

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) & 9 (1) 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.

Lot No.	Name of the Branch	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) Outstanding Amount as on C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Rs. in Lacs)	Date/Time of E-Auction	Property Location QR Code
	Name of the Account			B) EMD in Lacs		
1.	Branch : MPHB, Indore Mr. Purshottam Patel S/o Sh. Kaluram Patel A/c No. 289200NC00052328	EM of IP Situated at Flat no. 305, 3rd Floor Sai Satyam Residence, Block-A, Plot-61, Vishwas Nagar, Gram-Banjari, Tehsil-Mhow, Indore (MP) Super Built Up Area: 440 Sq. ft. Boundaries:- East - Flat no.304 Block A, West - Flat No 306 Block A, North - Common passage and next flat no.302 block-A , South- Road. Owned by: Mr. Purshottam Patel S/o Sh.Kaluram Patel	A) 05-02-2024 B) 6,86,000/- + Interest + Other Charges C) 07-06-2024 D) Symbolic Possession	A) 08.00 B) 0.80 C) 0.10	29.04.2025 11.00 AM to 4.00 PM (With10 Minutes unlimited Extensions)	
2.	Branch : MPHB Indore 1.Smt. Kalpana Dhangar W/o Late Suraj Prasad Dhangar (& Legal heir of Late Sh. Suraj Prasad Dhangar S/o Heeralal Dhangar) 2. Sh. Swapnil Dhangar S/o Late Suraj Prasad Dhangar Legal heir of Late Sh. Suraj Prasad Dhangar S/o Heeralal Dhangar A/c No. 289200NC00522283	EM of IP Situated at plot no.53-A (North part), Clerk colony Extension, Survey no.499, Behind Readymade Complex, Indore MP. Area -510 sqft. Boundaries:- East: Plot no.53 west part, West: Land of Church, North: Plot No.54, Road, South: Remaining part of this plot. Owned by: Shri Suraj Dhangar and Smt. Kalpana Dhangar.	A) 06-09-2024 B) 9,58,000/- + Interest + Other Charges C) 20-11-2024 D) Symbolic Possession	A) 26.65 B) 2.67 C) 0.10	29.04.2025 11.00 AM to 4.00 PM (With10 Minutes unlimited Extensions)	
3.	Branch : GSM Burhanpur Smt Chanda W/o Laxman Singh Kushwah A/c No. 0074009300025086	Commercial Shop No 07, situated at Basement of Shriram Apartment, Block No 04, Sheet No 18, Plot No 20, Part of survey no 17 Lalbagh Road, Burhanpur (M.P.) Area - 286 sq ft Boundaries:- East - Aam Sadak, West -Parking of Apartment, North - Shop No 08, South - Shop No 06. Owned by: Smt Chanda W/o Laxman Singh Kushwah.	A) 06-01-2018 B) 5,27,000/- + Interest + Other Charges C) 17-03-2018 D) Physical Possession	A) 05.98 B) 0.60 C) 0.10	29.04.2025 11.00 AM to 4.00 PM (With10 Minutes unlimited Extensions)	
4.	Branch : Indira Complex, Indore 1. Mr. Abhishek Chouhan S/o Mr. Mahendra Singh Chouhan 2. Mrs. Sudha Chouhan W/o Mr. Mahendra Singh Chouhan 3. Mr. Nitesh Chouhan S/o Mr. Mahendra Singh Chouhan 4. Mr. Mahendra Singh Chouhan S/o Mr. Vishveshwar Singh Chouhan A/c No. 323800NC00002474, 3238009900000583, 323800RF00000130	Land & Building situated at Eastern part of Plot no 7(peki) Biyabani, Street no 2, Indore (MP). Area - 1069.25 Sq. Ft., Boundaries- East - House of Dajibhau Karde, West - Remaining Part of House no 7/2, North - Govt. Road, South: Govt. Road. Owned by: Mr. Nitesh Chouhan S/o Mr. Mahendra Singh Chouhan, Mr. Abhishek Chouhan S/o Mr. Mahendra Singh Chouhan and Mrs. Sudha Chouhan W/o Mr. Mahendra Singh Chouhan.	A) 21-02-2024 B) 89,93,097.02/- + Interest + Other Charges C) 22-05-2024 D) Symbolic Possession	A) 92.00 B) 9.20 C) 0.25	14.05.2025 11.00 AM to 4.00 PM (With 10 Minutes unlimited Extensions)	
5.	Branch : Mhow (MP) T R Trehan Constructions P Ltd. Director- Mr. Ranjeet Kumar Trehan, Mr. Anil Kumar Selhotra Guarantor- Deepak Sehgal A/C No. 019910IB00000027	EM of IP situated at plot bearing nos.3, 4, 5, 6 and 7 on land bearing survey no.170/6 part-3 & others. Open residential plots at Tilak City on near junction of Dewas Bypass A.B. Road & Dewas Maksi Four Lane Road, Gram-Bilawali, Tehsil & District-Dewas, M.P. Owned by: M/s T R Trehan Constructions Pvt Ltd. (Area: 2229.55 sq.mtr.)	A) 02.12.2024 B) 3,16,55,807.42/- + Interest + Other Charges C) 17.02.2025 D) Symbolic Possession	A) 122.61 B) 12.26 C) 0.50	14.05.2025 11.00 AM to 4.00 PM (With 10 Minutes unlimited Extensions)	
