

## Public E-auction Notice for Sale of Immovable Properties on 01.06.2023

**Last Date of Submission of EMD and Bid Documents: 31.05.2023 up to 5.00 pm**

**Date & Time of Inspection: 30.05.2023 (Between 3:00 pm to 5:00 pm)**

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & 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 property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of Bank/ Secured Creditor, will be sold on "As is where is", "As is what is" and "Wherever 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 (EMD) will be as mentioned in the table below against the respective properties.

### SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of Branch Name of the Account Name & Address of the Borrower / Guarantors A/c.	Description of the Immovable Properties Mortgaged/Owner's Name [Mortgagors of Property(ies)]	E) Date of Demand Notice u/s. 13(2) of SARFAESI Act 2002	A) Reserve Price (Rs. in Lakhs)	Date and Time of E-Auction	
			F) Outstanding Amount G) Possession Date u/s. 13(4) of SARFAESI Act 2002	B) EMD (Rs. in Lakhs)		
			H) Nature of Possession Symbolic / Physical / Constructive	C) Bid Increase Amount		
01	M/s. Aagam Infrabuild Pvt. Ltd.  Sola Road Branch, Ahmedabad	All that piece and parcel of immovable Property of Office No. 404, having Built up area admeasuring 1420 Sq. Ft. i.e. 131.95 Sq. Mts. on Forth Floor together with proportionate undivided Share adm. 12 Sq. Mtrs. in the land of the scheme known as Sangrilla Arcade a scheme situate near Shyamal Cross Road, Satellite, Ahmedabad and lying on freehold Non Agriculture land bearing Final Plot No. 115/I of T. P. Scheme No. 3 allotted in lieu of R.S. No. 72/2 of Moje Vejalpur, Tal. Vejalpur, Dist. Ahmedabad and registration Dist. of Ahmedabad and registration sub Dist. of Ahmedabad-10 (Vejalpur) within the state of Gujarat.	E) 10.03.2022 F) Rs. 2,90,28,697.40 + Further Interest & Charges - Recovery if any G) 27.06.2022 H) Symbolic	A) 106.50 Lakhs B) 10.65 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
		All that piece and parcel of immovable Property of Office No. 405, having Built up area admeasuring 1305 Sq Ft i.e. 121.23 Sq. Mtrs. on Forth Floor together with proportionate undivided Share adm. 12 Sq. Mtrs. in the land of the scheme known as Sangrilla Arcade a scheme situate near Shyamal Cross Road, Satellite, Ahmedabad and lying on freehold Non Agriculture land bearing Final Plot No. 115/I of T.P. Scheme No 3 allotted in lieu of R.S. No 72/2 of Moje Vejalpur, Tal. Vejalpur, Dist. Ahmedabad and registration District of Ahmedabad and registration sub district of Ahmedabad-10 (Vejalpur) within the state of Gujarat.	E) 10.03.2022 F) Rs. 2,90,28,697.40 + Further Interest & Charges - Recovery if any G) 27.06.2022 H) Symbolic	A) 98.00 Lakhs B) 9.80 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
		All that piece and parcel of immovable Property of Office No. 406 having Built up area admeasuring 1495 Sq. Ft. i.e. 138.88 Sq. Mtrs. on Forth Floor together with proportionate undivided Share admeasuring 12 Sq. Mtrs. in the land of the scheme known as Sangrilla Arcade a scheme situate near Shyamal Cross Road, Satellite, Ahmedabad and lying on freehold Non Agriculture land bearing Final Plot No. 115/I of T.P. Scheme No 3 allotted in lieu of R.S. No 72/2 of moje Vejalpur, Tal. Vejalpur, District Ahmedabad and registration District of Ahmedabad and registration sub District of Ahmedabad-10 (Vejalpur) within the state of Gujarat.	E) 10.03.2022 F) Rs. 2,90,28,697.40 + Further Interest & Charges - Recovery if any G) 27.06.2022 H) Symbolic	A) 112.00 Lakhs B) 11.20 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
02	M/s. Active Projects  Bodakdev Branch, Ahmedabad	All the piece and parcel of immovable property being Office No. 102 in Building - C. adm. 66.03 Sq. Meters. Carpet area with undivided proportionate share adm. 30.74 Sq. Meters in the land of Scheme, 1st Floor, With right to use common amenities, Signature-2, Survey No. 441/1, adm. 14481 Sq. Mtrs. compromised in T. P. Scheme No. 86 (Fatechwadi Okaf - Sarkhej), Allotted Final Plot No. 116/1 with land adm. 8652 Sq. Mtrs., Mouje: Ahmedabad (City) East, District: Ahmedabad and Registration Sub District: Ahmedabad - 4 (PALDI).	E) 11.04.2022 F) Rs. 58,97,241.51 + Further Interest & Charges - Recovery if any G) 24.12.2022 H) Physical	A) 54.00 Lakhs B) 5.40 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
