

Public E-auction Notice for Sale of Immovable Properties on 19.12.2023

Last Date of Submission of EMD and Bid Documents: 18.12.2023 up to 5.00 pm

Date & Time of Inspection: 15.12.2023 (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 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. Manharlal D. Makwana Off. CG Road, Branch, Ahmedabad	All that piece or parcel of Immovable Property consisting of Residential Flat No. F/04 on Ground Floor adm. 495 Sq. feet (Carpet area) i.e. 46 Sq. Mtrs. in a scheme known as "Santej Homes" along with, undivided proportionate share adm. 25.52 Sq. mtrs. in the N.A. land situate, lying and being at Mouje: Vatva, Taluka Ahmedabad City (EAST) within the state of Gujarat.	E) 06.06.2022 F) Rs. 23,09,592.00 & 16,15,675.00 + Further Interest & Charges - Recovery if any G) 09.07.2023 H) Physical	A) 19.44 Lakhs B) 1.95 Lakh C) 0.11 Lakh	Date: 19.12.2023 Time: 11:00 A.M. to 4:00 P.M.
		All that piece or parcel of immovable property as Row House No. B/10 adm. 501 Sq. ft. i.e. 46.53 Sq. mtr. and construction area adm 924 Sq. feet i.e. 85.83 Sq. mtr. in scheme known as Siddhant Row House bearing Survey No. 63/1 T. P. Scheme No. 128 and Final Plot No. 14/1 adm. 1336 Sq. mtrs. situated and lying at Village / Mouje: Vatva, Taluka City - Ahmedabad and Registration and Sub District Ahmedabad - 11 (Aslali) within the state of Gujarat.	A) 34.20 Lakhs B) 3.42 Lakh C) 0.11 Lakh	Date: 19.12.2023 Time: 11:00 A.M. to 4:00 P.M.	
02	Mr. Hirachand Nagshi Lapshiya Off. CG Road, Branch, Ahmedabad	All that piece and parcel of Immovable Property being Flat No. B/2-13 on First Floor having carpet area adm. about 341 Sq. Feet i.e. 31.68 Sq. Meter in scheme Known as "OM Shanti Nagar-3 Plus" of M/s Santosh Associates situated and lying on freehold Non-Agriculture land bearing Survey No. 7+8 of T.P. Scheme No. 84 of Final Plot No. 6 adm. about 5160 Sq. mtrs. of Mouje Vatva, Taluka-Ahmedabad City in the Regd. Sub District of Ahmedabad-11 (Aslali)	E) 03.04.2018 F) Rs. 13,38,255.95 + Further Interest & Charges - Recovery if any G) 02.03.2019 H) Physical	A) 9.50 Lakhs B) 0.95 Lakh C) 0.11 Lakh	Date: 19.12.2023 Time: 11:00 A.M. to 4:00 P.M.
03	M/s. R V Fabplast New Cloth Market Branch, Ahmedabad	All that right title, interest as the exclusive Owner of Property bearing Unit No. 432 as per broacher (Unit No. 432 as per Plan approved by AMC), on Fourth Floor in Block No. D, having adm. 460 Sq. Ft. i.e. 42.70 Sq. Mtrs. (Super Built up area) along with right to use undivided proportionate land, in the scheme known as "SUMEL-6" in situated the Non Agriculture leasehold land bearing Plot No. 113, 114, 121 paiki and 123 paiki Total adm. 47871 Sq. Mtrs. (after deducting land adm. 14148.03 Sq. Mtrs.) of draft T.P. Scheme No.14 which is now included in City Survey record and given City Survey No. 3140 & 3142 at Mouje Dariyapur- Kajipur, Taluka City East in the Registration District of Ahmedabad and sub District of Ahmedabad-6.	E) 04.10.2019 F) Rs. 25,71,954.90 + Further Interest & Charges - Recovery if any G) 27.11.2023 H) Physical	A) 12.90 Lakhs B) 1.29 Lakh C) 0.11 Lakh	Date: 19.12.2023 Time: 11:00 A.M. to 4:00 P.M.
04	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 Fourth Floor; Office No 405, having Built up area admeasuring 1305 Sq. Ft. i.e. 121.23 Sq. Mts. on Fourth Floor; Office No. 406, having Built up area admeasuring 1495 Sq. Ft. i.e. 138.88 Sq. Mts. on Fourth 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 115/1 of T.P Scheme No 3 allotted in lieu of Revenue Survey No. 72/2 of Mouje Vejalpur, Tal. Vejalpur in the District of 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) 06.08.2023 H) Physical	A) 230.85 Lakhs B) 23.08 Lakh C) 0.11 Lakh	Date: 19.12.2023 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 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-बकरी-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 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/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.

Date: 04.12.2023 | 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 18.12.2023 upto 5 pm failing which the property will be sold as per the above sale notice.