42, South- Type B-Plot No.44, East- Colony Side Road, West- Type B-Plot No.40 Owner & Mortgagor - Shri Ajeet Kumar Golani S/o Shri Ashok Golani, Shri Ashok Golani S/o Shri Vyapari Mal Golani and Smt. Asha Golani W/o Shri Ashok Golani. Auction Ref No. PUNB0218300425	A) 10.09.2024 B) 20.01.2025 C) Symbolic possession D) Rs. 30,57,586.31 + interest and other charges	A) 55,96,000.00 B) 5,59,600.00

Details of encumbrances known to the secured creditor: Not known

STATUTORY SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 AND SARFAESI ACT, 2002

TERMS AND CONDITIONS: (1) The sale shall be subject to the terms and conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions. (2) The properties as being sold on "AS IS WHERE IS", "AS IS WHAT IS" AND "AS IS WHATEVER THERE IS" basis. (3) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation. (4) The sale will be done by the undersigned through e-auction platform provided at the website – <https://baanknet.com>, on mentioned dates at the given time. (5) For detailed terms and conditions of the sale, please refer to www.pnbindia.in, <https://baanknet.com>.

Date : 02.05.2025, Place : Jabalpur

Authorised Officer, Punjab National Bank