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Together for the better

**CIRCLE SASTRA - VADODARA**  
Circle - Vadodara, Vadodara Stock Exchange Building,  
G-Floor, Fortune Tower, Vadodara, Gujarat.  
Email: cs8330@pnb.co.in

**PUBLIC E-AUCTION NOTICE FOR SALE OF  
IMMOVABLE PROPERTIES ON 18.06.2024 & 28.06.2024**

**E-Auction Sale Notice for Sale of Secured Assets under the Securitization & 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) and Mortgagor (s) that the below described immovable property mortgaged/charged to the Secured Creditor Banks namely Punjab National Bank; erstwhile United Bank of India and erstwhile Oriental Bank of Commerce and the physical/Symbolic possession of which has been taken by the Authorized Officer of the respective secured creditor Banks, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 18.06.2024 and 28.06.2024, for recovery of its dues due to these above named secured creditor banks from the respective borrower (s), mortgagor(s) and guarantor (s). The Reserve price and the earnest money deposit is mentioned in the table below against the respective properties.

**Date of E-Auction -18-06-2024, Last date of Submission of EMD and BID Documents 17-06-2024 up to 5.00 PM**  
**Date & Time of Inspection: Date 01-06-2024 till 15-06-2024 (Between 11.00 AM to 4.00 PM) FOR SR. NO. 1,2,3,4,5 & 6**  
**Date of E-Auction - 28-06-2024 Last date of Submission of EMD and BID Documents 27-06-2024 up to 5.00 PM**  
**Date & Time of Inspection: Date 21-06-2024 to 26-06-2024 (Between 11.00 AM to 4.00 PM) FOR SR. NO. 7, 8, & 9**

