

Circle SASTRA: 6th Floor, Gujarat Bhavan, Ellisbridge, Ashram Road, Ahmedabad. E-mail: cs4517@pnb.co.in

Ph.: 9819859121 (Ms. Megha Kishor Nandanwar) / Ph.: 7083100325 (Mr. Lokesh Kumar Agrawal) Public E-auction Notice for Sale of Immovable Properties on 29.04.2024

Last Date of Submission of EMD and Bid Documents: 26.04.2024 up to 5.00 pm

Date & Time of Inspection: 24.04.2024 (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

money deposit (EMD) will be as mentioned in the table below against the respective properties.

	SCHEDULE OF THE SECURED ASSETS					
Lot	Name of Branch		E) Date of Demand Notice u/s. 13(2) of	,	Date and	
No.	Name of the Account	Description of the Immovable Properties Mortgaged/Owner's Name	SARFAESI Act 2002 F) Outstanding Amount G) Possession Date u/s. 13(4) of	(Rs. in Lakhs) B) EMD (Rs. in Lakhs)	Time of E-Auction	
	Name & Address of the					

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

All that right, title, interest of the property situated at Flat No. B-304, (Block -B, Flat No. 304) adm.

128.74 sq. mts. super built up area, Third Floor with proportionate undivided share adm. 45.85

Sq. Mtrs. in the land of scheme, with right to use common amenities of the scheme Keshav

Galaxy, Survey No. 374/2 land adm. 11230 sq. mtrs. comprised in TP scheme no. 110 and

allotted Final Plot No. 7/2 land adm. 6738 Mouje (Sim) Nikol, Taluka: Asarva, Regd. Dist. & Sub

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

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. Dist. of Ahmedabad and Sub District of Ahmedabad-3

(Memnagar). Bounded by: East: Bungalow No. 2 Milan Park society. West: Small Road in betweer Aryavart Apartments. North: Rupnanadan Residency, Spandan Residency and Lalit Kunj Society

All that piece or parcel of immovable property as bearing city survey no-2662 admeasuring

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.

All that piece and parcel of the Immovable Property being House No. 1433/2 to 1433/11, B/S

Raghuvanshi Saw mill, Opp. Karnavati Arcade, Bareja Road, Village-Nandej, Survey No. 221/A,

All that piece of parcel of Immovable Property situated at Tikka No 11/2, C.T.S.No 87, M.C.S. No

1/8/29, Shahwado Near Ashokwadi at & Post Patan area 33.74 Sq. Mtrs. Bounded By: East

Municipal Street Road, West: Common wall of adjoining house, North: Adjoining house, South

All that Piece and parcel Shop No. 2 on lower lower level, admeasuring 155 Sq. Fts. i.e. 14.40 Sq

Mtrs. In a Scheme known as "Shakuntal Shopping Center" situated within Suyojit Co. Operative

Housing Society Ltd. Constructed on the piece and parcel of N.A. Land situated lying and being

at Mouje : Kochrab, Taluka : Sabarmati, Dist. Ahmedabad bearing T.P. Scheme no. 20 of final Plot

no. 390/1, Admeasuring 543 Sq. Mtrs. Which was comprised in City survey Record and Allotted

survey no. 2120 in the Registration District Ahmedabad and Registration Sub-District of

Ahmedabad – 4 (Paldi) within the State of Gujarat. Owner: Mr. Ashwin Rashikbhai Khavadiya.

All that piece and parcel of Immovable property of Mrs. Shwetaben Arpanbhai Setalvad

consisting of Property situated at Block No. A, Flat No. 601, Admeasuring about Carpet area 62.51

Sq. Mtrs. (Built up area 65.93 Sq. Mtrs.) alongwith proportionate undivided share in the land of

scheme together with construction standing thereon in the Scheme Known as "Rajyash Reva"

Lying, being and situated on the land of Survey No. 523/2, T.P. Scheme No. 94, F.P. No. 19, Sub

Plot No. 2 situated at Mouje – Shahvadi, Taluka – Vatva in the Regd. Sub – Dist. of Ahmedabad–5

(Narol) within the State of Gujarat. Bounded by: East: Flat No. A-602, West: Society Common

Residential Flat No. F-404, Fourth Floor , Block No. F "AAGAM 99 RESIDENCY "PHASE -1,

Residential Flat No. I-401 , Fourth Floor , Block No. I " AAGAM 99 RESIDENCY " PHASE -1,

Residential Flat No. F-303, 3rd Floor, Block No. F "AAGAM 99 RESIDENCY" PHASE -1,

