

Public E-auction Notice for Sale of Immovable Properties on 15.02.2024

Last Date of Submission of EMD and Bid Documents: 14.02.2024 up to 5.00 pm

Date & Time of Inspection: 13.02.2024 (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		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 [ASLAL].	E) 30.12.2022 F) Rs. 18,01,477.90 + Further Interest & Charges - Recovery if any G) 26.08.2023 H) Physical	A) 23,70,600/- B) 2,38,000/- C) 11,000/-	Date: 15.02.2024 Time: 11:00 A.M. to 4:00 P.M.
02	M/s. S.P. Engineers	Off. C.G. Road Branch, Ahmedabad	All that part and parcel of the Residential Property of Sh. Harvinder Singh Virdi consisting of property situated at Unit No. A/16, having a Plot area of admeasuring 105 Sq. yards and Constructed area of 95 sq. yards Super built up area in the scheme Known as "Akshar Park owned, developed and construed by Akshar (Chenpur) Survey No. 75/1 of Chenpur at Mouje- Chenpur Taluka City in the Registration District Ahmedabad, Sub District Ahmedabad-8 (Sola) earlier Ahmedabad-2 (Paldi). *Securitization Application filed vide Diary No. 848/2022 & SA No. 325/2023 pending before DRT-I, Ahmedabad.	E) 13.06.2013 F) Rs. 30,33,404.00 + Further Interest & Charges - Recovery if any G) 31.07.2022 H) Physical	A) 37,87,600/- B) 3,78,800/- C) 11,000/-	Date: 15.02.2024 Time: 11:00 A.M. to 4:00 P.M.
03	M/s. Prakash Enterprise	Pritamnagar Branch, Ahmedabad	All that piece and parcel of Flat No. C/301 on 3rd Floor having built up Area of 70.39 Sq. Mtrs. together with undivided share in the land adm. 31.95 Sq. Mtrs. In the Scheme known as "PUSHPAK RESIDENCY" Constructed on N.A. Land bearing Survey No. 234/B+C, Final Plot No. 38/1 & 38/2 of Town Planning Scheme No. 112 of Mouje Village Odhav, Taluka: VATVA in the District of Ahmedabad & Registration Sub District of Ahmedabad - 7 [Odhav] within the State of Gujarat. (Owner: Prakash Deepaji Suthar)	E) 14.02.2020 F) Rs. 37,67,308.96 + Further Interest & Charges - Recovery if any G) 28.05.2022 H) Physical	A) 20,41,000/- B) 2,04,100/- C) 11,000/-	Date: 15.02.2024 Time: 11:00 A.M. to 4:00 P.M.
04	M/s. Mahendi Marketing	Virpur Branch	Building constructed on N.A. Plot No. 19 of Survey No. 11 land adm. about 101-11 Sq. Mtrs. (54-79 Sq. Mtrs built up area) bearing Himmatnagar, Nagarpalika Property No. 11/1355 situated at Himmatnagar, Dist: Sabarkantha. Bounded by: East: Marginal Space, West: Internal Road, North: House of P K Parmar, South: Leaving 3.04 Mtrs Wide, House of Smt. Kashiben Tulsibhai Vaghela. Owned by Mr. Govindbhai Kuberbhai Parmar.	E) 10.06.2021 F) Rs. 19,25,295.48 + Further Interest & Charges - Recovery if any G) 05.01.2024 H) Physical	A) 24,50,000/- B) 2,45,000/- C) 11,000/-	Date: 15.02.2024 Time: 11:00 A.M. to 4:00 P.M.
05	M/s. Endeavor Publishing Pvt. Ltd.	Shastri Park Branch, Ahmedabad	All that right, title and interest of the properties being and situated at Office No. 101 on 1st Floor, adm. 116.12 Sq. Mtrs. & Office No. 102 on 1st Floor adm. 116.12 Sq. Mtrs. along with proportionate undivided share in the land of scheme, with right to use common amenities, Suyojan Dimple Association, Final Plot Nos. 36+52 paiki Sub Plot No. 3, 4, 5 of Town Planning Scheme 20, Mouje (sim) Changispur, Taluka Sabarmati, Regd. District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar). Bounded by: East: Bungalow No. 2 Milan Park society, West: Small Road in between Aryavart Apartments. North: Rupnanadan Residency, Spandan Residency and Lalit Kunj Society. South: Road Connecting C.G. Road and H L College passing through Sant Kabir School.	E) 15.07.2020 F) Rs. 2,15,62,224.04 + Further Interest & Charges - Recovery if any G) 24.12.2023 H) Physical	A) 1,30,50,000/- B) 13,05,000/- C) 11,000/-	Date: 15.02.2024 Time: 11:00 A.M. to 4:00 P.M.
06	Shri Dinesh Kumar Khemchand Shah	Satellite Branch, Ahmedabad	All that piece or parcel of Immovable Property as bearing City Survey No. 2662 adm. 58.52.91 Sq. Mtrs. bearing Municipal Census No. 1719 situate lying and being at Khadia ward-1 Registration Dist. Ahmedabad and Sub Dist. Ahmedabad-1 (City) within the state of Gujarat. (Securitization Application No. SA/53/2018 is pending before DRT-I Ahmedabad).	E) 13.07.2017 F) Rs. 21,86,956.94 + Further Interest & Charges - Recovery if any G) 17.03.2019 H) Physical	A) 34,53,000/- B) 3,45,500/- C) 11,000/-	Date: 15.02.2024 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.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-**भारत-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 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.

Date: 30.01.2024 | 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 14.02.2024 upto 5 pm failing which the property will be sold as per the above sale notice.