UNLINE E-AUCTION SALE OF ASSET

KOTAK MAHINDRA BANK LIMITED REGISTERED OFFICE: 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E) MUMBAI, MAHARASHTRA, PIN CODE-400 05 Branch Office: Kotak Mahindra Bank Ltd. Retail- ard G1, Twin Tower, Sahara darwaja, Ring Road Surat 395 002 SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND

RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 200 UNDER RULE 8(5) READ WITH PROVISO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERALAND IN PARTICULAR TO THE BORROWER (S) ANI GUARANTOR (S) THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO HE SECURED CREDITOR. THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISE OFFICER OF FULLERTON INDIA HOME FINANCE COMPANY LTD (HEREINAFTER REFERRED TO A ("FIHFCL") AND PURSUANT TO THE ASSIGNMENT OF DEBT IN FAVOUR OF KOTAK MAHINDRA BANI IMITED BY " FIHFCL ". THE PROPERTY WILL BE SOLD ON "AS IS WHERE IS". "AS IS WHAT IS". AND "WHATEVER THERE IS" BASIS ON 22.12.2023BETWEEN 12:00 PM TO 01:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES, FOR RECOVERY OF RS.37,98,507/-(RUPEES THIRTY SEVEN LAKH NINE) EIGHT THOUSAND FIVE HUNDRED AND SEVEN ONLY) AS OF 30.10.2023 ALONG WITH FUTURE INTERES APPLICABLE FROM 31.10.2023 UNTIL PAYMENT IN FULL WITH COST AND CHARGESUNDER THE LOAN ACCOUNT NO.600207210165927, DUE TO KMBL, SECURED CREDITOR FROM UMASHANKAR E AGRAWAL, SHUBHAM UMASHANKAR GOYAL, THE SAI BAKERY AND COLD DRINKS, . THE RESERV PRICE WILL BE RS. 16,00,000/-(RUPEES SIXTEEN LAKH ONLY) AND THE EARNEST MONEY DEPOSI WILL BE RS. 1,60,000/-(RUPEES ONE LAKH SIXTY THOUSAND ONLY) &LAST DATE OF SUBMISSION OF

EMD WITH KYC IS **21-12-2023** UP TO 6:00 P.M. (IST.) PROPERTY DESCRIPTION - ALL THAT PIECE AND PARCEL OF FLAT NO. 157, TOTALLY ADMEASURING 140 SQ.FTS. I.E.130.06 SQ.MTS., ALONGWITH 15.00 SQ.MTS. UNDIVIDED SHARE IN LAND OF "MUDIT PALACE SITUATED AT CITY SURVEY NO.5181/B. TP SCHEME NO. 1 FINAL PLOT NO. 246/2 OF MOJE BARDOLI,TA BARDOLI.DIST. SURAT. BOUNDARIES: NORTH BY: FLAT NO. 158, SOUTH BY: KHADIVALO OPEN SPACE

,EAST: FLAT NO.156, WEST BY: OPEN GALARY AREA OF OPEN SPACE. THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, C HE SARFAESIACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET. PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTIO SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE

SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC AUCTION, AT THE DISCRETION OF TH IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING ASSETS UNDER SALE, BIDDER MA CONTACTMR. AKSHIT SOLANKI (+91 7302111608)&MR. RAJENDER DAHIYA (+91 8448264515). FOR DETAILED TERMS AND CONDITIONS OF THE SALE PLEASE REFER TO THE LINK HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML PROVIDED IN KOTAK MAHINDRA BANK

PLACE:Surat **AUTHORIZED OFFICER** KOTAK MAHINDRA BANK LIMITED DATE:30-11-23

"We at a conclusion

WEBSITE I.E. WWW.KOTAK.COMAND/OR ON HTTPS://BANKAUCTIONS.IN/

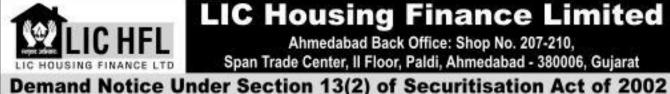
Phones:- 011-23357171, 23357172, 23705414, Website: www.pnbhousing.com

ance Limited, 2nd Floor, Part I, Megha House, Opp.
Kotak Bank, Mithakhali Law Garden Road, Ellisbridge, Ahmedabad, Gujrat - 380006
Surat Branch: - UG-4, Milestone Milagro, Nr. Someshwar Char Rasta, Udhana Magdalla Road, Vesu, Surat, Gujrat - 395007 Finance Limited

