

Last Date of Submission of EMD and Bid Documents:
06.06.2024 up to 5.00 pm

Date & Time of Inspection:
04.06.2024 (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	Name of the Account	Description of the Immovable Properties Mortgaged/Owner's Name [Mortgagers 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)	
01	M/s. Krish Agroveg Sola Road Branch, Ahmedabad.		All that rights, title and interest as exclusive owners of IP being Shop No. 9, Ground Floor, Built-up area admeasuring 160 Sq. Ft. i.e. 14.89 Sq. Mtrs. in the scheme known as Ison Square (Ashram Road) non Trading Association of Mahalaxmi Food and Vegetable Market land bearing TP Scheme No. 3, Final Plot No. 800, Sub Plot No. 33 paiki situated and lying at Village Mouje Kochrab, Sabarmati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babulal Prajapati)	E) 01.02.2022 F) Rs. 1,27,09,867.72 + Further Interest & Charges - Recovery if any G) 08.01.2023 H) Physical	A) 16,33,000/- B) 1,64,000/- C) 5,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
			All that rights, title and interest as exclusive owners of IP being Shop No. 40, Ground Floor, built up area admeasuring 100 sq. fts. i.e. 9.29 Sq. Mtrs. in the scheme known as Ison Square non trading association of Mahalaxmi Food and Vegetable market land bearing TP Scheme no. 3, Final Plot No. 800, Sub Plot No. 33 paiki situated and lying at Village Mouje Kochrab, Sabarmati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babulal Prajapati)		A) 22,68,000/- B) 2,27,000/- C) 5,000/-	
			All that rights, title and interest as exclusive owners of IP being Shop No. 41, Ground Floor, built up area admeasuring 100 sq. fts. i.e. 9.29 Sq. Mtrs. in the scheme known as Ison Square non trading association of Mahalaxmi Food and Vegetable market land bearing TP Scheme no. 3, Final Plot No. 800, Sub Plot No. 33 paiki situated and lying at Village Mouje Kochrab, Sabarmati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babulal Prajapati)		A) 22,68,000/- B) 2,27,000/- C) 5,000/-	
			All that rights, title and interest as exclusive owners of IP being Shop No. 44, Ground Floor, built up area admeasuring 100 sq. fts. i.e. 9.29 Sq. Mtrs. in the scheme known as Ison square non trading association of Mahalaxmi Food and Vegetable market land bearing TP Scheme no. 3, Final Plot No. 800, Sub Plot No. 33 paiki situated and lying at Village Mouje Kochrab, Sabarmati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babulal Prajapati)		A) 22,68,000/- B) 2,27,000/- C) 5,000/-	
02	M/s. Kanaiya Quarry Works Shahibaugh Branch, Ahmedabad		All that right, title, interest as the exclusive properties situated at N.A (for quarry work) land Block No. 36 paiki 2 land adm. 17774 Sq. Mtrs. Mouje Jashvantpura, Taluka City Dhansura, Registration Dist. Sabarkantha & Sub District Bayad. Bounded by: East: Village limit, West: Land of Survey No. 83, North: Land of Survey No. 74 and 75, South: Land of Survey No. 84.	E) 18.11.2014 F) Rs. 74,55,424.00 + Further Interest & Charges - Recovery if any G) 29.07.2016 H) Physical	A) 30,97,562/- B) 3,10,000/- C) 5,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
			All the right, title, interest as the exclusive Properties situated at N.A (for quarry work) land admeasuring 9442 Sq. Mtrs. Block No. 62 paiki land admeasuring 4721 Sq. Mtrs. Mouje Jashvantpura, Taluka City Dhansura, Registration District Sabarkantha and Sub-District Bayad. Bounded by: East: Village limit, West: Land of Survey No. 83, North: Land of Survey No. 74 and 75, South: Land of Survey No. 84.			
03	Mrs. Dipikaben Patel Gandhinagar Branch		All that piece and parcel of freehold land situated lying and being at City Survey No.4076 Paiki, Nagar Palika Census No. 2262/2 adm. 198 Sq. Mtrs. and House constructed thereon having Total built-up area of 282 Sq. Yards i.e. 235.88 Sq. Mtrs., consisting of Ground Floor of 116 Sq. Yards i.e. 97.03 Sq. Mtrs. First Floor of 116 Sq. Yards i.e. 97.03 Sq. Mtrs. and Second Floor of 50 Sq. Yards i.e. 41.82 Sq.Mtrs. situated at Mouje: Dehgam, Taluka: Dehgam and Dist. Gandhinagar. Owned by: Dipikaben Patel. Bounded by: East: Land of Sheet No. 4082, West: Land of Mahammed Yunus Ayub Meman, North: Land of Tejmahammed Babubhai Sheikh, South: Wasted Land for Pond.	E) 10.01.2024 F) Rs. 29,26,199.46 + Further Interest & Charges - Recovery if any G) 20.03.2024 H) Symbolic	A) 31,45,000/- B) 3,15,000/- C) 11,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
