

Date: 16.11.2023

VNKC Agrocom Private Limited CIN- U51101GJ2004PTC044852 Regd Off: 408, Shangrila Arcade, Opp Shyamal Raw House, Near Shyamal Cross Road, Anandnagar Road, Ahmedabad-380015	VNKC Agrocom Private Limited CIN- U51101GJ2004PTC044852 Corporate office : 409, Shangrila Arcade, Opp Shyamal Raw House, Near Shyamal Cross Road, Anandnagar Road, Ahmedabad-380015.
Mr Kunal C Kotecha B – 303, Ashirwad Residency Opp Jalaram Mandir, Paldi, Ahmedabad – 380007	Mr Vipul N Kanabar J/201 at Kala Residency Apartment Near Radio Mirchi Tower, Satellite, Ahmedabad - 380015
Mr Maulik Jayantilal Ganatra 1/6 Navjyot Park B/H Jade Blue 150 ft Ring Road Rajkot Sauuni Area Kotda Sangani Rajkot - 360005	Smt Khyati Kotecha B 303 Ashirwad Residency Opp Jalaram Mandir, Paldi, Ahmedabad – 380007
Sh Ashok Kumar Laxmidas Kotecha 1-1, Dayanand Society, Gir Gadhda Road, Una Gir Somnath, Gujarat- 362560	Sh Krishna Kant Popatlal Kotecha 20 AUM Dayanand Society Gir Gadhda Road Una Gir Somnath Gujarat – 362560
Smt Radhika Kanabar J/201 at Kala Residency Apartment Near Radio Mirchi Tower, Satellite, Ahmedabad - 380015	Sh Chandrakant P Kotecha Krishna 10 Dayanand Society Gir Gadhda Road Una Gir Somnath Gujarat – 362560

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 (g) Possession date u/s 13 (4) of SARFAESI Act 2002 (h) Nature of possession	(a) Reserve Price (b) EMD (c) Bid Increase Amt.	Date/ Time of E- Auction
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			symbolic/physical/ constructive (i) Amount recovered after issuance of 13(2) notice (till 31.10.2023)		
1	eOBC-Ashram Road Branch, VNKC Agrocom Pvt Ltd, VNKC Agrocom Private Limited (Borrower); 408, Shangrila Arcade, Opp Shyamal Raw House, Near Shyamal Cross Road, Anandnagar Road, Ahmedabad-380015	Property situated at Survey no 511/4, (New Survey No. 511/4 paiki 2), Final Plot no. 40 TP Scheme no 3, Open Land, Near Shubhag Baug, B/s GEB Society, Village: Una, Tal: Una Dist: Gir-Somnath Area: 15,354.74 Sq.Mtr Boundaries: East: Survey No. 511/5, F.P.No.41 West: Survey No.511/3, F.P.No.39/1 North: Health Centre, F.P.No. 79 South: Main Road Owner: Kunal Chandrakant Kotecha.	(e) 07.11.2020 (f.1) Rs30,83,38,709/73 plus further interest (f.2) Rs.22,96,16,288.09 as on 31.10.2023 (g) 11.02.2021 (h) Physical (i) Rs.18,42,33,756/-	(a)Rs.7,47,00,000/- (b)Rs.74,70,000/- (c.)Rs.1,00,000/-	Date: 08.12.2023 Time: 11:00 am to 4:00 pm
2	Ashram Road, Ahmedabad, Stefina Vitriified Pvt Ltd. Survey No. 55, 56 Dhuva matel Road TAL: Wankaner, Matel, Morbi, Gujarat-363622	All the part and parcel of property consists of Industrial Land & Factory Building and including Plant and Machinery situated on factory land and building of S.No.55P1, S.No 55P2 & S.No.56P1 total ad-measuring 34394.00 Sq.Mt and Built up Area ad-measuring 31162.71 Sq.Mt Village : Matel, Ta- Wankaner, Morbi and bounded as	(e) 23.04.2021 (f.1) Rs.30,13,23,908/77 plus further interest (f.2) Rs.16,98,73,415.61 (Breakup of PNB & BOB amount PNB: Rs.11,38,48,786.86 BOB: Rs.5,60,24,628.75 as on 31.10.2023 (g) 06.08.2023 (h) Physical (i) Rs.20,69,94,203.00 (Breakup of PNB &	(a)Rs.28,79,00,000/- (b)Rs.2,87,90,000/- (c.)Rs.50,000/-	Date: 08.12.2023 Time: 11:00 am to 4:00 pm