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES) Whereas the undersigned being the Authorised Officer of the PNB Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice/s on the date mentioned against each account calling upon the respective borrower/s to repay the amount as mentioned against each account within 60 days from the date of notice(s)/date of receipt of the said notice/s. The borrower/s having failed to repay the amount, notice is hereby given to the borrower/s and the public in general that the undersigned has taken possession of the property/ies described herein below in exercise powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on the dates mentioned against each account.

The borrower/s in particular and the public in general is hereby cautioned not to deal with the property/les and any dealing with the property/les will be subject to the charge of PNB Housing Finance Ltd, for the amount and interest thereon as per loan agreement.

| SI. No. | Loan Account Number | Name of the Borrowerl Co-Borrower/Guarantor | Date of Demand Notice | Amount Outstanding | Date of Possession Taken | Description of the Property/ies Mortgaged |
|------------|--|---|-----------------------------|---|--------------------------------|---|
| 1. | NHL/AHM/0 120/772585, B.O.: Ahmedabad | Rajendra Madhusudan Adalja & Alkaben R Adalja | 15-12-2022 | Six Lakhs Ninety Five Thousand | (Physical | 25,Pujan Bunglow,Near India Colony, Bopal Ghuma Road, Bopal, Ahmedabad, Gujarat, 380058,India |
| 2. | HOU/SRT/0 717/411854, B.O.: Surat | Nileshkumar R Radadiya & Hansaben Nilesh- bhai Radadiya | 12-05-2023 | Lakhs One Thousand Three | (Symbolic | Plot No186 (as Per Plan Plot No 66), D Type, Hari Darshan Residency, Nr. Hari Darshan School, Shekhpur, Kamrej, Opp-Shiv Darshan Residency, Surat, Gujarat, 394180 |
| 3. | 517/388461, | Manishbhai V Shiyani & Kajalben Manishbhai Shiyani | history same said | One Lakhs Twelve Thousand Eight | (Symbolic | Plot No 223, pinal Residency, B/s. Sanskar Villa, Ghaludi Village Road, Ghaludi, Tal Kamrej, Surat, Gujarat, 394180, India |
| 4. | HOU/SRT/0 617/403004, B.O.: Surat | Shaileshbhai Karshanbhai Vegad, Shileshbhai Vegad, Karshanbhai Vegad | Hetalben | Rs.11,49,693.85/- (Rupees Eleven Lakhs Forty Nine Thousand Six Hundred Ninety Three & Eighty Five Paise Only) as on 14-08-2023 | (Symbolic | Plot No.99, Sundarvan Residency, Nansad Village Road, Nansad, Nr. Maruti Villa Row House, Surat, Gujarat, 394180, India |



LIC Housing Finance Limited Ahmedabad Back Office: Shop No. 207-210,

Span Trade Center, Il Floor, Paldi, Ahmedabad - 380006, Gujarat

As the Loan Account Became NPA, therefore The Authorised Officer (AO) Under Section 13(2) of Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act. 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrowers does not deposit the amount within 60 days, from the date of paper publication the amount will be recovered from auction of the Security as given below. As the demand notice was sent to the borrower, the notice was not served upon the borrower as Authorised officer has not received the acknowledgment of the said demand notice. The copy of the demand notice has also affixed on the outer part of the security. Therefore you are informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of Section 13(4) and 14 of the said Act., the AO is free to take possession to recover the loan amount by auction of the Security as mentioned in the below Schedule.

