



**Head Office:** HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013  
**Regional Office:** HDFC Bank Ltd; Dept For Special Operations, 4th Floor: B: wing, Peninsula Business Park, Dawn Mills Compound, Ganpat Rao Kadam Marg, Lower Parel, Mumbai: 400 013.

**E-AUCTION  
SALE NOTICE**

**PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY**  
**E-Auction Sale Notice for Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.**  
Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of **HDFC BANK LTD Had Taken Physical Possession** of the following property through the Order of Chief Judicial Magistrate (CJM), Gandhinagar, pursuant to demand raised vide notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank's dues by sale of the said property/ies. The sale of the below-mentioned Property shall be conducted by way of E-Auction through e-auction platform.

Name of the Branch & Account	Name of the Mortgagor of the property	Details of Mortgaged Property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/ Phone No./Email Id
			Demand Notice Date		Bid Increase Amount			
HDFC Bank Ltd, Mumbai. A/c- M/s Kanoovi Foods Private Limited	Mortgagor: Mrs. Usha Harisuman Trivedi and Mr. Harisuman Gopiram Trivedi	Bungalow No. 19, Swagat Mahal, Sun City Co-Op Housing Society Ltd, Survey No. 690, Final Plot No. 246 of Town Planning Scheme No. -22, Nr. Swagat Status-2, New C. G. Road, Chandkheda & Dist: Ahmedabad-382424, Gujarat. Admeasuring Land area 2433 sq. ft, Net Plot Area-226.08 Sq. Mt, Built up area of the premises 2629 sq. ft (244.376 Sq.mt)	Rs. 9,07,88,328.91/- with further interest thereon from December 07, 2017 along with the costs and expenses till the date of full and final payment under the facilities	25-10-2024 & 10.00 AM till 2.00 PM	2,51,00,000/-	08-11-2024 11.30 AM to 12.30 PM	07-11-2024 Before 4.00 PM	Priyanka Kapadia Mobile: 9594883968 priyanka.kapadia@hdfcbank.com pranjit.agrawal@hdfcbank.com
					25,10,000/-			
					1,00,000/-			
			06-12-2017					

**TERMS & CONDITIONS :**  
1. The e-Auction is being held on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS".  
2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (The user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT/RTGS in the following Account: **57500000904261**, Name of the Account: DFSD TRANSITORY ACCOUNT, Name of the Beneficiary: HDFC BANK LTD., IFSC Code: HDFC0000240. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.  
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrances i.e. statutory dues like property taxes, society dues etc. as per Banks's record on the property. The Bank shall not be responsible for any present/past/future outstanding statutory & non-statutory dues/encumbrances/tax arrears/society dues, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property, dues etc. & to inspect & satisfy themselves. **Property can be inspected strictly on the above-mentioned dates and time.**  
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Plot No. 68, 3rd Floor, Sector-44, Gurgaon, Haryana-122003. Helpline Nos: 7291981124/25/26, Mr. Bhavik Pandya, Mobile: 8866682937.** Help Line e-mail ID:support@bankeauctions.com and for any property related query may contact the concerned Authorized Officer as mentioned above in office hours during the working days **(10 AM to 5 PM)**.  
5. The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.  
**(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://www.bankeauctions.com))**  
**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) R/W RULE 9(1) OF THE SARFAESI ACT, 2002**  
This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrowers/Mortgagors/Guarantors of the above said loan about the holding of E-Auction Sale on the above-mentioned date. The Borrowers/Mortgagors/Guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.  
**Date: 07-10-2024**  
**Place : Mumbai**  

**For HDFC BANK LIMITED**  
**Authorized Officer**

**ICICI BANK LTD**  
**NOTICE OF LOSS OF SHARE CERTIFICATES**  
Notice is hereby given that the following share certificate(s) issued by the Company are stated to have been lost or misplaced and the registered share holder(s) thereof have applied for issue of duplicate share certificate(s). Notice is hereby given that the company will proceed to issue duplicate share certificate(s) to the below mentioned person(s) unless a valid objection is received by the company within 15 days from the date of publication of this notice. No claims will be entertained by the company with respect to the original share certificate(s) subsequent to the issue of duplicate(s) thereof.