04	Mr. Dipen Mauleshkumar Soni & Mrs. Bhavnaben Mauleshkumar Soni Himmatnagar Branch		All the piece and parcel of the property situated at Mehtapur, Himmatnagar within the limits of Himmatnagar Nagarpalika and in the City Survey area, Himmatnagar, Himmatnagar, Ta. Himmatnagar, Dist. S.K. property bearing Fifth Floor Flat No. A-504, Block -A, construction on City Survey No. 26/0/A/7 adm. about 82.10 Sq. Mtrs. (Inner Carpet Area, Known as "Raghukul Apartment, Situated At Parbada Road, Mehtapura, Himmatnagar, Dist: Sabarkantha Within limits of Himmatnagar Nagarpalika and in the City Survey area, Himmatnagar, Dist Sabarkantha or thereabouts together with buildings thereon") Owner : Dipen Mauleshkumar Soni.	E) 14.06.2023 F) Rs. 14,61,829.29 + Further Interest & Charges - Recovery if any G) 21.03.2024 H) Physical	A) 14,56,153/- B) 1,46,000/- C) 5,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
05	Mrs. Bhumikaben Jitendrabhai Prajapati Sola Road Branch, Ahmedabad		All that Piece and Parcel of the Immovable Property being Shop No. 42 on Ground Floor Built up Area admeasuring 100 Sq. Feet i.e. 9.29 Sq. Mtrs. In the Scheme known as "ISCON SQUARE" (Ashram Road) Non Trading Association of "Mahalaxmi Food & Vegetable Market" land bearing T.P. Scheme no. 3, Final Plot no. 800 Paiki, Sub Plot No. 33 paiki situate and lying at Village / Mouje: Kochrab, of Taluka: Sabarmati in the District of Ahmedabad and Regd. Sub District of Ahmedabad-4 (Paldi) With in the State of Gujarat .	E) 08.08.2022 F) Rs. 15,50,466.88 + Further Interest & Charges - Recovery if any G) 06.08.2023 H) Physical	A) 15,30,000/- B) 1,53,000/- C) 5,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
06	Mrs. Bhavriben Chandan Sinh Rathod Pritamnagar Branch, Ahmedabad		Flat No. A-403 admeasuring about 51.67 Sq. Mts. [Built Up Area] along with undivided land admeasuring 20.04 Sq. Mts. On fourth floor in the Scheme "MARUTI HEIGHTS" situated on the Non- Agricultural land admeasuring 1821 Sq. Mts. Of Final Plot No. 49 [Old Survey No 598/4] of Town Planning Scheme No. 80 situate, Lying and being at Mouje Vatva, Taluka Vatva in the Registration District of Ahmedabad and Sub -District Ahmedabad - 11 [Aslali]	E) 22.06.2023 F) Rs. 21,72,682.50 + Further Interest & Charges - Recovery if any G) 13.04.2024 H) Physical	A) 14,62,500/- B) 1,47,000/- C) 5,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
07	Mr. Ashwin Rashiklal Khavadiya Sola Road Branch, Ahmedabad		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.	E) 16.11.2023 F) Rs. 19,56,122.70 + Further Interest & Charges - Recovery if any G) 07.04.2024 H) Physical	A) 20,09,000/- B) 2,00,900/- C) 5,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 P.M.
08	M/s. Advance Enterprises Maninagar Branch, Ahmedabad		Mortgage of Shop no 23, admeasuring 205 Sq. Ft. (Super built up area) on Ground Floor in the scheme known as "Akar Complex" of Nilisha Owners Association situated on the Survey No. 271/paiki lying and being at Mouje Isanpur, Taluka Maninagar, within limit of registration District Ahmedabad-5 (Narol) in the name of Shantidevi Kishor Sharma.	E) 26.10.2018 F) Rs. 58,24,035.00 + Further Interest & Charges - Recovery if any G) 25.07.2021 H) Physical	A) 5,48,100/- B) 55,000/- C) 5,000/-	Date 07.06.2024 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.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-BAPI 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 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. 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 appoint a representative and make self-bid and participate in the auction. For detailed term and conditions. 24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor

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

Public E-auction Notice for Sale of Immovable Properties Lot No. 1 to 6 on 27.05.2024 & Lot No. 7 on 07.06.2024 - Time 11:00 AM to 4:00 PM

**Last Date of Submission of EMD and Bid Documents:
Lot No. 1 to 6 on 24.05.2024 & Lot No. 7 on 06.06.2024 up to 5.00 pm**

Date & Time of Inspection: Lot No. 1 to 6 on 22.05.2024 & Lot No. 7 on 04.06.2024 (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 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	Super Motors Laldarwaja Branch, Ahmedabad HR Motors Laldarwaja Branch, Ahmedabad	All that piece and parcel of immovable property, Final Plot No. 22/01, SRP camp situated at land bearing survey no 1133/4 and 1133/8 paiki, admeasuring 225 Sq. Yards i.e. 188.129 Sq. Mtrs with construction thereon adm. 180 Sq. yards. Mouje (Sim) Naroda, Taluka Asarva, Regd. District Ahmedabad and Sub-District Ahmedabad -06 (Naroda).	E) 22.08.2022 F) Rs. 97,58,147.13 + Further Interest & Charges - Recovery if any G) 11.02.2024 H) Physical E) 22.08.2022 F) Rs. 78,79,065.35 + Further Interest & Charges - Recovery if any G) 11.02.2024 H) Physical	A) 2,59,00,000/- B) 25,90,000/- C) 11,000/-	Date: 27.05.2024 Time: 11:00 A.M. to 4:00 P.M.
02	Saajan Cotton Mills Pvt. Ltd. Circle SASTRA Branch, Ahmedabad	All that piece and parcel of Immovable Property being Shop No. 225, 2nd Floor, Scheme known as "Mahalaxmi Complex", constructed on land bearing City Survey No. 1600 to 1604 situated at Ahahpur Ward-2, Taluka City in the Registration Dist. of Ahmedabad and Sub Dist. Ahmedabad-1. Admeasured 318 Sq. Ft. Owner: Mohan Sajandas Chawla.	E) 21.03.2022 F) Rs. 4,12,77,286.23 + Further Interest & Charges - Recovery if any G) 17.03.2024 H) Physical	A) 43,18,425/- B) 4,32,000/- C) 11,000/-	Date: 27.05.2024 Time: 11:00 A.M. to 4:00 P.M.
03	Mr. Pankajbhai Gunvantil Mistry Sastri Park Branch, Ahmedabad	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 Dist. Ahmedabad-12 (Nikol).	E) 12.12.2023 F) Rs. 23,62,106.50 + Further Interest & Charges - Recovery if any G) 16.02.2024 H) Symbolic	A) 33,48,000/- B) 3,35,000/- C) 11,000/-	Date: 27.05.2024 Time: 11:00 A.M. to 4:00 P.M.
04	M/s. Milan Enterprise Vatva Branch, Ahmedabad	All that part and parcel of the property situated at commercial Shop No. B/432, 4th Floor Sumel Business Park-4 admeasuring area 430 Sq. Ft. Near Amdupura Near Kalupur Bridge, Kalupur Ahmedabad-380001	E) 07.12.2015 F) Rs. 61,73,215.00 + Further Interest & Charges - Recovery if any G) 04.02.2018 H) Physical	A) 8,68,300/- B) 87,000/- C) 5,000/-	Date: 27.05.2024 Time: 11:00 A.M. to 4:00 P.M.
05	Shri Dinesh Kumar Khemchand Shah Satellite Branch, Ahmedabad	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. (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) 31,07,700/- B) 3,11,000/- C) 11,000/-	Date: 27.05.2024 Time: 11:00 A.M. to 4:00 P.M.
06	Mr. Arpan Jatinbhai Setalwad & Mrs. Sweta Arpanbhai Setalwad SASTRA Circle Branch, Ahmedabad	All that piece and parcel of Immovable property of Mrs. Shwetaben Arpanbhai Setalwad 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. (Securitization Application No. 99/2024 is pending before DRT-1 Ahmedabad.) Bounded by: East: Flat No. A-602, West: Society Common Road, North: 60 Ft. T.P. Road, South: Staircase, Lift and Common Passage.	E) 11.12.2023 F) Rs. 49,60,637.48 + Further Interest & Charges - Recovery if any G) 20.02.2024 H) Symbolic	A) 49,87,000/- B) 4,99,000/- C) 11,000/-	Date: 27.05.2024 Time: 11:00 A.M. to 4:00 P.M.
07	M/s. Masterware Plast Pvt. Ltd. Satellite Branch, Ahmedabad	All that piece and parcel of Immovable Property being Tenement No. 230 in New Shramjivi Co. Op Housing Soc. Ltd (Samratnagar Vibhag-2) situated on land bearing survey No. 42 and 53 lying and being Mouje (Bage firdose, Taluka City in Registration District of Ahmedabad and Sub district of Ahmedabad. Property in the name of Mr. Satishkumar Narayanbhai Mudaliar and Mrs. Laxmiben Satishkumar Mudaliar. Bounded by: East: Tenement No. 229, West: Tenement No. 231, North: Tenement No. 219, South: Public Road.	E) 01.02.2024 F) Rs. 31,76,514.93 + Further Interest & Charges - Recovery if any G) 20.04.2024 H) Symbolic	A) 33,95,000/- B) 3,40,000/- C) 11,000/-	Date: 07.06.2024 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 wallet 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/ThisServiceProvider> 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-बापि-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 shall 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. 24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor

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

Last Date of Submission of EMD and Bid Documents: Lot No. 1 to 4 on 24.05.2024 & Lot No. 5 on 06.06.2024 up to 5.00 pm | **Date & Time of Inspection: Lot No. 1 to 4 on 22.05.2024 & Lot No. 5 on 04.06.2024 (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 [Mortgagers 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	M/s. Washer World Industires Shastripark Branch, Ahmedabad		All that part and parcel of the property of M/s. Motson Infra LLP (A Limited Liability Partnership Firm which having Ownership rights in respect property) and M/s. Washer World Industries (A partnership Firm which having Leave & License rights in respect property) consisting of Property situated at Shed No. 24, Adm. about 186.80 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 104.73 Sq. Mtrs., Shed No. 25, Adm. about 186.80 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 104.73 Sq. Mtrs. and Shed No. 26, Adm. about 186.80 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 104.73 Sq. Mtrs. in scheme known as "Fastners Park" constructed on Non - Agricultural Land situate, lying and being at Moue - Rupal, Taluka - Bavla, District - Ahmedabad bearing New Revenue Survey / Block No. 707 allotted in lieu of Old Revenue Survey / Block No. 286, in the Regd. District Ahmedabad and Sub District - Bavla (Guj.) Plant & Machinery: (Reserve Price excluding applicable Taxes)	E) 07.03.2022 F) Rs. 1,46,36,685.36 + Further Interest & Charges - Recovery if any G) 16.07.2023 H) Physical	A) 42,55,000/- B) 4,26,000/- C) 11,000/- A) 23,70,000/- B) 2,37,000/- C) 11,000/-	Date 27.05.2024 Time 11:00 A.M. to 4:00 P.M.
02	M/s. Hina Industries Sastri Park Branch, Ahmedabad		All that part and parcel of the property of M/s. Hina Industries (A proprietorship Firm which having Leave & License rights in respect property) consisting of Property situated at Shed No. 6, Adm. about 218.66 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 136.59 Sq./Mtrs., Shed No. 17, Adm. about 186.80 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 104.73 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 104.73 Sq. Mtrs. (Super Land Area) together with construction standing thereon adm. 104.73 Sq. Mtrs. in scheme known as "Fastners Park" constructed on Non - Agricultural Land situate, lying and being at Mouje Rupal, Taluka Bavla, Dist. Ahmedabad bearing New Revenue Survey/Block No. 707 allotted in lieu of Old Revenue Survey/Block No. 286, in the Registration Dist. Ahmedabad and Sub-Dist. Bavla (Guj.) Plant & Machinery: (Reserve Price excluding applicable Taxes)	E) 07.03.2022 F) Rs. 1,79,17,413.27 + Further Interest & Charges - Recovery if any G) 16.07.2023 H) Physical	A) 70,65,000/- B) 7,07,000/- C) 11,000/- A) 16,17,000/- B) 1,62,000/- C) 11,000/-	Date 27.05.2024 Time 11:00 A.M. to 4:00 PM
