

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 : 18.06.2025

(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)			
CIRCLE SASTRA Auth. Officer : Shri Binit Kumar Phone No. 0755-2550020/9557822211			
M/s. Hariom Yamaha Prop. Shri Chanchal Chandel 1. 0.101 Hectare (10890 Sq.Ft) Diverted Land New Khasara No.210/4(Old 210) situated at Village- Khajurikalan, P.H.No. 19, RNM-02, Vikas Khand Phanda, Teh-Huzur, Distt- Bhopal, Boundaries: East-Remaining Land of Seller, West Remaining Land of Seller, North Remaining Land of Seller, South-Remaining Land of Seller, Property Owner: Shri Dhairysheel Chaudhary S/o Shri D.D. Chaudhary (Symbolic Possession)	(₹) 77.58 Lacs	(₹) 07.76 Lacs	02.06.2021 14.09.2021 (₹) 73200369.33 + interest & other charges w.e.f. 01.06.2021
2. 0.101 Hectare (10890 Sq.Ft) Diverted Land Khasara No.210/10(Old JA) situated at Village- Khajurikalan, P.H.No. 19, RNM-02, Vikas Khand Phanda, Teh-Huzur, Distt- Bhopal, Boundaries: East-Remaining Land of Seller, West Remaining Land of Seller, North Remaining Land of Seller, South- Remaining Land of Seller, Property Owner: Smt. Meera Chandel W/o Shri. B.S. Chandel (Symbolic Possession)	(₹) 77.58 Lacs	(₹) 07.76 Lacs	
M/s Reva Super Market (Symbolic Possession) Equitable Mortgage of Diverted land at Khasra No.239/2/1, Ph No.21, Ward No.15, situated at Nasrullaganj, Teh- Nasrullaganj, Distt- Sehore, Area : 0.105 Hectare Land (1140 Sq.ft. or 0.26 Acre), Boundaries : East- Road, West- Sellers Remaining Land, North- Road, South- Road, Property Owner : Mrs. Tejgunwar Chawda W/o Shri Sawal Singh Chawda, Mr. Indrajit Singh Chawda S/o Shri Sawal Singh Chawda, Mr. Satyendra Singh Chawda S/o Shri Sawal Singh Chawda & Mr. Jitendra Singh Chawda Shri Sawal Singh Chawda	(₹) 54.92 Lacs	(₹) 05.50 Lacs	03-11-2018 15-01-2019 (₹)3377000.00 + interest & other charges thereon w.e.f. 01.10.2018
Shri Yash Uddaiya S/o Shri Devendra Uddaiya All that part and parcel of the property consisting of House/Flat Situated at B-11, P.H.No. 59, Barkhedi Biras, Maanya Residency, Vidisha (MP), Total Admeasuring : 71.07 Sq. Mtr. (GF 57.51 Sq. Mtr. & FF 51.10 Sq. Mtr.), Boundaries : East- Proposed Road, West- Boundary, North- Plot No.B-12, South- Plot No.B-10, Property Owner : Yash Uddaiya S/o Devendra Kumar Uddaiya (Physical Possession)	(₹) 20.16 Lacs	(₹) 02.02 Lacs	02-08-2024 12-11-2024 (₹) 2706165.00 + interest & other charges w.e.f. 01.08.2024
M/s Yashaswin Enterprises Prop. Shri Amit Vishwakarma 1. Equitable Mortgage of Plot No. 02, Part of Khasra No. 439/1, Village-Parvalia Sadak, Inside Main Road, P.H. No. 03, Teh- Huzur, Distt- Bhopal, Area : 1000 Sq. ft., Boundaries as Sale Deed : Details of Plot No.02, East-Property of Amit Vishwakarma, West-Rest of Property of Seller, North- Road, South- Property of Others, Property Owner : Amit Vishwakarma (Physical Possession) 2. Equitable Mortgage of Plot No. 03, Part pf Khasra No. 439/1, Village-Parvalia Sadak, Inside Main Road, P.H.No.03, Teh- Huzur, Distt- Bhopal, Area : 1000 Sq.ft, Details of Plot No. 03, Boundaries as Sale Deed : Details of Plot No.02, East-Rest of Property of Seller, West-Rest of Property of Seller, North- Road, South- Property of Others, Property Owner : Smt. Jyoti Vishwakarma (Physical Possession)	(₹) 24.44 Lacs	(₹) 02.45 Lacs	21.01.2022 16.04.2022 (₹) 3473660.00 + interest & other charges