S.NO.	COMPANY NAME	FOLIO NO.	NAME OF SHAREHOLDERS	CERT NO.	ISSUED FROM	ISSUED TO	SHARES
1	ICICI BANK LTD	104886	Narsh Kumar Gupta	9524	1260895	1260895	885
2	ICICI BANK LTD	104886	Narsh Kumar Gupta	93582	581127882	581127847	46

Any person who has/have a claim in respect of the said certificate(s) should lodge his/her claim with all supporting documents with the company at its registered office. If no valid and legitimate claim is received within 15 days from the date of publication of this notice, the company will proceed to issue Letter of Confirmation in lieu of duplicate share certificate(s) to the person listed above and no further claim would be entertained from any other person(s).  
(Date: 05-10-2024)

**Correction Public Notice for Plot No.30 "SUDAMA PARK" of Village: Kosad**  
That in Public Notice dt.26.09.2024 for Plot No.30, in "Sudama Park", R.S.No.602/2+4, Block No.1085/A, T.P. Scheme No.66, F.P.No.339 of Village: Kosad, Taluka Adajan, Dist. Surat. The Sale Deed No.948 dated: 31.01.2005 lost, misplaced, or are otherwise untraceable printed is wrongly mentioned Which Should be read as Sale Deed No.947 dated: 31.01.2005. Date 06.10.2024  
**Sandeep B. Vora**  
(Advocate and Notary)  
1069-70, Central Bazar, Varachha, Mo. 9879988572

**PUBLIC NOTICE**  
**BHARAT PETROLEUM CORPORATION LIMITED (BPCL) a Company incorporated under the Indian Companies Act 1913 is intending to take on lease the vacant land admeasuring 900.00 sq.mtr. Out of total 1764.26 sq.mtr, Block/Survey No-545/1/1/9 and, No-545/1/1/10 situated at Oplad, Tal: Oplad, Dist.: Surat, State: Gujarat from its owner and titleholder Rita Nainesh Choksi is residing: 26 Kunkum Sarjan Soc. Parle Point Dist.: Surat, Gujarat State for a period of 20 years. The boundaries of the site is on the North by Oplad to Sayan road and remaining sides of the site belongs to of Rita Nainesh Choksi. If any person other than to Rita Nainesh Choksi is having any right or claim in any manner over the said property the same may be intimated to BPCL in the following address within 7 days from today.**  
**TERRITORY MANAGER,** (Dt. 07/10/2024)  
BPCL Retail Territory Office, Hazira Depot, Surat Hazira Road, Dist.: Surat-394510

**Form No. INC-26**  
[Pursuant to rule 30 of the Companies (Incorporation) Rules, 2014]  
**BEFORE THE REGIONAL DIRECTOR, NORTH WESTERN REGION, AHMEDABAD GUJARAT**  
In the matter of the Companies Act, 2013, Section 13(4) of Companies Act, 2013 and Rule 30(6) (a) of the Companies (Incorporation) Rules, 2014  
**AND**  
In the matter of TOPMOST COMMOTRADE PRIVATE LIMITED (CIN: U51909GJ2011PTC102085) having its registered office at Patdi Village, Old Post Office, Khancho, Dasada, Patdi, Surendranagar Gujarat 382765 India. ... Applicant  
Notice is hereby given to the General Public that the company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the company in terms of the special resolution passed at Annual General Meeting held on **Monday, 30th September, 2024** to enable the company to shift its Registered office from "State of Gujarat" to "State of Tamil Nadu".  
Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the **Regional Director, North Western Region, Roc Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naranpura, Ahmedabad-380013, Gujarat**, within Fourteen days from the date of publication of this notice with a copy of the applicant company at its registered office at the address mentioned below:  
**TOPMOST COMMOTRADE PRIVATE LIMITED**  
Patdi Village, Old Post Office, Khancho, Dasada, Patdi, Surendranagar Gujarat 382765 India.  
Date: 05-10-2024  
Place: Surendranagar  

For,  
**Topmost Commotrade Private Limited**  
**Bhawesh Badalia - Director**  
DIN: 10617664


