

Public E-auction Notice for Sale of Immovable Properties on 13.05.2024

Last Date of Submission of EMD and Bid Documents: 10.05.2024 up to 5.00 pm

Date & Time of Inspection: 08.05.2024 (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 F) Outstanding Amount G) Possession Date u/s. 13(4) of SARFAESI Act 2002 H) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs. in Lakhs)	Date and Time of E-Auction
				B) EMD (Rs. in Lakhs) C) Bid Increase Amount	
01	Mr. Pranav Dhirajlal Dholakia Gandhinagar Branch	All that part and parcel of the immovable Property being Tenement / Block No. 62, adm. about 35.88 Sq. mtr. with open space adm about 5.80 Sq mtr., Total area adm. about 41.68 Sq. mtrs in the society known as (Mathuresh Co. Op. Hou. Soc. Ltd), Nr. Shriji Nagar Society, Nr. Mansa Kalol Road, Kalol, Gandhinagar. R.S. No. 252/267, 252/279 & 252/280, CS No. 4693, 4692 & 4691 lying being at Mouje Village: Kalol, Taluka: Kalol, Registration District Gandhinagar Sub-District Kalol.	E) 05.09.2018 F) Rs. 13,45,099.00 + Further Interest & Charges - Recovery if any G) 19.11.2018 H) Symbolic	A) 15,32,700/- B) 1,54,000/- C) 5,000/-	Date: 13.05.2024 Time: 11:00 A.M. to 4:00 Noon
02	M/s. Kanaiya Quarry Works Shahibaugh Branch, Ahmedabad	All that right, title, interest as the exclusive properties situated at N.A (for quarry work) land Block No. 36 paiki 2 land adm. 17774 Sq. Mtrs. Mouje Jashvantpura, Taluka City Dhansura, Registration Dist. Sabarkantha & Sub District Bayad. Bounded by: East: Village limit, West: Land of Survey No. 83, North: Land of Survey No. 74 and 75, South: Land of Survey No. 84.	E) 18.11.2014 F) Rs. 74,55,424.00 + Further Interest & Charges - Recovery if any G) 29.07.2016 H) Physical	A) 24,47,480/- B) 2,45,000/- C) 5,000/-	Date: 13.05.2024 Time: 11:00 A.M. to 4:00 Noon
		All the right, title, interest as the exclusive Properties situated at N.A (for quarry work) land admeasuring 9442 Sq. Mtrs. Block No. 62 paiki land admeasuring 4721 Sq. Mtrs. Mouje Jashvantpura, Taluka City Dhansura, Registration District Sabarkantha and Sub-District Bayad. Bounded by: East: Village limit, West: Land of Survey No. 83, North: Land of Survey No. 74 and 75, South: Land of Survey No. 84.		A) 6,50,082/- B) 66,000/- C) 5,000/-	Date: 13.05.2024 Time: 11:00 A.M. to 4:00 Noon
Note for Lot No. 1 & Lot No. 2: Auction scheduled to be held on dtd. 07.05.2024 stands withdrawn with immediate effect					
03	M/s. Utpal Dolai S/o. Dakhiram Dolai Maskati Market Branch, Ahmedabad	All that piece or parcel of Immovable Property being Residential property bearing City Survey no. 289, admeasuring 60.7587 sq mt together with construction of Ground Floor, First Floor and Second Floor standing thereon situated at lying at Mouje ward- Kalapur-2, Taluka - City of District Ahmedabad and Registration Sub District of Ahmedabad-1 within the state of Gujarat, Owned by Utpal Dolai.	E) 02.08.2023 F) Rs. 49,92,267.58 + Further Interest & Charges - Recovery if any G) 08.01.2024 H) Symbolic	A) 32,68,000/- B) 3,27,000/- C) 11,000/-	Date: 13.05.2024 Time: 11:00 A.M. to 4:00 Noon
04	Mrs. Bhavriben Chandansinh Rathod Pritamnagar Branch, Ahmedabad	Flat No. A-403 adm. about 51.67 Sq. Mts. [Built Up Area] along with undivided land adm. 20.04 Sq. Mts. On fourth floor in the Scheme "MARUTI HEIGHTS" situated on the Non-Agricultural land admeasuring 1821 Sq. Mts. Of Final Plot No. 49 [Old Survey No 598/4] of Town Planning Scheme No. 80 situate, Lying and being at Mouje Vatva, Taluka Vatva in the Registration District of Ahmedabad and Sub District Ahmedabad - 11 [Aslali].	E) 22.06.2023 F) Rs. 21,72,682.50 + Further Interest & Charges - Recovery if any G) 13.04.2024 H) Physical	A) 16,25,000/- B) 1,63,000/- C) 5,000/-	Date: 13.05.2024 Time: 11:00 A.M. to 4:00 Noon
05	M/s. Indus Hospital SASTRA Circle, Ahmedabad	All those pieces and parcels of the Immovable Property bearing plot No.24 of "Utkarsh Bunglows Part-2", AMC Tenement No. 0541-37-4420-0002-V, adm. 213 Sq. Mtrs. together with undivided proportionate share in the common land, road, plot, amenities, etc. of Utkarsh Bunglows PART-2 and construction thereon adm. 275.50 Sq. Mtrs. [as per regularised Plan by AMC for (Clinic) Non Residence Purpose], situated at the freehold Non-Agricultural Land bearing Final Plot No.63 adm. 3684 Sq. Mtrs. of Town Planning Scheme No. 20 (allotted in lieu of Revenue Survey No. 482 adm. about 5261 Sq. Mtrs., Mouje: Village Chandkheda, Taluka: Sabarmati, Registration Sub-District of Ahmedabad-2 (Vadaj) within the State of Gujarat.	E) 17.05.2023 F) Rs. 3,76,99,441.28 + Further Interest & Charges - Recovery if any G) 25.07.2023 H) Symbolic	A) 1,85,79,400/- B) 18,58,000/- C) 11,000/-	Date: 13.05.2024 Time: 11:00 A.M. to 4:00 Noon
		Hypothecation of entire plant & machineries, electrical installations, furniture & fixture, office equipment and other movable assets & interior of the firm present & future and also lying and installed at M/s. Indus Hospital at 4th Floor, 401 to 413-416 to 421, Angel Arcade, opp. Palm Hotel, B/s. Parmeshwar Residency, Virat Nagar, Nr. S P Ring Road, Odhav, Ahmedabad-382415. Please visit www.pnbindia.com or click on the link under for list of machineries https://r/b.gy/6h2oyg		E) 17.05.2023 F) Rs. 3,76,99,441.28 + Further Interest & Charges - Recovery if any G) 31.01.2024 H) Symbolic	A) 1,65,58,850/- B) 16,56,000/- C) 11,000/-