Residential Flat No. Q-503, Fifth Floor, Block No. Q "AAGAM 99 RESIDENCY" PHASE -1

Residential Flat No. E-203, 2nd Floor, Block No. E "AAGAM 99 RESIDENCY " PHASE -1,

Residential Flat No. A-504, Fifth Floor, Block No. A " AAGAM 99 RESIDENCY " PHASE -1

Residential Flat No. K-503 , Fifth Floor , Block No. K "AAGAM 99 RESIDENCY " PHASE -1

Residential Flat No. D-402, 4th Floor, Block No. D "AAGAM 99 RESIDENCY" PHASE -1

Residential Flat No. J-301, 3rd Floor, Block No. J "AAGAM 99 RESIDENCY " PHASE -1

Residential Flat No. K- 502 . 5th Floor . Block No. K "AAGAM 99 RESIDENCY " PHASE -1

Residential Flat No. D-501, 5th Floor, Block No. D "AAGAM 99 RESIDENCY" PHASE -1,

Residential Flat No. E- 403 , Fourth Floor , Block No. E " AAGAM 99 RESIDENCY " $\,$ PHASE -1 $\,$

Residential Flat No. D-401, Fourth Floor, Block No. D "AAGAM 99 RESIDENCY" PHASE -1,

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

Details of the encumbrances known to the secured creditors: Not Known

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 eauction. 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-Bऋय–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-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 eauction, 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 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

> 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 26.04.2024 upto 5 pm failing which the property will be sold as per the above sale notice.

Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad. Area - 66.88 Sq Mtr.

Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad, Area - 66,88 Sg Mtr.

Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad. Area - 66.88 Sq Mtr.

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Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad. Area - 66.88 Sq Mtr.

 $Survey\,No.\,949\,P-1\,, at\,Sachana\,, Ta.\,Viramgam, Dist.\,Ahmedabad.\,Area-\,66.88\,Sq\,Mtr.\,Ahmedabad.\,Ahmedaba$

Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad. Area - 66.88 Sq Mtr.

Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad, Area - 66.88 Sg Mtr.

 $Survey\,No.\,949\,P-1\,, at\,Sachana\,, Ta.\,Viramgam, Dist.\,Ahmedabad.\,Area\,-\,\,66.88\,Sq\,Mtr.$

Survey No. 949 P-1, at Sachana, Ta. Viramgam, Dist. Ahmedabad. Area - 66.88 Sq Mtr

Road, North: 60 Ft. T.P. Road, South: Staircase, Lift and Common Passage.

(Owner: Mr. Alpesh Chandrakant Dagli & Mrs. Nishita Alpesh Dagli)

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appoint a representative and make self-bid and participate in the auction. For detailed term and conditions

Date: 13.04.2024 | Place: Ahmedabad

South: Road Connecting C.G. Road and H L College passing through Sant Kabir School.

(Securitization Application No SA/53/2018 is pending before DRT-I Ahmedabad)

Situated at Nandej Road, Daskroi, Ahmedabad.

Adjoining house

being at Mouje: Vatva, Taluka Ahmedabad City (EAST) within the state of Gujarat.

East in the Registration Dist. of Ahmedabad and sub District of Ahmedabad-6

Dist. Ahmedabad-12 (Nikol).

M/s. R V Fabplast

New Cloth Market Branch, Ahmedabad

Mr. Pankajbhai

Gunvantlal Mistry

Sastri Park Branch

Mr. Manharlal D.

Off C.G. Road Branch,

Publishing Pvt. Ltd.

Shastri Park Branch.

Shri Dinesh Kumar

Khemchand Shah

M/s. Dev Industries

(Legal Heirs of Late

Smt. Pallaviben D.

Navrangpura Branch,

Satellite Branch

Ahmedabad

Patel

Ahmedabad

Mr. Baldevbhai

Patan Branch

Khavadiya

Ahmedabad

Setalwad &

Setalwad

Branch Ahmedabad

Mr. Alpesh

Ahmedabad

Chandrakant Dagli

Off. C.G. Road Branch,

Circle SASTRA

08

Govabhai Rabari

Sola Road Branch.