M/s. Sarthak Enterprises Prop. Shri. Jitendra Prajapati 1. Non Agricultural Land in the name of Asha Jain w/o Shri Sohanlal Kothari situated at Gram-Pipaliya Lourka, Tehsil-Goharganj, Dist-Raisen, Area 1.00 acre part of Kh No 169/2/1, Boundaries: East: Govt Road, West-Land of Anilji, North-Land of Abhijeet Singh, South- Land of Satish Aheliya (Physical Possession) Original Title deed of IP is under possession of CBI (Central Bureau of Investigation), Bhopal	(₹) 63.00 Lacs	(₹) 06.30 Lacs	28-07-2015 26-10-2015 (₹) 28376390.00 + interest & other charges thereon
2.Non Agricultural Land in the name of Shri Sohanlal Kothari situated at Gram-Pipaliya Lourka, Tehsil-Goharganj, Dist-Raisen, Area 1.00 acre part of Kh No 169/1/1, Boundaries: East: Govt Road, West-Land of Anil ji, North-Land of Narendra Prajapati, South- Land of Abhijeet Singh (Physical Possession) Original Title deed of IP is under possession of CBI (Central Bureau of Investigation), Bhopal	(₹) 77.20 Lacs	(₹) 07.72 Lacs	
M/s Maa Gayatri Engineering Prop. Shri Sandeep Patidar 63, Pachmari Vihar Colony, Pachmari Road, Beejanwada, Tehsil- Pipariya, District- Hoshangabad -451775, Commercial Diverted Land on Which Commercial Building Built Area (35+14)2*80=1960Sq.Ft.(182.15 Sq. Mtr.) Boundaries : East- Remaining Land of Seller, West- Remaining Land of Seller, North-Remaining Land of Seller, South- Road & Drain, Property Owner : Shri Sandeep Patidar S/o Murarilal Patidar (Physical Possession)	(₹) 27.48 Lacs	(₹) 02.75 Lacs	01-06-2024 12-08-2024 (₹) 3103736.00 + interest & other charges w.e.f.01.06.2024
M/s Param Stone Crusher (Symbolic Possession) Land Bearing Khasra No.177/3/1 and 177/3/2 situated at Village Khadampur, Patwari Halka No.43, RI No. 01, Tehsil and Block- Berasia, Distt-Bhopal (MP) in the name of M/s Param Stone Crusher, Area Measuring : 4.047 Hectare, Boundaries : East- Medh of Hinotia Road, West- Land of Mehboob Khan, North- Land of Anis Miyan & Trilokchand Sahu, South- Land of Mehboob Khan	(₹) 150.90 Lacs	(₹) 15.09 Lacs	25-04-2023 25-07-2023 (₹)12705760.24 + interest & other charges w.e.f.01.04.2023
M/s Maa Gayatri Collection Prop. Shri Yogesh Sharma All that part and parcel of the property consisting of EQM of Commercial Building situated at Ward No.04, Durga Chowk, Main Market, Mandideep, District-Raisen (MP), Area : 30.66 Sq. Mtr., Boundaries : East- House of Sunil Prajapati, West-Road, North-House of Gendalal, South- House of Lakshman Lalwani, Property Owner: Shri Yogesh Sharma (Symbolic Possession)	(₹) 67.59 Lacs	(₹) 06.76 Lacs	19-04-2024 27-06-2024 (₹) 3743984.00 + interest & other charges w.e.f.01.04.2024