| Lot No. | Name of Branch<br>Name of Account<br>Name & address of the Borrower / Guarantors Account  | Detail of Immovable Properties Mortgaged / Owner's Name (Mortgagors of propert(ies))  | A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002  |  | A) Reserve Price (Rs. In Lacs)  |                                      | Date/Time of E-Auction |
|---------|---|---|--|--|---|--------------------------------------|------------------------|
|         |   |   | B) Memoranda Dues as on 30.04.2024   | C) Possession Date u/s 13(4) of SARFESI ACT 2002   | B) EMD (Last date of deposit of EMD)  | C) Bid Increase Amount (Rs. In Lacs) |                        |
| 1       | <b>PNB- FATEHGANJ (340500)</b><br><b>M/S SHREEJI SALES CORPORATION (PROP. BHARAT NAVNITLAL SHAH)</b><br>Office Add : Door No. 16, Anandnagar Apartment, Urmil Soc., Nr. New India Mill Road, Jethalpur Road, Vadodara 390007<br>Factory: Survey No. 93/1, At Post Ashal, TA-Bhiloda, Dist-Aravali 383355.<br><b>2. Mr. Dhaval B Shah S/o Bharatbhai Navnital Shah</b><br>Door No. 16, Anandnagar Apartment, Urmil Soc., Nr. New India Mill Road, Jethalpur Road, Vadodara 390007<br><b>3. Mr. Deepak R Shah</b><br>10-10A, Bahavani Park Soc., Opp. Old Petrol Pump Road, Dindori Road, Nashik 422001.<br>The auction is subject to the outcome of SA No. 630/2023 filed at DRT-II, Ahmedabad   | All piece and parcel of the property located at District Sabarkantha, Sub District-Bhiloda, Moje-Asal 1 R.S. No./Block No. 93/P/4, (Old R.S. No. 93/1/1) admeasuring 8094 Sq Mtrs LPG Gas Bottling Industrial purpose land and 47 Sq Mtrs NA land bearing A/c No. 84. Bounded: East: Farming Land of Makwana Revabhai, West: Land of Kanubhai Muljibhai bearing R.S. No./Block No. 27, North: Land of Purnimaben Kanubhai bearing R.S. No./Block No. 93, South: Simado of Modasa Taluka.<br>2. R.S. No./Block No. 27, A/c No. 55 admeasuring 6-17-15 Hec Area. Southern Side Block No. -93 (P) LPG Gas Bottling Industrial purpose land 0-12-14 Hec Area there about together with building fixed/Super structures thereon together with plant & machinery attached in building constructed thereon etc. owned by Mr. Bharat Navnital Shah. Bounded: East: Land of Purnimaben Kanubhai bearing R.S. No./Block No. 93, West: NH No.8 from Himmatnagar to Shamlaji, North: Remaining land of Kanubhai Muljibhai bearing Block No. 27, South: Simado of Modasa Taluka bearing block no. 93. And also, there about together with building fixed/Super structures thereon together with plant & machinery attached in building constructed thereon etc. owned by Mr. Bharat Navnital Shah.<br>*BOTH THE PLOTS FORM FACTORY IN THE NAME AND STYLE OF M/S SHREEJI SALES CORPORATION<br>*HDPE PIPES, *BALL VALVES GATE VALVES, *WITH FILTER CLOTH<br>*Horizontal Vacuum Belt Filter for DCP Filtration<br>*1) 20 H.P. Air Compressor carplete with 20 HP Motor, Starter, Air Receiver Of 500 list all std vertical<br>2) Air Receiver Of 1000 Ltrs with Drain cock, Pressure Gauge and safety Valve<br>*Acid Storage Vessel 60KL, * Acid Storage Vessel 60KL<br>*50 m3 HDPE Spirally Wound Storage Tank with Flat Bottom And Top Comical Of Size 3.6 Mtr Dia x 5.0 Mtr Height Capacity: 50,000 Ltr<br>*50 m3 HDPE Spirally Wound Storage Tank with Flat Bottom And Top Comical Of Size 3.6 Mtr Dia x 5.0 Mtr Height Capacity: 50,000 Ltr<br>*50 m3 HDPE Spirally Wound Storage Tank with Flat Bottom And Top Comical Of Size 3.6 Mtr Dia x 5.0 Mtr Height Capacity: 50,000 Ltr<br>All Standard Accessories and others | A) 08-04-2022<br>B) Rs. 7,64,65,535.57 Plus interest and other charges thereon<br>C) 19-12-2023<br>D) Physical   | A) Rs. 218.26<br>B) Rs. 21.83 (17-06-2024)<br>C) Rs. 1.00  | 18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |
| 2       | <b>PNB- MCB, RAOPURA (340600)</b><br><b>M/S GUNATTI SYNTHETICS</b><br>Add: G/F/7 Hiravanti Chambers, Opp. Aryakanya Viadayaalaya, Karelibaugh, Vadodara-390018, Gujarat<br><b>Nilam Kumar Pravin Chandra Shah (Partner):</b> Add: Block No 753, Old Survey No 1068, Vill Manjisar, Distt. Vadodara., Gujarat.<br><b>Guarantor: Sh Rashmin Kumar Vinubhai Patel:</b> Add: 107- Kh NishalvaluFaliyu, Navgam-2, Kapadwanj Distt. Kheda Pin 387620. Gujarat.<br><b>Sh. Sunil Kumar Vinubhai Patel:</b> B/1 Hiravanti Flats, Near Arya Kanya Vidhyalaya, Karelibaugh, Vadodara -390018, Gujarat.<br><b>Nilam Kumar Pravin Chandra Shah:</b> Pramukh Vila, VPO Anara, Kathal, Dist, Kheda, 387630, Gujarat  | Residential: Plot No. 3 at Pramukh Villa, Survey No. 822/1/A and 822/1/B, Along Nalia Road, Opp. Hotel Panthi, Off. Ahmedabad Indore Highway, Village: Anara, Taluka: Kathal, District: Kheda, Gujarat : 387630 Are Sq. Mt. 119.69 and Building Sq. Mt. 58.95<br>Residential: Plot No. 4 at Pramukh Villa, Survey No. 822/1/A and 822/1/B, Along Nalia Road, Opp. Hotel Panthi, Off. Ahmedabad Indore Highway, Village: Anara, Taluka: Kathal, District: Kheda, Gujarat : 387630 Are Sq. Mt. 117.11 and Building Sq. Mt. 58.95<br>32 Open Plots (Sq. Mt. 6070.85) (Plot No. 2, 5 to 35) along with Compound Walls and Common Road (Sq. Mt. 265.26) at Pramukh Villa, Survey No. 822/1/A and 822/1/B, Along Nalia Road, Opp. Hotel Panthi, Off. Ahmedabad Indore Highway, Village: Anara, Taluka: Kathal, District: Kheda, Gujarat: 387630.  | A) 28-10-2019<br>B) Rs. 10,22,24,224.54 Plus Future Interest and Other charges thereon<br>C) 12-10-2021<br>D) Physical<br>A) 28-10-2019<br>B) Rs. 10,22,24,224.54 Plus Future Interest and Other charges thereon<br>C) 12-10-2021<br>D) Physical<br>A) 28-10-2019<br>B) Rs. 10,22,24,224.54 Plus Future Interest and Other charges thereon<br>C) 12-10-2021<br>D) Physical | A) 9.90<br>B) 1.00 (17-06-2024)<br>C) 0.11<br>A) 9.92<br>B) 1.00 (17.06.2024)<br>C) 0.11<br>A) 162.27<br>B) 16.23 (17.06.2024)<br>C) 0.11                      | 18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)<br>18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)<br>18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary) |                                      |                        |
| 3       | <b>PNB- MCB-RAOPURA (340600)</b><br><b>M/s Supernova Cooling System LLP</b><br>Rrg. Office: Survey No. 20, Nr. Jaiminy Society, Padra Road, Samiyala, Vadodara, Gujarat-390021. <b>Work/Factory:</b> Survey No. 20, Nr. Jaiminy Society, Padra Road, Samiyala, Vadodara, Gujarat-390021.<br><b>Mr. Mohammed Naeem Abdulnabi Shaikh (Partner):</b> Flat No-101, First Floor, Tower C, Seyhaan Residency behind Bhadrakol Towers, Opposite Visa Court, near Manisha Chowkadi, Tandajia, Vadodara.<br><b>Mr. Nafish Abdulnabi Shaikh (Partner):</b> Flat No-101, First Floor, Tower C, Seyhaan Residency behind Bhadrakol Towers, Opposite Visa Court, near Manisha Chowkadi, Tandajia, Vadodara.<br><b>Mr. Shireen Abdulnabi Shaikh (Partner):</b> Flat No-101, First Floor, Tower C, Seyhaan Residency behind Bhadrakol Towers, Opposite Visa Court, near Manisha Chowkadi, Tandajia, Vadodara.<br><b>Mr. Abdulnabi Abdulraheman Shaikh:</b> Flat No-101, First Floor, Tower C, Seyhaan Residency behind Bhadrakol Towers, Opposite Visa Court, near Manisha Chowkadi, Tandajia, Vadodara. | <b>Property No 01:</b> Residential Flat, at land bearing R.S.No. 144, paiki 1 area adm 3753 square meter, TPS 22, FP-267 area adm. 2900 square meter in constructed the scheme in the name & style of Seyhaan Residency bearing Tower C on First Floor, Flat No-101 are adm. 141.26 square meter mouje-Akota, behind Bhadrakol Towers, Opposite Vise Court, near Manisha Chowkadi, Tandajia, Vadodara thereon. Property owned by Abdulnabi Abdulraheman an Shaikh. Bounded: East: Bhadrakol Apartment, West: Garden & Common Plot, North: Flat No.-C-102, South: Tower-B<br><b>Property No 02:</b> Factory land & building Along with Plant and machinery at Revenue Survey No. 20, (old Survey No. 122), Plot area adm-2428 square meter, approximate built-up area 1300.00 square meter Village +P. O- Samiyala, Mouje- Samiyala, Tahsil & District- Baroda, Gujarat. Property owned by Abdulnabi Abdulraheman Shaikh. Bounded as follows: East: Faram, West: Naliya Road, North: Land of R.S.No-12, South: Padra Vadodara Highway.<br><b>Property No 03: Plant and Machinery - Details as follows:</b> 1) Tube Cutter (2), 2) Aluminum Fin Machine, 3) Aluminum bump Fin Machine, 4) Core Builder Machine, 5) Ultrasonic Machine, 6) Aluminum Brazing Furnace, 7) Air Compressor tank (2), 8) Aluminum HP Dyes and tools, 9) Owner Press machine -50 tons capacity (5), 10) Owner Press machine -20 tons capacity, 11) Electrical Installation (Including Electrical Panel box, Wires, Cables, Electrical fitting etc).<br><b>Property No 02 includes Property No 03 And property No 03 is treated as individual</b><br><b>(In Case Bid is received for both Property no 2 and Property no 03, Property No 02 will be given preference in confirmation of Sale).</b>   | A) 02.11.2021<br>B) Rs. 2,90,36,102.41 Plus interest and other charges thereon<br>C) 07.02.2022<br>D) Symbolic<br>A) 02.11.2021<br>B) Rs. 2,90,36,102.41 Plus interest and other charges thereon<br>C) 07.02.2022<br>D) Symbolic<br>A) 02.11.2021<br>B) Rs. 2,90,36,102.41 Plus interest and other charges thereon<br>C) 07.02.2022<br>D) Symbolic                         | A) Rs 58.50<br>B) Rs. 5.85 (17.06.2024)<br>C) Rs. 0.11<br>A- 273.40<br>B- 27.34 (17-06-2024)<br>C- 1.00<br>A- Rs. 47.70<br>B- Rs. 4.77 (17-06-2024)<br>C- 0.10 | 18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)<br>18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)<br>18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary) |                                      |                        |
| 4       | <b>PNB- FATEHGANJ (340500)</b><br><b>M/s. Jay Ambe Plaster Of Paris (Prop. Mr. Naresh Ramtirath Yadav), Mrs. Rani Yadav (Guarantor)</b><br>Address: (Borrower)D-81 Dharti Tenements Poonam Nagar Road, New Sama Vadodara  | Residential tenement at D-81, Dharti Tenements, R.S.No.340, Final Plot No. 142, T.P.S.No.1, Sama Savli Road, Mouje Chhani, Tel & Distt Vadodara in the name of Mrs. Rani Naresh Yadav. Bounded: East- 7.50 Mt Road, West- House No. C/90, North- House No. D/82, South- 9.00 Mt Society Road.   | A) 28-09-2019<br>B) Rs. 46,10,367.70 Plus Future Interest & Other Charges thereon<br>C) 07-01-2020<br>D) Symbolic  | A) Rs. 43.04<br>B) Rs. 4.31 (17-06-2024)<br>C) Rs. 0.25  | 18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |
| 5       | <b>PNB-FATEHGANJ (340500)</b><br><b>Late Sh. Ashok H. Puranye</b><br><b>Mr. Bharat Ashok Puranye (Son of Late Ashok Puranye)</b><br>Address-Attendant Quarters, Rustom Patel Road, Beside Bungalow No 3 Alkapuri Vadodara -390007<br><b>Mr. Bharat Ashok Puranye (Son of Late Ashok Puranye)</b><br>Address-Plot No.16 "Sunrise Residency" Village: Chandrapura, Tal: Halol Dist: Panchmahal<br><b>Mr. Nitin Jayant Hegde (Guarantor)</b><br>B/4-401 Natraj Township, B/H Parshuram Bhatta, Sayajigunj Vadodara 390001  | Registration District Panchmahal, Sub District Halol, Village-Chandrapura, Revenue Survey No 16/1/1 Paiki 1 in that northern side plot No 2 to 36 paiki plot No 16 admeasuring about 650.00 sq. fts in "Sunrise residency" village-Chandrapura, Tal: Halol, Dist: Panchmahal name:-Mrs. Surekha NARENDRABIJOTKAR (Soni)   | A) 08-06-2021<br>B) Rs. 6,51,100.97 Plus Future Interest & Other Charges thereon<br>C) 20-09-2021<br>D) Physical   | A) Rs. 5.63<br>B) Rs. 0.56 (17.06.2024)<br>C) Rs. 0.10   | 18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |
| 6       | <b>PNB-RAOPURA (340600)</b><br><b>Mrs Surekhaben Narendra Bijotkar</b><br>Address- 105 Kalp Chhaya Apartment, Near Mira Datar Tekra, Nawa Bazar, Vadodara-390001.   | Registration District Vadodara, sub District Vadodara, Village Vadodara Kasba ( Raopura Division) City Survey Number 111 Vibhag B Tikka No. 5/3AdmAbout 243.31.38 Sq Mtr in that First Floor Flat No. 105, Having 250 Sq ft super built up Area situated in Kalp Chhaya Apartment, Near Mira Datar Tekra Nawa Bazar, Vadodara Gujarat. A. Property Owner name:- Mrs. Surekha Narendra Bijotkar (Soni).  | A) 11-05-2021<br>B) Rs. 6,69,631.95 Plus Future Interest & Other Charges thereon<br>C) 31-08-2021<br>D) Physical   | A) Rs. 9.00<br>B) Rs. 0.90 (17-06-2024)<br>C) Rs.0.10  | 18.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |
| 7       | <b>PNB-Ankleshwar(182020)</b><br><b>M/s Dhara Enterprises, Mr. Vatsalya Mayor jain (Prop), B/405,Surya Palace Co,Opp HSG Soc B/H GIDC 500 Quarters Nr Jaldhara Chowkdi, Ankleshwar GIDC, Dist-Bharuch, Mr. Priyesh Gokuldas Kannal (Guarantor), Address-69/70, Shiv Colony Nr Ragini Cinema Bhadkoda, Ankleshwar Dist. Bharuch.</b>   | Residential Flat No.-R-203, 2nd Floor, (2BHK) Ragini Gokul Complex, Near Ragini Cinema, Moje: Bhaadkoda, Taluka -Ankleshwar District- Bharuch under New Survey No.- 311, Old Survey No.-164-1, Sale Deed No.-AKR/4580 dated-06/06/2012 measuring 1039.35 Sq.Ft. having boundaries East: Lagu Valia Road & Ragini Cinema, West: Lagu Kedarnath Temple Bhadkoda , North:Lagu Shalimar Park Society, South: Lagu Gokul Gruh Sankul Society (Owner Name- Priyesh Gokuldas Kanani).  | A) 02.03.2019<br>B) Rs. 38,66,693.92 Plus Future Interest and Other charges thereon<br>C) 16.05.2023<br>D) Physical  | A) Rs. 9.27<br>B) Rs. 0.93 (27-06-2024)<br>C) Rs. 0.10   | 28.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |
| 8       | <b>PNB-Ajwaa Road</b><br><b>Mr. Sharad Ramesh Badgujar &amp; Mrs. Jayshree S Badgujar</b><br>Add- A-24, Dhanlaxmi Residency, B.H. Sarvoday Duplex, Nr Jambuva Water Tank, Makarapura by pass, Vadodara-390010<br>Add- M/s. ROT Make Enterprise, 336/18, GIDC Makarpura, Vadodara-390010.  | Registration District and Sub District Vadodara, Village Jambuva, Revenue Survey No.605, Total Adm. 7892.00 Sq.mtrs, in that sub Plot No.A/24, having Plot area 87.19 Sq. mtrs, and proportionate share of undivided common Plot and road area 46.41 Sq. Mtrs, having built up construction area 121.00 Sq. mtrs, situated in Dhanlaxmi Residency Near Water Tank B/H: Sarvoday Park, Makarpura Main Road, Jambuva, Vadodara, Gujarat. Property Owner Name:- Mr. SharadbhaiRameshkrishna Badgujar. Boundaries: East - Plot No. A/25, West - Plot No. A/23, North - Plot No. D/15 & Plot No.D/16, South:- 7.5 Mtr Road.  | A) 07-05-2021<br>B) Rs. 45,60,064.88 Plus Future Interest and Other charges thereon<br>C) 26-08-2021<br>D) Symbolic  | A) Rs. 38.90<br>B) Rs. 3.90 (27-06-2024)<br>C) Rs.0.25   | 28.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |
| 9       | <b>PNB- PETLAD (039100)</b><br><b>M/S JB S COMMUNICATION - PROP. PARIM H SHAH</b><br>ADDRESS: 195, Kalyanivas Vyas Vado, Ta-Petlad, DistAnand.<br><b>Mr. Hasmukh Shantilal Shah (Guarantor)</b><br>Address-310, Sardar Patel Super Market, Petlad Dist. Anand-388450.   | All the piece and parcel of immovable property situated at C. S. No. 99 & 165 Tikka no. 10/1 195 * Kalyanivas Vyas vado, Taluka Petlad, Dist. Anand.  | A) 11-08-2020<br>B) Rs. 51,65,219.91 Plus Future Interest and Other charges thereon<br>C) 11-01-2021<br>D) Physical  | A) Rs. 19.44<br>B) Rs. 1.95 (27-06-2024)<br>C) Rs.0.11   | 28.06.2024 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary)   |                                      |                        |