| Loan Account No./ Name of Borrowers | Description of secured Asset | Demand Notice Issue Date | Loan availed (RS) | O/s Amt as on Demand Notice |
|---|--|---|--|---|
| Mr. Tejpal Hajarilal VarmaBorrower-1 Ms. Kusum Tejpal Varma Borrower-2 Mr. Harishbhai Jejpalbhai VarmaBorrower 3 Ms. Neetu H Varma Borrower-4 R.s.no. 136/1 & 150, T.p.s. No. 9, F.p. No. 56/a & 175, Plot No. 112, A-type Awas, Poonam Nagar, Near Swami Vivekanand Garden, Bhatar Road, Majura, Surat 395007 Loan A/c No. :611500002401 | R.S.no. 136/1 & 150, T.p.s. No. 9, F.p. No. 56/a & 175, Plot No. 112, A-type Awas, Poonam Nagar, Near Swami Vivekanand Garden, Bhatar Road, Majura, Surat 395007, | 30/10/2023 | Rs. 1,36,00,000/- | Rs. 1,70,92,843.61/- + Future Int. & Other Exp. |
| Padhiar Borrower-2 Ms. Neeta Shailendrasinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-4 Flat No. C-107, Kedamath Appartment Co.op. | No. 84/a, Plot No. 11, Muktanand Society, Opp. Pratham Row House, Honey Park Road, Moje. | 30/10/2023 | Rs. 55,00,000/- | Rs. 70,60,397.44/- + Future Int. & Other Exp. |
| Mr. Subhash R PrajapatiBorrower-1 Ms. Shitalben S PrajapatiBorrower-2 Mr. Rameshbhai A PrajapatiBorrower-3 A-84/403, Paras Society-1, B/h Paras Police Chowki, Katargam Darvaja, Surat, 395004 Loan A/c No.::612700002069 | R.s.no. 86/1+2, Block No. 121. T.p.s. No. 46, F.p. No. 69, Flat No. B-401, Building No. B, 4th Floor, Madhav Platina, Iskcon Temple Road, Moje. Jahangirpura, Surat, Gujarat 395009, | 30/10/2023 | Rs. 49,85,000/- | Rs. 42,51,213.45/- + Future Int. & Other Exp. |
| Mr. Jayesh Ramniklal LakdawalaBorrower-1 Ms. Diptiben Jayeshkumar Lakdawala Borrower-2 5/598, 2nd Floor, Pancholi Sheri, Bhagal, Haripura, Surat 395003 Loan A/c No.:612900000132 | R.s.no. 147, T.p.s.no. 13, F.p.no. 25, Plot No. 4, Rushi Prasad Row House, B/h. Angan Apartment, Near Vivekanand Park Row House, Moje. Adajan, Surat- 395009, | 30/10/2023 | Rs. 46,00,000/- | Rs. 47,03,514.30/- + Future Int. & Other Exp. |
| | | 30/10/2023 | Rs. 38,50,000/- | Rs. 51,71,318.86/- + Future Int. & Other Exp. |
| | Mr. Tejpal Hajarilal VarmaBorrower-1 Ms. Kusum Tejpal Varma Borrower-2 Mr. Harishbhai Jejpalbhai VarmaBorrower 3 Ms. Neetu H Varma Borrower-4 R.s.no. 136/1 & 150, T.p.s. No. 9, F.p. No. 56/a & 175, Plot No. 112, A-type Awas, Poonam Nagar, Near Swami Vivekanand Garden, Bhatar Road, Majura, Surat 395007 Loan A/c No. :611500002401 Mr. Shailendrasinh Bhagawansinh Padhiyar Borrower-1 Mr. Hitendrasinh Bhagwansinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-4 Flat No. C-107, Kedarnath Appartment Co.op. Hsg. Soc. Ltd., Near Bhumi Complex, Honey Park Road, Adajan, Surat-395009 Loan A/c No. : 612700000747 Mr. Subhash R PrajapatiBorrower-1 Ms. Shitalben S PrajapatiBorrower-2 Mr. Rameshbhai A PrajapatiBorrower-3 A-84/403, Paras Society-1, B/h Paras Police Chowki, Katargam Darvaja, Surat, 395004 Loan A/c No. : 612700002069 Mr. Jayesh Ramniklal LakdawalaBorrower-1 Ms. Diptiben Jayeshkumar Lakdawala Borrower-2 5/598, 2nd Floor, Pancholi Sheri, Bhagal, Haripura, Surat 395003 Loan A/c No. : 612900000132 Ms. Prakashbhai D ZalavadiyaBorrower-1 Mrs. Vasantben ZhalavadiyaBorrower-1 Mrs. Vasantben ZhalavadiyaBorrower-2 R.s. No. 47, Block No. 78, T.p.s. No. 38, F.p.no. 40/2, Flat No. 101, Building No. D, Sun Valley Residency, Moje. Nana Varacha, Surat, Gujarat 395006 | Mr. Tejpal Hajarilal VarmaBorrower-1 Ms. Kusum Tejpal Varma Borrower-2 Mr. Harishbhai Jejpalbhai VarmaBorrower-3 Ms. Neetu H Varma Borrower-4 R.s.no. 136/1 & 150, T.p.s. No. 9, F.p. No. 56/a & 175, Plot No. 112, A-type Awas, Poonam Nagar, Near Swami Vivekanand Garden, Bhatar