



Public E-auction Notice for Sale of Immovable Properties Lot No. 1 to 6 on 08.12.2023 & Lot No. 7 to 8 on 27.12.2023 - Time 11:00 AM to 4:00 PM

Last Date of Submission of EMD and Bid Documents:

Lot No. 1 to 6 on 07.12.2023 & Lot No. 7 to 8 on 26.12.2023 up to 5.00 pm

Date & Time of Inspection: Lot No. 1 to 6 on 30.11.2023 to 07.12.2023 &

Lot No. 7 to 8 on 18.12.2023 to 26.12.2023 (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	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
	Name of the Account			B) EMD (Rs. in Lakhs)	
	Name & Address of the Borrower / Guarantors A/c.			C) Bid Increase Amount	
01	Mrs. Sapna Yadav & Mr. Sukhpal Yadav Pritamnagar Branch, Ahmedabad	All that right, title interest as the exclusive owner of constructed property Flat No. D-501 adm. about 55.95 Sq. Mtrs. [Built up area] along with undivided land adm. 27.14 Sq. Mtrs. With open area adm. about 55.95 Sq. Mtrs. on Fifth Floor [As per approved plan Fifth Floor] in the Scheme 'Mangalmurti Apartment' situated on the Non-Agricultural land adm. 2860 Sq. Mtrs. of Final Plot No. 15/3 [Old Survey No. 577] of Town Planning Scheme No. 58 situate, Lying and being at Mouje Vatva, Taluka Vatva in the Regd. District of Ahmedabad and Sub District Ahmedabad - 11 [ASLALI].	E) 30.12.2022 F) Rs. 18,01,477.90 + Further Interest & Charges - Recovery if any G) 26.08.2023 H) Physical	A) 26.34 Lakhs B) 2.64 Lakh C) 0.11 Lakh	Date: 08.12.2023 Time: 11:00 A.M. to 4:00 P.M.
02	Mr. Rushil Dineshkumar Shah Motera Branch, Ahmedabad	All that right, title and interest of property situated at Shop No. S/3, adm. 26-38-45 Sq. Mtrs. on Ground Floor, Municipal Tenement No. 0525-05-0011-0001-F situated at F.P. No. 292/1 T.P. Scheme No. 21, Survey No. 206/2 Part, "Ashtapadgiri Co. Op. Housing Soc. Limited," Sangath-2, Mouje Motera, Taluka Sabarmati, Regd. District and Sub-District Ahmedabad-6 (Naroda). Bounded by: East: Road Side, West: Other Society Plots, North: Shop No. 4, South: Shop No. 2.	E) 27.04.2021 F) Rs. 24,75,679.25 + Further Interest & Charges - Recovery if any G) 28.01.2022 H) Symbolic	A) 36.20 Lakhs B) 3.62 Lakh C) 0.11 Lakh	Date: 08.12.2023 Time: 11:00 A.M. to 4:00 P.M.
03	M/s. Natural Stone International Gallery Ashram Road Branch, Ahmedabad	All that piece and parcel of the Property being an open land boundaries of N.A. Open Land area of 590.66 Sq. Mtrs. out of Total land area of 1722.00 Sq. Mtrs. Paiki of RS No. 1261 of Village Jasdian, as shown in Gift Deed Sr. No. 2773, Dt. 29/11/2017. Bounded by: North: Proposed by pass Road, South: Plot No. 5/P, Plot No.4 & Plot No.3, East: Open Land of Part B of the Original Owner, West: Open Land of Part B of the Original Owner. All that piece and parcel of the Property being an Open Land boundaries of N.A. Open Land area of 590.67 Sq. Mtrs. out of Total Land area of 1722.00 Sq. Mtrs. Paiki of RS No. 1261 of Village Jasdian, as shown in Gift Deed Sr. No. 2774, Dt. 29/11/2017, Bounded by: North: Proposed by pass Road, South: Plot No.7, Plot No.6 & Plot No.5/P, East: 6 Mtrs. Road, West: Renaububg Open Land of Part B.	E) 01.02.2023 F) Rs. 2,74,31,059.16 + Further Interest & Charges - Recovery if any G) 05.05.2023 H) Symbolic	A) 88.11 Lakhs B) 8.81 Lakh C) 0.11 Lakh A) 88.11 Lakhs B) 8.81 Lakh C) 0.11 Lakh	Date: 08.12.2023 Time: 11:00 A.M. to 4:00 P.M.
04	Mr. Nathuram Prajapati Maskati Market Branch, Ahmedabad	All that part and parcel of Immovable Property being Flat No. B-304 adm. about 55.43 Sq. Mtrs (Carpet Area) along with undivided land adm. 27.63 Sq. mtrs. on Third Floor in the scheme "Mangalmurti Apartment" situated on the Non-Agricultural Land adm. 2860 Sq. mtrs. of Final Plot No.15/3 (Old Survey No. 577) of Town Planning Scheme No. 58 situated, lying and being at Mouje Vatva, Tah. Vatva in the Registration District of Ahmedabad and Sub District Ahmedabad-11(Aslali) Bounded by: East: Flat No. B-301, West: Flat No. C-301, North: Society Main Road, South: Flat No. B-303. Owned by Smt. Vidamidevi Nathuram Prajapati.	E) 27.04.2021 F) Rs. 27,96,506.26 + Further Interest & Charges - Recovery if any G) 08.05.2022 H) Physical	A) 18.38 Lakhs B) 1.84 Lakh C) 0.11 Lakh	Date: 08.12.2023 Time: 11:00 A.M. to 4:00 P.M.