03	M/s. Jai Traders  Changodar Branch, Ahmedabad	All that part and parcel of the property of M/s Jai Traders consisting of Property situated at "Commercial Office No. FF, 4th Floor, "Divyalok Complex", Near Shakti Heights, Opp. Dwarakesh Orthopedic Hospital, Bhimjipura, Ahmedabad. Sub Plot No. 49/B, FP No. 118, TP No. 28, Wadaj, Ahmedabad. area-2000 Sq. Ft. Owner: Pravinsinh KZala.	E) 30.12.2016 F) Rs. 77,76,059.00 + Further Interest & Charges - Recovery if any G) 18.08.2017 H) Physical	A) 46.00 Lakhs B) 4.60 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
04	Mascot Enterprise  Shastri Park Branch, Ahmedabad	All that piece and parcel of the residential property of Mr. Maulik S. Rathod and Mayank S. Rathod consisting of Property situated at Office No. 408, 4th Floor, "Dev ARC (Jodhpur) Commercial Co. Op. Hsg. Soc. Ltd., Near Iscon Roads, Satellite, S.G. Highway, Ahmedabad having SBA 5000.035 Sq. Feet.	E) 03.09.2022 F) Rs. 4,03,80,307.19 + Further Interest & Charges - Recovery if any G) 14.12.2022 H) Symbolic	A) 375.00 Lakhs B) 37.50 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
		All that piece and parcel of the residential property of Ms. Heenaben Subodhbhai Rathod and Mr. Maulik S. Rathod consisting of Property situated at Flat No. E/8, in the scheme known as "Revati Tower" B/H. Hotel Courtyard Marriott, Opp. Riddhi Siddhi Bungalow, Ramdevnagar, Satellite Road, Ahmedabad having SBA 138 Sq. Mtrs. Bounded by :East:- Society Road, West:- Main Road, North:- Flat No. F/8, South:- Block No. GH.	E) 03.09.2022 F) Rs. 4,03,80,307.19 + Further Interest & Charges - Recovery if any G) 14.12.2022 H) Symbolic	A) 68.20 Lakhs B) 6.82 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
05	M/s. Milan Enterprise  Vatva Branch, Ahmedabad	All that part and parcel of the property of M/s. Milan Enterprise consisting of Property situated at "Commercial shop No. B/432, 4th Floor "Sumel Business Park-4" Near Amdupura, Near Kalupurbridge, Kalupur, Ahmedabad 380001. Area-430 Sq. Ft. Owner- Umeshbhai Lockchand Keshviani.	E) 07.12.2015 F) Rs. 61,73,215.00 + Further Interest & Charges - Recovery if any G) 04.02.2018 H) Physical	A) 12.05 Lakhs B) 1.20 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
06	Mr. Hiren Rajendra Puwar & Mr. Rajendra Puwar & Smt. Harshlata R. Puwar  Sarstra Circle Branch, Ahmedabad	All That Piece And Parcel Of The Immovable Property Being Flat No.6/A B U A adm. 76 Sq Yard In Scheme Knows As "Hebron Association" Bearing Survey Nos. 112,113 and 115 Paiki T.P Scheme No 7 And Final Plot No. 128 Paiki Sub Plot No. 57 Paiki Lying and Situated At Village/Mouje: Khokhra-Memdadav, Registration Dist: Ahmedabad and Sub District: Ahmedabad 5 (Narol) Owner: Mr. Rajendra M. Puwar & Smt. Harshlata R. Puwar	E) 19.05.2021 F) Rs. 11,01,226.25 + Further Interest & Charges - Recovery if any G) 27.07.2021 H) Physical	A) 31.92 Lakhs B) 3.19 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	
07	Yusufbhai Alibhai Bavan  Sarstra Circle Branch, Ahmedabad	Prop. Bearing Gharthari Gamtal Vada Land Plot No. 209 (1250.00 Sq. Ft.) Bearing Gram Panchayat Prop. No. 209 and also Building Constructed on Ghathari Gamtal Vada Land of Plot No. 210 Situated at Mangadh, Ta. Idar Dist. Sabarkanta within limits of Gram Panchayat, Taluka: Idar, Dist. Sabarkantha.	E) 02.11.2017 F) Rs. 9,24,985.00 + Further Interest & Charges - Recovery if any G) 14.02.2018 H) Physical	A) 7.46 Lakhs B) 0.75 Lakh C) 0.11 Lakh	Date: 01.06.2023 Time: 11:00 A.M. to 1:00 Noon	

Details of the encumbrances known to the secured creditors: Not Known

#### TERMS AND CONDITION OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002  
 For detailed term and conditions of the Sale, Please refer:

<https://www.ibapi.in>, <http://www.mstcecommerce.com/>, [www.pnbindia.in](http://www.pnbindia.in)

Date: 29.04.2023 | Place: Ahmedabad

Authorised Officer, Punjab National Bank, Secured Creditor

#### STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The Borrower / Guarantor / Mortgagor is hereby notified to pay the demand amount as mentioned above along with interest and cost till the date of payment on or before the last date of submission of the bid i.e 31.05.2023 upto 5 pm failing which the property will be sold as per the above sale notice.