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**पंजाब नैशनल बैंक Punjab National Bank**  
Zonal SASTRA, 4th Floor, Chankya Building, Nr. Dinesh Hall , Ashram Road, Ahmedabad-Gujarat 380009.  
Ph: 07947010262. Email:zs8336@pnb.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and 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 Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever 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 will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS					
Date of E-Auction: 23.10.2024					
Sl. No.	Name of the Branch	Description of Immovable Properties / securities mortgaged / Owner's name (Mortgagors of properties)	(e) Date of demand Notice u/s 13 (2) of SARFAESI Act 2002 (f.1) Q/S amount as on date of 13 (2) notice (f.2) Q/S amount as on given date (30.06.2024) (g) Possession date u/s 13(4) of SARFAESI Act 2002 (h) Nature of possession symbolic/physical/ constructive (i) Amount recovered after issuance of 13(2) notice (till 30.06.2024)	(a) Reserve Price (b) EMD (c) Bid Increase Amt	Date/ Time of E-Auction
	Name of the Account				
1.	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	Unit/Office No. A/91, Ninth Floor, in the scheme known as "Priseema Complex" at Mouje Changispur, Taluka Sabarmati, Ahmedabad, Gujarat. 845 Sq. Fts. (Built up Area) <b>Bounded as Under:</b> - East: -Common Passage of Complex, West-Open Space, North-Office No. A/92, South:-Common Road of Complex. Property Owner- Sureshbhai Amulakhbhai Shah	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 20.07.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).	(a) Rs.61,56,000.00 (b) Rs.6,15,600.00 (c) Rs.11,000.00	Date: 23.10.2024 Time: 11:00 am to 4:00 pm <b>PUNBSHRE NIKA91</b>
2.	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	Office No 803, Eighth Floor, in the scheme known as "Elite", together with undivided proportionate share in land, lying at Mouje Sola, Taluka Ghatlodia, District, Ahmedabad, Gujarat. 1128.00 Sq. Fts. (Super Built up Area) <b>Bounded as under:</b> - East: -Marginal Space thereafter Parking, West-Office No. 802, North:-Internal Road, South:-Office No. 804 Property Owner- Shrenikbhai Sudhirbhai Vimawala	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 07.07.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).	(a) Rs.72,33,000.00 (b) Rs.7,23,300.00 (c) Rs.11,000.00	Date: 23.10.2024 Time: 11:00 am to 4:00 pm <b>PUNBSHRE NIK803</b>
3.	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	All that Piece and parcel of Non Agricultural Open Plot No. 35 Paiki, of Town Planning Scheme No. 6. Mouje Jodhpur, Taluka Vejalpur, Ahmedabad-4(Paldi), Gujarat 187 Sq. Mtrs. (As per F.P) <b>Bounded as under:</b> - East:-Road, West:-Vibhuti Tower North:-6 mtrs Wide Internal Road South:-Land of Old Survey No. 233 Property Owner- Amitbhai Harivadanbhai Parikh	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 17.08.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).	(a) Rs. 1,93,12,000.00 (b) Rs. 19,31,200.00 (c) Rs.11,000.00	Date: 23.10.2024 Time: 11:00 am to 4:00 pm <b>PUNBSHRE NIK35</b>
4.	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	Fiat No. B-1003, (Block B, Flat No. 1003) 10th Floor, with proportionate undivided share in land of scheme, with right to use common amenities, Saransh Ambience, Survey No.222, comprised in T.P. scheme No.26 and allotted Final Plot No.41, Moje Vasna, District Ahmedabad, Sub District Ahmedabad-4(Paldi), Gujarat 175.585 Sq. Mtrs (Super Build up area) <b>Bounded as under:</b> - East: -Flat No. B-1002, West: -Flat No. A-1002, North: -Flat No. B-1004, South: -T.P. Road. Property Owner- Shrenik Sudhirbhai Vimawala	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 24.08.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).	(a) Rs.72,73,000.00 (b) Rs.7,27,300.00 (c) Rs.11,000.00	Date: 23.10.2024 Time: 11:00 am to 4:00 pm <b>PUNBSHRE NIKB1003</b>
5.	L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051	Fiat No. B-1004, (Block B, Flat No. 1004) 10th Floor, with proportionate undivided share in land of scheme, with right to use common amenities, Saransh Ambience, Survey No. 222, comprised in T.P. scheme No.26 and allotted Final Plot No. 41, Moje Vasna, District Ahmedabad, Sub District Ahmedabad-4(Paldi), Gujarat 175.585 Sq. Mtrs. (Super Build up area. <b>Bounded as under:</b> - East: -Flat No. B-1001, West: -Flat No. A-1001, North: -Society Road and Garden thereafter, South:-Flat No. B-1003. Property Owner- Shrenik Sudhirbhai Vimawala	(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 16.08.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).	(a) Rs.72,73,000.00 (b) Rs.7,27,300.00 (c) Rs.11,000.00	Date: 23.10.2024 Time: 11:00 am to 4:00 pm <b>PUNBSHRE NIKB1004</b>

**Date : 07-10-2024**  
**Place : Ahmedabad**  
**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

**6. L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051**

Open Plot No. 19/B in The Bharat Co-Operative Housing Society Limited., Final Plot No.88 paikae of Town Planning No.2 lying and being at Mouje Rajpur-Hirpur, District: Ahmedabad, Sub District: Ahmedabad-7(Odhav), 484.59 Sq.mtrs Bounded as under: - East:-Godown of M.B. Enterprise, West:-Bungalow No.19/A, North:-Common Road. South:-Society Road Property Owner- Ratnalal Hanumanmal Bothra

**7. L.C.B. Ahmedabad, Shrenik Limited Shrenikbhai Sudhirbhai Vimawala (Promotor/Guarantor) A/2 Riviera Entalia, Opp Suyog Bungalow, Corporate Road, Prahladnagar, Ahmedabad-380051**