M/s Yash Marketing Through its Proprietor Mr. Kailash Kumar Navlani 1. Plot No. 05, Mouja Mehraagaon, Malviyaganj, Old Visvanath Takies Campus, Itarsi, Area: 1650 Sq.ft., Property Owner : Shri Ramesh Kumar Navlani S/o Late Naromal Navlani & Gayatri Devi Navlani W/o Shri Ramesh Kumar Navlani (Symbolic Possession) 2. Plot No. 07, Mouja Mehraagaon, Malviyaganj, Old Visvanath Takies Campus, Itarsi, Area: 1650 Sq.ft., Property Owner : Shri Kailash Navlani S/o Late Naromal Navlani & Rita Devi Navlani W/o Shri Kailash Navlani (Symbolic Possession) 3. Plot with constructed House No.119/1, Nazul Street No.04, Mouza Sindhi Colony, Ward No.27, Itarsi Area: 880 Sq.ft., Property Owner : Smt Bhainwari Bai S/o Late Naromal Navlani, Shri Kailash Navlani, Shri Anil Navlani, Shri Keshav Navlani (Symbolic Possession)	(₹) 48.28 Lacs	(₹) 04.83 Lacs	18-06-2021 28-09-2021 (₹) 12004326.67 + interest & other charges w.e.f. 01.06.2021
M/s Anil Industries, Prop. Anil Kumar Navlani S/o Narso Mal Navlani Mouja Maharagaon, Town Itarsi, Tehsil- Itarsi, Ward No.14, (New Ward No.28) Itarsi, Out of Diverted Khasra No.112, Sheet No.01, Plot No.2/2B/2, 2/2C/3 As per Registry Plot No.1/2,2/1,2/2A, 2/2B, 2/2C,2/2D,2/3, Sub-Plot No.08, Area : 1650 Sqft., Boundaries : East- Mahaveer Kishore Jaiswal, West- Road, North- Land of Sellers, South- Land of Kailash Kumar Navlani, Property Owner : Anil Kumar Navlani S/o Narso Mal Navlani and Asha Devi W/o Anil Kumar Navlani (Symbolic Possession)	(₹) 48.28 Lacs	(₹) 04.83 Lacs	11-08-2021 09-12-2021 (₹) 2382806.05 + interest & other charges
Mr. Hitendra Badgujar S/o Bhanudas & Mrs. Lincy Abraham EM of Residential Flat No. 301, 2BHK on 3rd Floor] Sweet Homes Part of Khasra No.36, Rakha 0.110 Hectare, Village-Sunkhedi, Patwari Halka No.30, Ward No.83, Rajasva Nirikshak Mandal 03, Fanda, Teshil-Huzur, District- Bhopal (MP), Built -up Area 958 Sq.Ft or 89.03 Sq.Mtr., Super Built-up Area 1293 Sqft. or 120.16 Sq.Mtr. Boundaries : East-Flat No.302, West-Open, North-Open, South- Staircase Lift and Flat No.305 (As per Registered deed), Property Owner: Mr. Hitendra Badgujar S/o Sh. Bhanudas & Mrs. Lincy Abraham W/o Mr. Hitendra Badgujar (Physical Possession)	(₹) 21.73 Lacs	(₹) 02.18 Lacs	03-05-2024 04-10-2024 (₹) 2373994.47 + interest & other charges w.e.f. 01.05.2024
M/s Hari Om Traders Proprietor Smt. Pushpa Devi Kukreja 1. EM of Commercial Land & Building situated at 106/1, 106/2 PT Halka No.77 (New 65), Area 1086.50 Sq.Ft., Ward No.27, Mouja Sagar, Khas. Katra Bazar, Sagar (MP), Boundaries : East-Plot & Shop of Gyanchand Kukreja, West-Road, North- Road(Shamlati) then Market of Pinjamal, South-House Rishabh Jain, Property Owner: Mrs. Puspha Kukreja (Symbolic Possession) 2. EM of Commercial Roof at Double Story Building (Roof of 1st Floor) Entire Portion of Open Roof above the two story house (above 1st the Floor) upto the entire height situated in the land khasra No.106/1, 106/2, PT Halka No.77 (New 65), Area 1650 Sq.ft., Ward No.27, Mouja-Sagar Boundaries : East- House of Jain, West-Pushpa Kukreja, North-House Narendra Jain, South- Houe Gyanchand Kukreja, Property Owner : Mr. Gyanchand Kukreja (Symbolic Possession)	(₹) 167.15 Lacs	(₹) 16.72 Lacs	09-11-2023 29-01-2024 (₹) 23510790.68 + interest & other charges