Road, Majura, Surat 395007 Loan A/c No. :611500002401 Mr. Shailendrasinh Bhagawansinh Padhiyar Borrower-1 Mr. Hitendrasinh Bhagwansinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-4 Flat No. C-107, Kedamath Appartment Co.pp. Hsg. Soc. Ltd., Near Bhumi Complex, Honey Park Road, Adajan, Surat-395009 Loan A/c No. : 612700000747 Mr. Subhash R PrajapatiBorrower-1 Ms. Shitalben S PrajapatiBorrower-2 Mr. Rameshbhai A PrajapatiBorrower-3 A-84/403, Paras Society-1, B/h Paras Police Chowki, Katargam Darvaja, Surat, 395004 Loan A/c No. : 612700002069 Mr. Jayesh Ramniklal LakdawalaBorrower-1 Ms. Diptiben Jayeshkumar Lakdawala Borrower-2 Ms. No. 47, Block No. 78, T.p.s. No. 38, F.p.no. 25, Plot No. 4, Rushi Prasad Row House, B/h. Angan Apartment, Near Vivekanand Park Row House, Moje. Adajan, Surat-395009, Ms. Prakashbhai D ZalavadiyaBorrower-1 Mrs. Vasantben ZhalavadiyaBorrower-1 Mrs. Vasantben ZhalavadiyaBorrower-1 Mrs. No. 101, Building No. D, Sun Valley Residency, Moje. Nana Varacha, Surat, 395006 | Mr. Tejpal Hajarilal VarmaBorrower-1 Ms. Kusum Tejpal Varma Borrower-2 Mr. Harishbhai Jejpalbhai VarmaBorrower-3 Ms. Neetu H Varma Borrower-4 R.s.no. 136/1 & 150, T.p.s. No. 9, F.p. No. 56/a & 175, Plot No. 112, A-type Awas, Poonam Nagar, Near Swami Vivekanand Garden, Bhatar Road, Majura, Surat 395007 Loan A/c No. :611500002401 Mr. Shailendrasinh Bhagawansinh Padhiyar Borrower-1 Mr. Hitendrasinh Bhagwansinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-3 Ms. Divya Hitendrasinh Padhiyar Borrower-4 Pat No. C-107, Kedamath Appartment Co.op. Hsg. Soc. Ltd., Near Bhumi Complex, Honey Park Road, Adajan, Surat-395009 Loan A/c No. : 612700000747 Mr. Subhash R PrajapatiBorrower-1 Ms. Shitalben S PrajapatiBorrower-2 Mr. Rameshbhai A PrajapatiBorrower-2 Mr. Rameshbhai A PrajapatiBorrower-2 Mr. Jayesh Ramniklal LakdawalaBorrower-1 Ms. Diptiben Jayeshkumar Lakdawala Borrower-2 Ks. Diptiben Jayeshkumar Lakdawala Borrower-2 Ms. Prakashbhai D ZalavadiyaBorrower-1 Ms. Prakashbhai D ZalavadiyaBorrower-1 Ms. Prakashbhai D ZalavadiyaBorrower-1 Mrs. Vasaantben Zhalavadiya Borrower-2 R.s. No. 47, Block No. 78, T.p.s. No. 38, F.p.no. 407, Block No. 78, T | Mr. Tejpal Hajarilal VarmaBorrower-1 Ms. Kusum Tejpal Varma Borrower-2 Mr. Harishbhai Jejpalbhai VarmaBorrower-3 Ms. Neetu H Varma Borrower-2 Mr. Harishbhai Jejpalbhai VarmaBorrower-3 Ms. Neetu H Varma Borrower-4 Rs. no. 136/1 8 150, Tp.s. No. 9, Fp. No. 56/a 8 175, Plot No. 112, A-type Awas, Poonam Nagar, Near Swami Vivekanand Garden, Bhatar Road, Majura, Surat 395007 Loan A/c No. :611500002401 Mr. Shailendrasinh Bhagawansinh Padhiyar Borrower-1 Mr. Hitendrasinh Bhagawansinh Padhiyar Borrower-1 Ms. Divya Hitendrasinh Padhiyar Borrower-3 Hat No. C-107, Kedamath Appartment Co.op. Hag, Soc. Ltd., Near Bhumi Complex, Honey Park Road, Adajan, Surat-395009 Adajan, Surat-395009 Adajan, Surat-395009 Mr. Subhash R PrajapatiBorrower-3 Mr. Subhash R PrajapatiBorrower-3 Mr. Rameshbhai A PrajapatiBorrower-3 Ms. Diptiben Jayeshkumar Lakdawala Borrower-2 Ms. Prakashbhai D ZalavadiyaBorrower-1 Ms. Prakashbhai D ZalavadiyaBorrower-2 Rs. No. 47, Block No. 78, Tp.s. No. 38, Fp.no. 40/c, Flat No. 101, Building No. D, Sun Valley Residency, Moje. Nana Varacha, Surat, Gujarat 395006 Ms. Prakashbhai D ZalavadiyaBorrower-2 Rs. No. 47, Block No. 78, Tp.s. No. 38, Fp.no. 40/c, Flat No. 101, Building No. D, Sun Valley Residency, Moje. Nana Varacha, Surat, Gujarat 395006 Ms. Prakashboli D ZalavadiyaBorrower-2 Rs. No. 47, Block No. 78, Tp.s. No. 38, Fp.no. 40/c, Flat No. 101, Building No. D, Sun Valley Residency, Moje. Nana Varacha, Surat, Gujarat 395006 |



