

Zonal SASTRA, 4th Floor, Chankya Building, Nr. Dinesh Hall, Ashram Road,  
Ahmedabad-Gujarat 380009 Ph: 07947010262 Email:zs8336@pnb.co.in

**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 Authorised 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

**Date of E-Auction: 08.12.2023 (Last date of deposit of EMD: 07.12.2023 up to 5.00 PM)**

S.N	Name of the branch; Name of the account; Name & addresses of the borrower/Guarantors account	Description of Immovable Properties/securities mortgaged/Owner's name (Mortgagors of properties)	(e) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (f.1) O/S amount as on date of 13 (2) notice (f.2) O/S amount as on given date (31.10.2023) (g) Possession date u/s 13(4) of SARFAESI Act 2002 (h) Nature of possession symbolic/physical/ constructive (i) Amount recovered after issuance of 13(2) notice (till 31.10.2023)	(a) Reserve Price (b) EMD (c) Bid Increase Amt.	Date/ Time of E- Auction
1	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahlnadnagar, Ahmedabad-380051	Unit/Office No. A/91, Ninth Floor, in the scheme Known as “Priseema Complex” at Mouje Changispur, Taluka Sabarmati, Ahmedabad, Gujarat. 845 Sq. Fts. Bounded as Under: - East: -Common Passage of Complex West:-Open Space North:-Office No. A/92 South:-Common Road of Complex.  Property Owner- Sureshbhai Amulakhbhai Shah	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 20.07.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(a) Rs.77,00,000.00 (b) Rs.7,70,000.00 (c) Rs.11,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm
2	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahlnadnagar, Ahmedabad-380051	Office No 803, Eighth Floor, in the scheme known as “Elite”, together with undivided proportionate share in land, lying at Mouje Sola, Taluka Ghatlodia, District, Ahmedabad, Gujarat. 1128.00 Sq. Fts. (Built up Area) Bounded as under: - East: -Marginal Space thereafter Parking	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12)	(a) Rs.80,00,000.00 (b) Rs.8,00,000.00 (c) Rs.11,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm

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		West:-Office No. 802 North:-Internal Road South:-Office No. 804  Property Owner- Shrenikbhai Sudhirbhai Vimawala	(f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 07.07.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).		
3	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahlanagar, Ahmedabad-380051 .	All that Piece and parcel of Non Agricultural Open Plot No. 35 Paiki, of Town Planning Scheme No. 6. Mouje Jodhpur, Taluka Vejalpur, Ahmedabad- 4(Paldi) , Gujarat 187 Sq. Mtrs.(As per F.P) Bounded as under: - East: -Road West: -Vibhuti Tower North: -6 mtrs Wide Internal Road South:-Land of Old Survey No. 233  Property Owner- Amitbhai Harivadanbhai Parikh	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 17.08.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(a) Rs.2,25,00,000.00 (b) Rs.22,50,000.00 (c.) Rs.50,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm
4	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahlanagar, Ahmedabad-380051	Amalgamated Unit/Office No. 505, 506, 507, 508 & 608 Fifth/sixth Floor, with proportionate undivided share of the scheme, with right to use common amenities "Ten11" Changisapur, Taluka: Sabarmati, District Ahmedabad, Sub District Ahmedabad-3(Memnagar) 2912.63 Sq Fts. (Carpet area) <b>Bounded as under: -</b> East:-Foyer West: -Road North: -Plot South:-Road  Property Owner- Shrenik Sudhirbhai Vimavala	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 20.07.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(a) Rs.4,21,00,000.00 (b) Rs.42,10,000.00 (c.) Rs.50,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm
5.	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor)	Flat No. B/001, Ground Floor Shiromani Complex, Final Plot No.236, TP Scheme No.21 Moje (Sim) Vastrapur, Taluka: Vejalpur, Ahmedabad, Sub District	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount	(a) Rs.1,87,00,000.00 (b) Rs.18,70,000.00 (c.) Rs.50,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm

	A/2 Riviera Entalia, Opp Suyog Bunglow, Corporate Road, Prahladnagar, Ahmedabad-380051	Ahmedabad-3(Memnagar) Gujarat. 276.76 Sq. Mtrs.(Super Build up area) <b>Bounded as under: -</b> East:-Internal Road West: -Margin North: -Margin South: -Passage  Property Owner- Shrenik Sudhirbhai Vimawala	PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12 (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 17.09.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).		
6.	L.C.B. Ahmedabad, Shrenik Limited Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bunglow, Corporate Road, Prahladnagar, Ahmedabad-380051	Flat No. B-1003, (Block B, Flat No. 1003) 10 <sup>th</sup> Floor, with proportionate undivided share in land of scheme, with right to use common amenities, Saransh Ambience, Survey No.222, comprised in T.P. scheme No.26 and allotted Final Plot No.41, Moje Vasna, District Ahmedabad, Sub District Ahmedabad-4(Paldi), Gujarat 175.585 Sq. Mtrs (Super Build up area) <b>Bounded as under: -</b> East: -Flat No. B-1002 West: -Flat No. A-1002 North: -Flat No. B-1004 South: -T.P. Road  Property Owner- Shrenik Sudhirbhai Vimawala	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 24.08.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(a) Rs.87,00,000.00 (b) Rs.8,70,000.00 (c.) Rs.11,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm
7.	L.C.B. Ahmedabad, Shrenik Limited Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bunglow, Corporate Road, Prahladnagar, Ahmedabad-380051	Flat No. B-1004, (Block B, Flat No. 1004) 10 <sup>th</sup> Floor, with proportionate undivided share in land of scheme, with right to use common amenities, Saransh Ambience, Survey No. 222, comprised in T.P.Scheme No.26 and allotted Final Plot no. 41, Moje Vasna, District Ahmedabad, Sub District Ahmedabad-4(Paldi), Gujarat 175.585 Sq. Mtrs .(Super Build up area) <b>Bounded as under: -</b> East: -Flat No. B-1001 West: -Flat No. A-1001 North: -Society Road and Garden thereafter South:-Flat No. B-1003  Property Owner- Shrenik Sudhirbhai Vimawala	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 16.08.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(a) Rs.87,00,000.00 (b) Rs.8,70,000.00 (c.) Rs.11,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm
08	L.C.B. Ahmedabad, Shrenik Limited	Godown No 26, The Anaj Bajar Co.Op Shops and	(e) PNB:29.04.2022 and SBI:04.05.2022	(a) Rs.2,89,00,000.00 (b)Rs.28,90,000.00	Date: 08.12.2023

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	Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	Warehousing Society Ltd. TP Scheme no 7, Final Plot No 46, , with construction thereon, with right to use road, common plot & open space & common amenities of the scheme, Moje (Sim) Khokhara-Mehmadavad, Taluka: Maninagar, District: Ahmedabad, Sub District: Ahmedabad-5(Narol) 495.10 Sq Mtr <b>Bounded as under: -</b> East: -Society Road West: -Society Road North: -Godown No. 27 South:- Godown No. 25  Property Owner- Shrenik Limited (Formerly known as Shrenik Tradelink Pvt Ltd)	(f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 09.10.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(c.) Rs.50,000.00	Time: 11:00 am to 4:00 pm
09	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	Open Plot No. 19/B in The Bharat Co-Operative Housing Society Limited., Final Plot No.88 paikiee of Town Planning No.2 lying and being at Mouje Rajpur-Hirpur, District: Ahmedabad, Sub District: Ahmedabad-7(Odhav). 484.59 Sq mtrs <b>Bounded as under: -</b> East: -Godown of M.B. Enterprise West: -Bungalow No.19/A North: -Common Road. South:-Society Road.  Property Owner- Ratanlal Hanumanmal Bothra	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs.138,22,49,669.18 (Breakup of PNB & SBI amount PNB: Rs.93,45,58,828.90 SBI: Rs.44,76,90,840.28) as on 31.10.2023 (g) 24.08.2023 (h) Physical (i) Rs.10,61,97,842.57 (Breakup of PNB & SBI amount: PNB: Rs.6,94,43,398.75 SBI: Rs.3,67,54,443.82).	(a) Rs.2,72,00,000.00 (b)Rs.27,20,000.00 (c.) Rs.50,000.00	Date: 08.12.2023 Time: 11:00 am to 4:00 pm

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

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

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 **07.12.2023** 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

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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/webpageportal.

(1) <https://www.ibapi.in>, (2) <http://www.mstcecommerce.com>, (3) [www.pnbindia.in](http://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-Bक़य –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 ( $\geq$ 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 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 of the sale, please refer <https://www.ibapi.in>, <http://www.mstcecommerce.com/> & [www.pnbindia.in](http://www.pnbindia.in)

Date: 18.11.2023

Place: Ahmedabad

Abhinav Singh Rathore  
Authorized Officer  
Punjab National Bank  
Secured Creditor  
M-97292 25088

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