

**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 Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Constructive/Physical/Symbolic (Whichever is applicable) possession of which has been taken by the Authorised Officer of 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 borrowers/guarantors. The reserve price and earnest money deposit will be as mentioned in the below against the respective properties.

**Date of E-Auction : 10-06-2025**

(E-auction timings: 11.00 a.m. to 5.00 p.m. with an unlimited extension of 10 minutes each)

Name of Borrower/Mortgagor Description of Secured Assets	Reserve Price	EMD (₹)	Demand Notice Dt. Possession Dt. Amt. Due to Bank
THE BIDDER SHALL IMPROVE THE OFFER IN MULTIPLE OF RS.25000/- (RS.TWENTY FIVE THOUSAND ONLY)			
<b>ARMB, BHOPAL   Auth. Officer : Shri Binit Kumar   Phone No. 0755-2550020/9557822211</b>			
<b>M/s Shri Mahadev Warehouse Prop. Smt. Kaberi Bai Meena</b> IP situated at Commercial diverted Land Khasra No. 24/1(S)/Area 0.1580 Hect. & Khasra No. 25/3 (S) & 28/3 Area 1.077 Hect. Toatl Area 1.235 Hect. Including Warehouse constructed on land situated at Village- Kolukhedi, Tehsil & District- Sehore (MP), Admeasuring 1.235 Hect. or 12350 Sq. Mtr., Boundaries: East Land of Gokul Bai, West- Road, North- Land of Sampat Bai, South- Govt. Road, Property Owner: Smt. Kaberi Bai Meena Prop. of M/s Shri Mahadev Warehouse (Symbolic Possession)	(₹) <b>252.42</b> Lacs	(₹) <b>25.25</b> Lacs	<b>21-06-2024</b> <b>05-10-2024</b> (₹) <b>10414800.08</b> + interest & other charges
<b>M/s Jain Enterprises through its Proprietor Shri Amit Jain</b> All that part and parcel of the property consisting of : 1.IP situated at Diverted land situated at Land No.04 & 05 of Kh. No.106-107/2/2, 106-107/3/1 & 106-107/3/25 Village Palasi, R.N.M.-01, New Jail Road, Karond, Tehsil- Huzur, District- Bhopal, Admeasuring: 5403 Sq.Ft, Boundaries : East- Land of Kh. No.109/Alaye Garden, West-Road, North-Plot No.03, South-Plot No.04, In the name of Shri Ajeet Kumar Jain (Symbolic Possession)	(₹) <b>100.60</b> Lacs	(₹) <b>10.06</b> Lacs	<b>04-11-2022</b> <b>14-03-2023</b> (₹) <b>20471643.73</b> + interest & other charges
2. IP situated at Shop No.G.B.E -141, Naveen Mandi Prangad, Karond, Tehsil- Huzur, Bhopal, Admeasuring : 1000 Sq.Ft., Boundaries : East-Road, West-Plot No.183, North-Road, South-Plot No.142, In the name of M/s Adinath Trading Co. through Prop. Smt. Sunita Jain (Symbolic Possession)	(₹) <b>20.00</b> Lacs	(₹) <b>02.00</b> Lacs	
3. IP situated at House No.36, Sector-D, Near Sai Steel, Banjari Colony, Kolar Road, Bhopal, Admeasuring : 1500 Sq.ft., Boundaries : East-Plot No.37, West-Plot No.35, North-Road, South-Plot No.D-35(76), In the name of Radha Bai Burman (Symbolic Possession)	(₹) <b>41.15</b> Lacs	(₹) <b>04.12</b> Lacs	
<b>Mr. Ajaz Rasool S/o Gulam Ahmed (Symbolic Possession)</b> EM of House No-7/A, Mominpura, Jailbagh, Jinsi Jahangirabad, Bhopal, Area 1825.25sq.ft Boundaries: East- Property of others, West- Road, North- Property of Hameed, South- Property of Mumtaj Ahmed, Property Owner: Mr. Ajaz Rasool.	(₹) <b>46.58</b> Lacs	(₹) <b>04.66</b> Lacs	<b>25-04-2018</b> <b>18-12-2018</b> (₹) <b>1404234.51</b> + interest & other charges
<b>M/s TK Warehouse Prop. Naeem Khan</b> Diverted Commercial Land Khsara No.74/1, Admeasuring 1.50 Acre and Construction thereon, situated at Vill-Khamriya Nimvar, PH No. 26, Sultanpur, Obduलगanj, Tehsil- Goharganj, Dist. Raisen, In the name of Mr. Naeem Khan S/o Shri Tahir Khan, Four Boundaries are: East- Own Land of Naeem Khan, West- Kaccha Road, North- Land of Nasir Khan, South-Land of Jakir Khan (Symbolic Possession)	(₹) <b>123.41</b> Lacs	(₹) <b>12.35</b> Lacs	<b>02-05-2022</b> <b>16-07-2022</b> (₹) <b>9420053.88</b> + interest & other charges As per Demand Notice