		<p>follows-</p> <p>survey no. 56 P1 bounded by North: The land of S.No.56 p. is situated South: The land of S.No.55 p.2 is situated East: wastage land is situated West: Road is situated</p> <p>survey no. 55 P2 bounded by North: The land of S.No.56 p.1 is situated South: The land of S.No.55 p.1 is situated East: Wastage land is situated West: wankaner – Matel Gada Marag is situated</p> <p>survey no. 55 P1 bounded by North: The land of S.No.55 p.2 is situated South: The land of S.No.50&51 is situated East: Wastage land is situated West: wankaner – Matel Gada Marag is situated Property Owner - M/S STEFINA VITRIFIED PVT LTD</p> <p># Breakup of Reserve Price Rs.28,79,00,000/- is as below: Factory Land & Building: Rs.16,55,00,000/- Plant & Machinery: Rs.12,24,00,000/-</p>	<p>BOB amount: PNB: Rs.11,50,68,823.00 BOB: Rs.9,19,25,380.00).</p>		
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		(Plant & Machinery Rs.1221.51 lacs + Moveable assets Rs.2.49 lacs)			
3	C G Road, Ahmedabad, Sohm India Pvt.Ltd., Mr. Shailesh M Shah (Director Guarantor), and Mrs.Swati S Shah (Director/ Guarantor), 4740, Green River Road, ST E 307, CORONA, CA 92280 United States of America	All that undivided proportionate share in the piece or parcel of Commercial Premises, N.A. land situated lying and being at Office No.302, 3 rd Floor, Rembrandt, F.P.No.397/B, Sub plot No. 1&2, T.P.S. No.3, Opp. Associated Petrol Pump, C G Road, Mouje: Changispur, Ahmedabad-380006 in the name of Mr. Shailesh M Shah and Mrs. Swati S Shah., (1)admeasuring 1800 Sq.ft. i.e.167.28 Sq, Mtrs. (Super Built-up area) (2)admeasuring 1263 Sq.ft. i.e. 117.38 sq.mtr. (Built-up area) Land Mark: Rembrandt Building, 3 rd Floor. Bounded as below: East: Office no. 301 West: 40ft, Road with Margin North: Office No.303 South: Road and Front Phase of Building	(e) 01.01.2015 (f.1) Rs.10,60,16,080.96 plus further interest (f.2) Rs.11,86,14,449.80 as on 31.10.2023 (g) 23.05.2023 (h) Physical (i) Rs.5,01,348.00	(a)Rs.97,00,000/- (b)Rs.9,70,000/- (c.) Rs.50,000/-	Date: 08.12.2023 Time: 11:00 am to 4:00 pm

VNKC Agrocom Pvt.Ltd: Litigations known to the secured creditors in respect to SARFAESI Action: SA 79/2021 and Diary No. 296/2022 (SA)

Stefina Vitriified Pvt.Ltd.: Litigations known to the secured creditors in respect to SARFAESI Action: SA 586/22

Details of the encumbrances known to the secured creditors – (1) Income Tax: Rs.7,48,30,530.00 (2) G.S.T.: Rs.1,93,74,866.00 (3) PGVCL: Rs.1,15,82,084.13 (4) Sales Tax: Rs.27,40,471.00

Sohm (India) Pvt.Ltd.: Details of the encumbrances known to the secured creditors – AMC Dues Rs.5,12,515/- and pending Office Maintenance Chares Rs.8,55,688/-

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 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

6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditionsofe-auction,HelpManualonoperational part of e-Auctionrelatedtothise-Auction from e-बक़य – 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 bye-auctionserviceprovider(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 (\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".

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

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>, <https://eprocure.gov.in/epublish/app>, <http://www.mscecommerce.com/> & www.pnbindia.in

Date:17.11.2023
Place: Ahmedabad

Abhinav Singh Rathore
Authorized Officer
Punjab National Bank
Secured Creditor
M-9729225088

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