6.	Branch : Mhow (MP) T R Trehan Constructions P Ltd. Director- Mr. Ranjeet Kumar Trehan, Mr. Anil Kumar Selhotra Guarantor- Deepak Sehgal A/C No. 019910IB00000027	EM of IP situated at 25, 26, 27, 28, 29, 30, 31 & 32 on land bearing survey no.170/6 part-3 & others at Tilak City, on near junction of Dewas Bypass A.B. Road & Dewas Maksi Four Lane Road, Gram-Bilawali, Tehsil & District- Dewas Owned by: M/s T R Trehan Constructions Pvt Ltd. (Area: 1784.70 sq.mtr)	A) 02.12.2024 B) 3,16,55,807.42/- + Interest + Other Charges C) 17.02.2025 D) Symbolic Possession	A) 98.15 B) 9.82 C) 0.25	14.05.2025 11.00 AM to 4.00 PM (With 10 Minutes unlimited Extensions)	
7.	Branch : Mhow (MP) T R Trehan Constructions P Ltd., Director- Mr. Ranjeet Kumar Trehan, Mr. Anil Kumar Selhotra Guarantor- Deepak Sehgal A/C No. 019910IB00000027	EM of IP situated at Commercial plot bearing survey no.719/1 & 720/1 (part of Old survey no.177), Village-Khatamba, PH No.137 Tehsil and District Dewas, M.P. Owned by: Mr. Ranjeet Kumar Trehan (Area: 11100.00 sq.mtr)	A) 02.12.2024 B) 3,16,55,807.42/- + Interest + Other Charges C) 17.02.2025 D) Symbolic Possession	A) 270.16 B) 27.02 C) 0.50	14.05.2025 11.00 AM to 4.00 PM (With 10 Minutes unlimited Extensions)	
8.	Branch : Sendhwa 1. Lt. Sh. Ratanlal S/o Natthulal Rathore & 2. Sh. Pradeep Rathore S/o Ratanlal Rathore 3. Smt. Keshar Bai W/o Ratanlal Rathore (wife) (Legal Heir) 4. Sh. Pradeep S/o Ratanlal Rathore (son) (Legal Heir) 5. Sh. Chetan S/o Ratanlal Rathore (son)] (Legal Heir) A/C No : 06756015000376	Land & residential building situated at Sendhwa on survey no 338/1 (Settlement no 209) ward no 21, Advantage Equi Fund colony area Julwaniya Sevgi Marg, Sendhwa, District Barwani. Which is registered under property tax registration no 301 with Nagar Palika Sendhwa. Area - 900 Sq Ft. Boundaries: East - House of Rajesh Rathore, West - Colony Road, North - House of Dr. Nand Kishore South Land of Sakharam. Owned By: - Late Mr. Ratan Lal S/o Natthulal Rathore	A) 17.01.2024 B) 16,18,619.49/- + Interest + Other Charges C) 26.04.2024 D) Symbolic Possession	A) 22.11 B) 2.21 C) 0.10	14.05.2025 11.00 AM to 4.00 PM (With 10 Minutes unlimited Extensions)	
9.	Branch : Goyal Nagar, Indore Shri Jitendra Sharma S/o Shri Jagdish Sharma, Ms. Rekha Sharma W/o Late Vijay Sharma (Legal Heir of Late Manorama Sharma) & All Known and unknown Legal Heirs of Late Smt. Manorama Sharma W/o Shri Jagdish Sharma A/C No. 475100NC00003139, 475100NC00003005 & 4751009900002160	Situated at House No A-14, Sector A, Pt. Dindayal Upadhyaya Nagar, Sukhaliya, Indore, Tehsil & Dist. Indore, Area 1000.00 Sq. Ft. Boundaries: East: House No A-15 West: House No A-13 North: House No A-16, A-17 South: Road Owned by: Smt. Manorama Sharma W/o Shri Jagdish Sharma	A) 19.12.2024 B) 27,05,464.34/- + Interest + Other Charges C) 27.02.2025 D) Symbolic Possession	A) 54.90 B) 5.49 C) 0.25	14.05.2025 11.00 AM to 4.00 PM (With 10 Minutes unlimited Extensions)	

TERMS AND 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 properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com>.
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.
- Details of the encumbrances known to the secured creditors Punjab National Bank.

STATUTORY SALE NOTICE UNDER RULE 8(6) & 9 (1) OF THE SARFAESI ACT, 2002

Date: 10.04.2025
Place: Indore

Authorised Officer
Punjab National Bank (Secured Creditor)