<b>M/s Navjeevan Beverages (Symbolic Possession)</b> 1.Industrial unit (Land) Main Road Facing, Khasra No.146/7, P. H. No.14/7, Village-Rohana, District-Hoshangabad (MP), Area : 1 Acre, Owner – Mr. Ashish Tiwari s/o Mr. Radheshyam Tiwari. East-Land of Mr. Bhagwan Singh Rajput, West-Harda-Hoshangabad Road, North-Land of Mr. Bhagwan Singh, South-Land of Mr. Shankar Singh	(₹) <b>62.28</b> Lacs	(₹) <b>06.23</b> Lacs	<b>07-01-2016</b> <b>04-04-2016</b> (₹) <b>17820735.00</b> + interest & other charges w.e.f. 01.10.2015
<b>M/s Laxmi Agro Industries (Symbolic Possession)</b> EM of free hold Plot bearing Khasra No. 91/2/1/2, PH No. 5, Nishatpura, Berasia Road, Near Railway Crossing, tehsil- Huzur, District- Bhopal, Area : 13050 Sq.ft. , Boundaries : East-Berasia Road, West-Other's land/Open, North-Railway Land/Line, South-Plot of Bhagwan das & Others, Property Owner: Smt. Kanta Devi Girdhani S/o Late Shri Sahjumul Girdhani	(₹) <b>126.54</b> Lacs	(₹) <b>12.66</b> Lacs	<b>11-09-2018</b> <b>11-02-2019</b> (₹) <b>18134825.55</b> + interest & other charges
<b>Shri Gyasiram Raikwar (Physical Possession)</b> Residential Flat No. T-1, 3rd Floor of Multistory Building Niranjn Apartment at Plot No.212 on part of Khasra No.12, 18,16,904/16/2,8/2 " Gopal Nagar" situated at Village Khajuri Kalan, Ward No.61, Patwari Halka No.31/19, Tehsil- Hzuur, Distt.- Bhopal , Area : 750 Sq.ft., Boundaries : East- Lobby, West-Open Sky, South-Open Sky, South- Plot No.211	(₹) <b>14.85</b> Lacs	(₹) <b>01.49</b> Lacs	<b>14-09-2018</b> <b>15-03-2019</b> (₹) <b>1988147.00</b> + interest & other charges w.e.f 01.09.2018
<b>Shri Maqbool Khan (Symbolic Possession)</b> Residential Flat No.S-2, Second Floor of Multistory Building Named Niranjn P.B. constructed on Plot No. 212, Part of Khasra No. 13, 18, 16, 904/16/2, 8/2, Gopal Grih Niran Sahkari Sanstha, Village- Khajuri Kalan, Patwari Halka No. 31/19, Ward No, 61, Vikas Khand Phanda, Tehsil- Huzur, distt- Bhopal, Area : 650 Sq.ft. ( 60.40 Sq.Mtr. ) , Boundaries : East: Open Sky , West: Flat No. S-1, North: Open to Sky ,South: Zeena & Plot No. 211	(₹) <b>10.43</b> Lacs	(₹) <b>01.05</b> Lacs	<b>14-09-2018</b> <b>25-11-2022</b> (₹) <b>2281053.25</b> + interest & other charges
<b>Shri Vikrant Sharma &amp; Mrs. Pooja Sharma (Symbolic Possession)</b> All that part & parcel of the property consisting of : Residential Flat No.F-01, Ground Floor on Plot No.11, Ambedkar Housing Co-Operative Society, Inside Raisen Road, Near Kalchuri Convent school, Old Subhash Nagar, Ward No.44, Tehsil-Huzur, Distt-Bhopal (MP), Boundaries : Eat- House No.1 &2, West- Road, North- Common Passage then H.No.12, North-Common Passage then H.No.12	(₹) <b>19.44</b> Lacs	(₹) <b>01.95</b> Lacs	<b>22-11-2022</b> <b>14-02-2023</b> (₹) <b>3201088.06</b> + interest & other charges w.e.f. 01.11.2022
<b>M/s The Kanha Castle Through its Partners Shri Pradeep Suri, Smt. Neelu Suri, Shri Mukesh Suri &amp; Smt. Monika Suri</b> IP situated at Hotel Building on Plot No.223 A/1 & 223 A/2, Zone- 1, MP Nagar, Near Multi- Level Parking , Behind Amer Palace Hotel, Ward No.43, Teh-Huzur, Dist- Bhopal (M.P.), Admeasuring 2247.45 Sq.ft., Boundaries: East-Plot No. 222, West-Remaining Part of 223-A, North- 30 Ft. Wide Road, South- 60 Ft. Wide Road (Physical Possession)	(₹) <b>826.28</b> Lacs	(₹) <b>82.63</b> Lacs	<b>26-04-2022</b> <b>20-07-2022</b> (₹) <b>77261673.88</b> + interest & other charges

Terms & 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. (2) The properties are being sold on ' AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" AND " 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 an 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 10.06.2025

Interested Bidders/Buyers will have to do registration on website <https://baanknet.com> of bank's authorized service provider PSB Alliance and have to transfer EMD Money in their Global EMD Wallet through online mode, well before time. If EMD amount is not available in Global EMD Wallet then, system will not allow to place bid.

**Place: Bhopal, Date : 22.05.2025**

**Authorised Officer, Punjab National Bank**