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

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal <http://www.mstcecommerce.com/> 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcecommerce.com/>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet one day before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com/>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (<http://www.mstcecommerce.com/>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website [https://www.ibapi.in/](http://www.mstcecommerce.com/This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal. (1) <a href=), (2) <http://www.mstcecommerce.com/>, (3) www.pnbindia.in 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-ब्रॉकर-IBAPI portal (<https://www.ibapi.in/>). 7. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com/>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (maytake2workingdays), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of the amount as mentioned above in the table to the last higher bid of bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<http://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal. 11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. Stressed Assets Targeted Resolution Action (SASTRA) Division, 6th Floor, Gujarat Bhavan , Near M.J. Library , Ellisbridge, Ahmedabad-380006 Tel :079-26578602-03, Email :cs4517@pnb.co.in Page 2 of 2 15. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone / cancel / adjourn / discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 18. 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. 19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide. 20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions. 24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor

Date: 27.04.2024 | 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 10.05.2024 upto 5 pm failing which the property will be sold as per the above sale notice.

Public E-auction Notice for Sale of Immovable Property 27/05/2024

Last Date of Submission of EMD and Bid Documents: 24/05/2024 up to 5.00 pm

Date & Time of Inspection: 22.05.2024 (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 Securitization and 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 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.

SCHEDULE OF THE SECURED ASSETS

Sr No.	Name of Branch	Description of the Immovable Properties Mortgaged/ Owner's Name [Mortgagers 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
	Name of the Account		(f) O/S amount as on date of 13 (2) notice	B) EMD (Rs. in Lakhs)	
	Name & Address of the Borrower / Guarantors		(g) Possession date u/s 13 (4) of SARFAESI Act 2002	C) Bid Increase Amt.	
			(h) Nature of possession symbolic / physical / constructive		
1	Ahmedabad, Aslali Branch M/s Maruda Textiles Sureshbhai Maruda (Borrower) Mr.Sheikh Mohamed Ishaq Rahimbhai Smt.Chandrikaben Maruda W/O Shri Sureshbhai (Guarantor)	All that piece or parcel of immovable property being Residential tenement situated at Plot No B-23/418P Gujarat Tractors Co.Op.Housing Society Ltd. Nr Avadh Duplex,Tandalja Vadodara, admeasuring about plot area 682 Sq. Yrds and built up area 785 Sq.Ft. (GF+FF) situated on land bearing Survey No 384P& 418P in the village Mouje: Tandalja, Taluka And District Vadodara, Gujarat Owned by Mr. Sheikh Mohamed Ishaq Rahimbhai	(e) 01.02.2024 (f) Rs 57,88,669.16/- plus further interest& charges. (g) 22.04.2024 (h) SYMBOLIC	(a) Rs.21,61,800/- (b) Rs.2,17,000/- (c) Rs. 11,000/-	Date: 27.05.2024 Time: 11:00 am to 4:00 pm

Details of the encumbrances known to the secured creditors – Not known

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1.The auction sale will be "online through e-auction" portal <http://www.mstcecommerce.com> 2. The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 24.05.2024 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (<http://www.mstcecommerce.com/>) for e-Auction will be provided by A Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/411/413 or 1). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <http://www.mstcecommerce.com/> This Service Provider will also provide online demonstration/ training on e-Auction on the portal. 5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal. (1) <https://www.ibapi.in>, (2) <http://www.mstcecommerce.com>, (3) www.pnbndia.in 6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from E-बक़रय-IBAPI portal (<https://www.ibapi.in>). 7. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC document sare verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction. 8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 9. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of the amount as mentioned above in the table to the last higher bid of bidders. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. 10. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<http://www.mstcecommerce.com>). Details of which are available on the e-Auction portal. 11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider). 12. The secured asset will not be sold below the reserve price. 13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. 16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act. 17. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 18. 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. 19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing officer as per the details provide. 20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. 21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions. 23. It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <http://www.mstcecommerce.com/> & www.pnbndia.in 24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor

Date: 26.04.2024 | 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 24.05.2024 upto 5 pm failing which the property will be sold as per the above sale notice.