Mr. Arpan Jatinbhai

Mrs. Sweta Arpanbhai

Mr. Ashwin Rashiklal

Ahmedabad

Makwana

Ahmedabad

Ahmedabad

M/s. Endeavoi

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	CONTROLL OF THE CHOCKED ACCTION					
Lot	Name of Branch		E) Date of Demand Notice u/s. 13(2) of			
No.	Name of the Account		SARFAESI Act 2002 F) Outstanding Amount	(Rs. in Lakhs)	Time of E-Auction	
	Name & Address of the	Description of the Immovable Properties Mortgaged/Owner's Name [Mortgagers of Property(ies)]	G) Possession Date u/s. 13(4) of	B) EMD (Rs. in Lakhs)	E-Auction	

Lot	Name of Branch		E) Date of Demand Notice u/s. 13(2) of		Date and	
No.	Name of the Account	Description of the Immovable Properties Mortgaged/Owner's Name	SARFAESI Act 2002 F) Outstanding Amount G) Possession Date u/s. 13(4) of SARFAESI Act 2002	(Rs. in Lakhs)	Time of E-Auction	
	Name & Address of the Borrower / Guarantors			B) EMD (Rs. in Lakhs)		

Lot	Name of Branch		E) Date of Demand Notice u/s. 13(2) of		Date and
No.	Name of the Account		SARFAESI Act 2002	(Rs. in Lakhs)	Time of
		Description of the Immovable Properties Mortgaged/Owner's Name	F) Outstanding Amount	B) EMD	E-Auction
	Name & Address of the	[Mortgagers of Property(ies)]	G) Possession Date u/s. 13(4) of	(Rs. in Lakhs)	

H) Nature of Possession Symbolic / C) Bid Increase A/c. Physical/Constructive

E) 04.10.2019

G) 27.11.2023

E) 12.12.2023

G) 16.02.2024

H) Symbolic

E) 06.06.2022

G) 09.07.2023

E) 15.07.2020

G) 24.12.2023

H) Physical

E) 13.07.2017

G) 17.03.2019

E) 08.10.2015

G) 05.12.2017

H) Symbolic

E) 05.03.2019

G) 13.07.2021

E) 16.11.2023

G) 07.04.2024

E) 11.12.2023

G) 20.02.2024

H) Symbolic

E) 06.08.2017

G) 09.11.2017

H) Physical

F) Rs. 1.39.27.874.25 + Further

Interest & Charges - Recovery if any

H) Physical

H) Physical

F) Rs. 25,71,954.90 + Further

Rs. 23,62,106.50 + Further

Interest & Charges - Recovery if any

F) Rs. 16,15,675.00 + Further

F) Rs. 2,15,62,224.04 + Further

Rs. 21,86,956.94 + Further

Interest & Charges - Recovery if any

F) Rs. 4.64.96.944.59 + Further

Interest & Charges - Recovery if any

F) Rs. 11,52,211.00 + Further Interest

F) Rs. 19,56,122.70 + Further

Rs. 49,60,637.48 + Further

Interest & Charges - Recovery if any

Interest & Charges - Recovery if any

& Charges - Recovery if any

Interest & Charges - Recovery if any

H) Physical

H) Physical

H) Physical

Interest & Charges - Recovery if any

Interest & Charges - Recovery if any

Amount

A) 11,61,270/-

A) 37,20,000/-

A) 16,03,100/-

A) 1,17,45,000/-

B) 11,75,000/-

A) 34,53,000/-

B) 3,45,500/-

A) 27,24,000/-

B) 2.73.000/-

A) 7,51,000/-

A) 22.32.000/-

B) 2,24,000/-

A) 55,41,000/-

B) 5,54,100/-

A) 3,41,000.00

A) 3.41.000.00

A) 3,41,000.00

A) 3 41 000 00

A) 3,41,000.00

A) 3,41,000.00

A) 3,41,000.00

A) 3,41,000.00

A) 3,41,000.00

A) 3 41 000 00 **B)** 35,000.00

A) 3.41.000.00

A) 3,41,000.00

A) 3,41,000.00

B) 35.000.00

C) 1,000.00

Authorised Officer, Punjab National Bank, Secured Creditor

B) 35,000.00

C) 1,000.00

B) 35,000,00

C) 1.000.00

C) 1,000.00

B) 35,000,00 C) 1.000.00

B) 35,000.00

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B) 35,000.00

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C) 1,000.00

B) 35,000.00

C) 1,000.00

C) 11,000/-

C) 11,000/-

B) 76,000/-

C) 5,000/-

C) 11,000/-

C) 11,000/-

C) 11,000/-

B) 1,60,500/-

C) 11,000/-

B) 3,72,000/-

C) 11,000/-

B) 1,17,000/-

C) 11,000/-

Date:

29.04.2024

Time:

11:00 A.M. to

4:00 Noon

Date:

29.04.2024

Time:

11:00 A.M. to

4:00 Noon

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4:00 Noon

Date:

29.04.2024

Time:

11:00 A.M.

to

4:00 Noon

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