03	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. Dist. of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar). Bounded by: East: Bungalow No. 2 Milan Park society, West: Small Road in between Aryvart 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) 1,05,71,000/- B) 10,58,000/- C) 11,000/-	Date 27.05.2024 Time 11:00 A.M. to 4:00 PM
04	M/s. Dada Industries Sastri Park Branch, Ahmedabad		All that part and parcel of the property of M/s. Motson Infra LLP (A Limited Liability Partnership Firm which having Ownership rights in respect property) and M/s. DADA Industries (A proprietorship Firm which having Leave & License rights in respect property) consisting of Property situated at Shed No. 11, Admeasuring about 185.80 Sq. Mtrs. (Super Land Area), Shed No. 13, Admeasuring about 186.80 Sq. Mtrs. (Super Land Area) together with construction standing thereon admeasuring 104.73 Sq. Mtr and Shed No. 15, Admeasuring about 186.80 Sq. Mtrs. (Super Land Area) together with construction standing thereon admeasuring 104.73 Sq. Mtr. in scheme known as "Fastners Park" constructed on Non - Agricultural Land situate, lying and being at Moue - Rupal, Taluka - Bavla, District - Ahmedabad bearing New Revenue Survey/Block No. 707 allotted in lieu of Old Revenue Survey/Block No. 286, in the Registration District - Ahmedabad and Sub-District - Bavla (Gujarat) Plant & Machinery: (Reserve Price excluding applicable Taxes)	E) 07.03.2022 F) Rs. 1,66,46,656.83 + Further Interest & Charges - Recovery if any G) 16.07.2023 H) Physical	A) 50,01,000/- B) 5,00,100/- C) 11,000/- A) 11,26,000/- B) 1,13,000/- C) 11,000/-	Date 27.05.2024 Time 11:00 A.M. to 4:00 PM
05	M/s. Green Plus Wholesale Merchant Cantonment Branch, Ahmedabad		All that part and parcel of mortgage property being Commercial Office No.5 Third floor admeasuring 377.03 Sq.Ft Super build up area Sandesh Commercial Complex, Near Madhuram Cinema, Rantiawadi, Gheekanta, Ahmedabad in the name of Shri Mukesh G. Prajapati (Prop. of M/s Greenplus Whole Sale Merchant) . Bounded by: North: Office No. 6, South: Common Passage, East: Common Passage, West: Open Space.	E) 12.07.2018 F) Rs. 15,58,986.80 + Further Interest & Charges - Recovery if any G) 08.08.2021 H) Physical	A) 10,38,420/- B) 1,04,000/- C) 11,000/-	Date 07.06.2024 Time 11:00 A.M. to 4:00 PM

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.](https://www.ibapi.in/) (2) [http://www.mstcecommerce.com.](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-बक़र-BAPI portal ([https://www.ibapi.in.](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 euction, 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 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. 24. Provisions of Rule 9(2) of The Security Interest (Enforcement) Rules, 2002, provides that the sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender or quotation or offer to the authorized officer and shall be subject to confirmation by the secured creditor

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