LIC Housing Finance Limited

Ahmedabad Back Office: Shop No. 207-210, Span Trade Center, Il Floor, Paldi, Ahmedabad - 380006, Gujarat

Demand Loan O/s Amt as

Demand Notice Under Section 13(2) of Securitisation Act of 2002

As the Loan Account Became NPA, therefore The Authorised Officer (AO) Under Section 13(2) of Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 had issued 60 day demand notice to the borrower as given in the table. According to the Notice if the Borrowers does not deposit the amount within 60 days, from the date of paper publication the amount will be recovered from auction of the Security as given below. As the demand notice was sent to the borrower, the notice was not served upon the borrower as Authorised officer has not received the acknowledgment of the said demand notice. The copy of the demand notice has also affixed on the outer part of the security. Therefore you are informed to deposit the loan amount along with future interest and recovery expenses within 60 days, otherwise under the provisions of Section 13(4) and 14 of the said Act., the AO is free to take possession to recover the loan amount by auction of the Security as mentioned in the below Schedule.

| Sr. No | Loan Account No./ Name of Borrowers | Description of secured Asset | Demand Notice Issue Date | Loan availed (RS) | O/s Amt as on Demand Notice |
|-----------|---|--|--------------------------------|---|--|
| 1 | Mr Surendra Singh Khiriya Borrower-1 Mrs. Suman Kanwer Borrower-2 B – 103, Shakti Life Style Apartment, Opp. Kadi Nagrik Bank, Borisana Road, Kalol, Dist Gandhinagar, Gujarat - 382721 Loan A/c No. 611200003080 | Flat No. D – 403, 4th Floor, Block – D, Shivanand Avenue (Survey No. 664 & 664/2, T.p.s. No. 5, F.p. No. 42), Vill. / Tal. Kalol, Dist. Gandhinagar, Gujarat | 17/10/2023 | Rs. 15,30,000 /- | Rs. 15,20,760.26 + Future Int. & Other Exp |
| 2 | Mrs. Bharatiben Shriumeshkumar Gajjar Borrower-1 Plot No. A/51, Jaimin Park, Vill.vatva, Tal. Dascroi, Dist. Ahmedabad, Gujarat - 382440 Guarantor Address: Mr. Alpeshbhai Gajjar Guarantor -1 A - 17, Jaimin Park, Opp. Platinium, Vatva, Dist. Ahmedabad, Gujarat - 382440 Loan A/c No. 611200003743 | Plot No. A/51, Jaimin Park (survey No. 1051, T.p.s. No. 87, F.p. No. 30), Vill. Vatva, Tal. Dascroi, Dist. Ahmedabad, Gujarat, | 17/10/2023 | Rs. 9,00,000/- | Rs. 8,61,650.71/- + Future Int. & Other Exp. |