M/s PG Industries Through Prop. Smt. Harsha Kukreja 1. EM of immovable property situated at Plot No. 9/10, Part of 11 at Sidguwan Industrial Area, Sagar, Distt-Sagar, Admeasuring Area : 11056.08 Sq.Mtr, leased by MPIDC vide Deed No. MP33712020A1050844 Dt. 21/01/2020, Sale Deed No.MP33712020A1001314 Dt. 01/01/2020 (Symbolic Possession) 2. EM of Part of 11 Sidguwan Industrial Area Sagar, Distt Sagar, Admeasuring 3500 Sq.Mtr., Leased by MPIDC Vide Deed No.MP33712020A1001314 Dt. 01/01/2020, Boundaries : East- Plot No.8 & 12, West - Road then MPED Sub Station, North- Open Land for Truck Parking, South - MPIDC Service Road, Property Owner : Leased by MPIDC to Mrs. Harsha Kukreja (M/s PG Industries)	(₹) 324.29 Lacs	(₹) 32.43 Lacs	26-04-2023 23-08-2023 (₹) 28952759.76 + interest & other charges
M/s Shining Soap & Chemicals Industries Pvt. Ltd Land & Building at Plot No. 58, Industrial Area, Pillu Khedi, Distt- Rajgarh, MP, Area : 1.17 Acre, Boundaries : North: Plot No.51, South : Road, East: Plot No.57, West: Farmers Land, Property Owner : M/s Shining Soap & Chemical Industries Pvt Ltd acting through its Director Smt Bhagwati Bal Lodhi W/o Shri Kailash lodhi (Physical Possession) Plant & Machinery at 58, Industrial Area, Pillu Khedi, Distt- Rajgarh, MP, Property Owner : M/s Shining Soap & Chemical Industries Pvt Ltd acting through its Director Smt Bhagwati Bal Lodhi W/o Shri Kailash lodhi (Physical Possession)	(₹) 108.00 Lacs	(₹) 10.80 Lacs	11-04-2017 15-12-2020 (₹)23665133.75 + interest & other charges w.e.f. 01.04.2017
M/s P.K. Trading Company Prop. Shri Babulal Khateek S/o Shri Madanlal Khateek (Symbolic Possession) 1. All that part and parcel of the property consisting of EM of Residential Plot at Mouza Kanera Dev Baghraj Ward No.47, PH No.63, Circle Sagar-1, Khasra No.209/3(Kh), Sagar, Area: 1500 Sq.Ft., Boundaries : East- Plot of Choubey Ji, West-16 Ft. Wide Road, North-Plot of Devesh Patel, South- Others Plot, Property Owner: Shri Babulal Khateek S/o Shri Madan Lal Khateek 2. Resi. Property Plot No.42/1 Chakraghat, Ward No.40, Tehsil & District- Sagar (MP), Area : 700 Sq.Ft., Boundaries: East- House of Gangale ji, West- Road, North-Road, South, House of Modi ji, Property Owner: Shri Babulal Khateek S/o Shri Madan Lal Khateek (Symbolic Possession)	(₹) 20.25 Lacs	(₹) 02.03 Lacs	20-05-2024 06-08-2024 (₹) 8131096.68 + interest & other charges w.e.f.01.05.2024
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 18.06.2025.	(₹) 20.79 Lacs	(₹) 02.08 Lacs	

Place: Bhopal

Date : 30.05.2025

Authorised Officer
Punjab National Bank