05	Mr. Manojkumar M. Dhaduk Gandhinagar Branch	All that part and parcel of Immovable Property being Residential House No. 296 adm. about 58 Sq. Mtrs. (Carpet Area) situated at Vankarvas, Ranavas Road, Mouje Sarghasan, Taluka Gandhinagar, District: Gandhinagar Bounded by: East: Common wall with Ground Floor Structure, West: Society Road & then Tenement, North: Margin & Tenement, South: Common wall with Ground Floor Structure. (Property Owned by Mr. Manojkumar Mavjibhai Dhaduk)	E) 15.04.2021 F) Rs. 11,63,935.86 + Further Interest & Charges - Recovery if any G) 02.07.2021 H) Symbolic	A) 16.98 Lakhs B) 1.70 Lakh C) 0.11 Lakh	Date: 08.12.2023 Time: 11:00 A.M. to 4:00 P.M.
06	Shree Mahalaxmi Enterprise Circle SASTRA Branch, Ahmedabad	Flat No. H-2, 2nd Floor in the Scheme known as "Revati Tower", in Karmiyot Co. Op. Housing Society Ltd., Opp. Riddhi Siddhi Bungalows, Ramdev Nagar Cross Road, Satellite, Ahmedabad. New Survey No. 559 Paiki (Old Survey No. 1121), Final Plot No. 82/1/1, T.P. Scheme No. 6, Mouje: Jodhpur Taluka, Taluka: City, District: Ahmedabad, Sub District of Ahmedabad. Owner: Dipakbhai Dhulaji Ninama.	E) 14.02.2020 F) Rs. 37,37,826.67 + Further Interest & Charges - Recovery if any G) 17.09.2023 H) Physical	A) 50.07 Lakhs B) 5.00 Lakh C) 0.11 Lakh	Date: 08.12.2023 Time: 11:00 A.M. to 4:00 P.M.
07	M/s. Kinjal Textab C.G. Road Branch, Ahmedabad	Details of Movable items: (1) Weighing Balance 1 Nos., (2) Table 1 Nos., (3) Cupboard with drawer, (4) Set-up box with remote-2 Nos., (5) Small Table- 1 Nos., (6) Wooden Door 2 Nos., (7) Wooden Ply 1 Nos., (8) Aluminum Frame 1 Nos., (9) Wooden Stand 1 Nos., (10) Aluminium Standee 19 Nos., (11) "Self Adhesive Vinyl" Paper Rolls approx. 125 Pcs. in Carton Box (Size: 44" length & other sizes) (12) Speaker 1 Nos., (13) MS Chair stand 1 Nos.	E) 17.11.2022 F) Rs. 6,89,34,544.71 + Further Interest & Charges - Recovery if any G) 02.07.2023 H) Physical	A) 1.15 Lakhs B) 0.11 Lakh C) 0.11 Lakh	Date: 27.12.2023 Time: 11:00 A.M. to 4:00 P.M.
08	Ms. Aarti Nikesh Vyas Nikol Branch, Ahmedabad	Flat No. B/14, on Third Floor, adm. 58.50 Sq. Mtrs i.e 70 Sq. Yards (Super Built up area) together with undivided proportionate share adm. in entire land, in a scheme known as "Parth Apartment", situated within Bhikhubhai Park Co. Op. Housing Ltd. (Vibhag-2) constructed on N.A. land situated lying and being at Mouje: Vejalpur, Taluka: Vejalpur, Dist: Ahmedabad bearing Revenue Survey No.482/2 (Old Survey No. 1183/2) and Final Plot No. 149/2 of T.P. Scheme No. 6, in the Registration District, Ahmedabad and sub District, Ahmedabad-10 (Vejalpur). Bounded by: East: Flat No. B/13, West: Flat No. B/15, North: Flat No. B/17, South: Satyagrah Chhavanani.	E) 07.08.2023 F) Rs. 14,87,182.86 + Further Interest & Charges - Recovery if any G) 17.10.2023 H) Symbolic	A) 29.84 Lakhs B) 3.00 Lakh C) 0.11 Lakh	Date: 27.12.2023 Time: 11:00 A.M. to 4:00 P.M.

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 e-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 <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.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-B37-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 (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. 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 Authorized Officer, but the Authorized 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/attend 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.

Date: 23.11.2023 | 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 07.12.2023 for Lot No. 1 to 6 & 26.12.2023 for Lot No. 7 to 8 upto 5.00 pm failing which the property will be sold as per the above sale notice.