| | Mr. Fulchand S Prajapati Borrower-1 Mrs. Ankita Fulchand Prajapati Borrower-2 7, Satadhar Nagar, B/h Vishal Nagar, Isanpur, Ahmedabad, Gujarat – 382443 M No. 9374237491 Guarantor Address: Mr. Rajeshkumar V Rana Guarantor -1 B135 Satyam Residency, Nr Pushpak Shiromani Bunglow Nikol, Ahmedabad, Gujarat - 382350 Loan A/c No. 612800000048 & 612800000049 | Flat No. K103, Divyajivan Lifestyle (survey No. 291/3/2, Tps No. 103, Fp No. 99/2), Opp. Dipak School, Gamgotri Bunglows, Nikol-nava Naroda Road, Nikol, Ahmedabad, Gujarat | 17/10/2023 | Rs. 11,00,000 /- Rs 13,75,000 /- | Rs. 24,67,508.98 / + Future Int. & Other Exp. |
| 4 | Mr. Jogidas K Bhavswami Borrower - 1 Mrs. Gayatri Jogidas Bhavswami Borrower - 2 Mr. Kishorkumar Fuldas Bhawswami Borrower - 3 C/12, Vaidehi Society, B/h Navrang Society, Vatva Road, Isanpur, Ahmedabad, Gujarat - 382443 Loan A/c No. 6128000000098 | C/12, Vaidehi Society (survey No 522), B/h Navrang Society, Vatva Road, Vill. Isanpur, Ahmedabad, Gujarat | 17/10/2023 | Rs. 35,00,000 /- | Rs. 34,04,746.24 + Future Int. & Other Exp. |
| 5 | Mr Nitesh Narjibhai Lachhun Borrower - 1 Row House No. C/11, Silver Jyot Co. Op. Housing Society Ltd(mayur Park) Narol Naroda Road,vill. Saljpur Bogha, Ta. Naroda, Ahmedabad, Gujarat - 382345 Loan A/c No. 612800000099 | Row House No. C/11, Silver Jyot Co. Op. Housing Society Ltd (Mayur Park) (survey No. 76 Paiki 76 B, Tps No. 47, Fp No. 52 Paiki), Narol Naroda Road, Vill. Saijpur Bogha, Ta. Naroda, Ahmedabad, Gujarat | 17/10/2023 | Rs. 33,00,000 /- | Rs. 33,98,766.48/ + Future Int. & Other Exp. |
| 6 | Mr Miki Tusharbhai Patel Borrower-1 5 Surdhara Society, Opp Tirupati Bunglows, Near Gautam Flat, Dehgam Road, Naroda, Ahmedabad, Gujarat-382330 Loan A/c No. 612800000155 | A-1/502, 5th Floor, Block No. A-1, Satva-1 (survey No 9/a, Tps No. 109, Fp 51/1), Opp Swastik Plazzo, Naroda Dehgam Road, Vill. Hanspura, Dist. Ahmedabad, Gujarat | 17/10/2023 | Rs. 38,00,000 /- | Rs. 40,01,857.58 + Future Int. & Other Exp. |
| 7 | Mr Chandan Lalbabu Singh Borrower-1 Mrs. Singh Induben Borrower-2 76, Anand Vihar Bunglows Nr. Anand Crystal Flats, Tragad, Ahmedabad, Gujarat - 382470 Loan A/c No. 612800000178 | Flat No. A-301, Third Floor, Block-a, (as Per Amc Plan Flat No. 201 Second Floor), Maruti-7 Residency (T.p.s. No. 69, F.p. No. 259, Old Survey No. 315/2/1), Mouje- Tragad, Tal.Ghatlodiya, Dist.Ahmedabad, Gujarat | 17/10/2023 | Rs. 17,40,900 /- | Rs. 18,09,393.64 + Future Int. & Other Exp. |
| 8 | Mr. Jigneshkumar S Patel Borrower-1 Mrs. Swatiben PatelBorrower-2 Flat No. 45, Vallabh Nagar Society, Odhav Industrial Estate, Odhav, Ahmedabad, Gujarat - 382415 Loan A/c No. 612800000189 | Block No. D1, Flat No. 404, Pushkar Heights {Survey No. 127/3 (Old Survey No. 127), T.p.s. No. 1, F.p. No. 1 Paikee}, Nr Mahavir Status, Virat Nagar Road, Moje. Nikol, Ahmedabad, Gujarat | 17/10/2023 | Rs. 25,00,000 /- | Rs. 29,57,744.83 / + Future Int. & Other Exp. |