Fiat No. A-2 (Block-A, Flat No. 2), 3rd & 4th Floor, Duplex Flat, with proportionate undivided share in the land of scheme and with right to use common amenities Riviera Antilia, Vejalpur, Ahmedabad, Gujarat 815 Sq. Mtr (Super Built up area) and 468.00 Sq.Mtr (Carpet Area) **Bounded as under:** - East:- Building Road, West:-Building Road, North:- Building Road, South:- Building Garden/Swimming Pool Property Owner- Shrenikbhai Sudhirbhai Vimawala

**8. C G Road, Ahmedabad, Sohni Ind Pvt.Ltd., Mr. Shailesh M Shah (Director Guarantor), and Mrs.Swati S Shah (Director/ Guarantor), 4740, Green River Road, ST E 307, CORONA, CA 92280 United States of America**

All that undivided proportionate share in the piece or parcel of Commercial Premises, N.A. land situated lying and being at Office No.302, 3rd Floor, Rembrandt, F.P.No.397/B, Sub plot No. 1&2, T.P.S. No.3, Opp. Associated Petrol Pump, C G Road, Mouje: Changispur, Ahmedabad-380006 in the name of Mr. Shailesh M Shah and Mrs. Swati S Shah., (1)admeasuring 1800 Sq.ft. i.e.167.28 Sq. Mtrs. (Super Built up area) (2)admeasuring 1263 Sq.ft.i.e.117.38 sq.mtr. (Built-up area) Land Mark: Rembrandt Building, 3rd Floor. **Bounded as below:** East: Office no. 301, West: 40ft. Road with Margin, North: Office No.303, South: Road and Front Phase of Building.

(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 24.08.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).

(a) Rs.2,33,26,000.00 (b) Rs.2,33,26,000.00 (c) Rs.11,000.00

Date: 23.10.2024 Time: 11:00 am to 4:00 pm  
**PUNBSHRE NIK198**

(e) PNB:29.04.2022 and SBI:04.05.2022 (f.1) Rs.118,47,04,971.85 plus further interest (Breakup of PNB & SBI amount PNB: Rs.77,66,29,268.73 SBI: Rs.40,80,75,703.12) (f.2) Rs. 149,29,46,719.65 (Breakup of PNB & SBI amount PNB: Rs.97,17,42,933.20 SBI: Rs.52,12,03,786.50) as on 30.06.2024 (g) 17.09.2023 (h) Physical (i) Rs.13,63,08,398.56 (Breakup of PNB & SBI amount: PNB: Rs.8,99,16,708.56 SBI: Rs.4,63,91,690.00).

(a) Rs.9,58,50,000.00 (b) Rs.95,85,000.00 (c) Rs.11,000.00

Date: 23.10.2024 Time: 11:00 am to 4:00 pm  
**PUNBSHRE NIKA2**

(e) 01.01.2015 (f.1) Rs.10,60,16,080.96 plus further interest (f.2) Rs.11,85,62,932.80 as on 31.07.2024 (g) 23.05.2023 (h) Physical (i) Rs.5,01,348.00

(a) Rs.78,73,000/- (b) Rs.7,87,300/- (c) Rs.50,000.00

Date: 23.10.2024 Time: 11:00 am to 4:00 pm  
**PUNBSOH M302**

**\* Details of the encumbrances known to the secured creditors**  
S.N. :- 1 to 7 - Not known.  
S.N. :- 8 - (1) AMC Dues Rs.5,12,515/- (May Vary), (2) Pending Office Maintenance Chares Rs.8,55,688/- till dt.23.06.2023. (May Vary)  
**TERMS AND CONDITIONS OF E-AUCTION SALE :** 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.ebkay.in>). 2. The Intending Bidders/ Purchasers are requested to register on portal (<https://www.ebkay.in>) 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. 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.ebkay.in>) 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 (<http://www.ebkay.in/>) for e-Auction will be provided by e Auction service provider **M/S PSB Alliance having its Registered office at 4th Floor, Metro House, Mahatma Gandhi Road, Dhobi Talao, Near New Marine Lines, Mumbai 400020 (Support Number: 8291220220)**. The Intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <http://www.ebkay.in/>. 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/ webpageportal: (1) <http://www.ebkay.in>, (2) [www.pnbindia.in](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, HelpManual on operational part of e-Auction and related to e-auction from e-Baas portal (<http://www.ebkay.in/>). 7. The Intending Bidders/ Purchasers are requested to register on portal (<https://www.ebkay.in/>) 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 EMD 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.ebkay.in/>). 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. 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 be 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 of the sale, please refer <http://www.ebkay.in/> and [www.pnbindia.in](http://www.pnbindia.in). 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

**Lokesh Kumar Agrawal, Authorized Officer, Punjab National Bank, Secured Creditor (M-7083100325)**