**TERMS AND CONDITIONS OF E-AUCTION SALE :** 1. 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.mstcauction.com/>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by FOR LOT NO. 1,2,3,4,5 & 6 on 17.06.2024 and FOR LOT NO. 7, 8 & 9 on 27.06.2024 by 5.00 PM before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. 3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com/>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. 4. Platform (<https://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 <https://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/ web page portal. (1) <https://www.ibapi.in/> (2) <https://eprocure.gov.in/epublish/app> (3) <http://www.mstcecommerce.com/>. (4) <http://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-Bank-IBAPI portal (<https://www.ibapi.in/>). 7. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.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 as mentioned above to the last higher bid of the 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 (<https://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. b Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount. 15. The 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 favor 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 herein above 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/attendat 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. 24. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com/>, FOR LOT NO. 1,2,3,4,5 & 6 on 18.06.2024 and FOR LOT NO. 7, 8 & 9 on 28.06.2024 at 11.00 AM. 25. In case of any objection, representation or any other correspondence related to the IP put on auction, please contact or write to the responsible Authorized Officer as mentioned in front of respective property. 26. For detailed term and conditions of the sale, please refer [www.ibapi.in/](http://www.ibapi.in/), [www.tenders.gov.in/](http://www.tenders.gov.in/), [www.mstcecommerce.com/](http://www.mstcecommerce.com/), <https://eprocure.gov.in/epublish/app>.

(STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

**For any query you may contact our Authorised Officer, Mr. Choudhary Imran Khan - 9983540480** **Details of the encumbrances known to the secured creditors: Not Known**

Date: 02.06.2024, Place: Vadodara Authorized Officer, Punjab National Bank, Secured Creditor