punjab national bank Together for the better

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

PUBLIC E-AUCTION NOTICE FOR SALE OF **MOVABLE PROPERTIES ON 19.12.2023**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) and Guarantor (s) and Mortgagor (s) that the below described movable 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 Authorised 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 19.12.2023, 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 - 19-12-2023 Last date of Submission of EMD and BID Documents 18-12-2023 up to 5.00 PM Date & Time of Inspection: Date 17-12-2023 (Between 11.00 AM to 4.00 PM)

SCHEDULE OF THE SECURED ASSETS

| Lot No. | Name of Branch | | A) Dt. Of Notice | A) Reserve Price (Rs. In Lacs) | Date/Time of |
|------------|--|--|---|--|---|
| | Name of Account | Detail of movable Properties Hypothecated | B) Memoranda Dues as on 31.10.2023 C) Possession Date of Hypothecated Properties | B) EMD (Last date of deposit of EMD) | |
| | Name & address of the Borrower / Guarantors Account | | D) Nature of Possession Symbolic/Physical/Constructive | C) Bid Increase Amount (Rs. In Lacs) | E-Auction |
| 1 | PNB- RAOPURA (340600) M/s. S Ten Lighting - Partners: Shri Sujit Raybhan Kapse, Smt. Nilima Sujit Kapse Office Add: 1017, GIDC Estate, Waghodia, Dist: Vadodara391760 Shri Sujit Raybhan Kapse (Partner & Guarantor) Flat no. 703, Jaldhara complex, Vasna Road, Vadodara-390015 Smt. Nilima Sujit Kapse (Partner & Guarantor) Flat no. 703, Jaldhara complex, Vasna Road, Vadodara-390015 Smt. Dimple Biren Shah (Legal Heir of Mortgagor Late Shri Biren Chandrakant Shah & Guarantor) Plot No. 16, "SAKAR Bungalows", Ward No.6, Sahjanand Road, Opp. Manjmahuda Road, Akota, Dist. Vadodara-390020 Ms. Heny Biren Shah- (Legal Heir of Mortgagor Late Shri Biren Chandrakant Shah & Guarantor) Plot No. 16, "SAKAR Bungalows", Ward No.6 Sahjanand Road, Opp. Manjmahuda Road, Akota, Dist: Vadodara-390020 Shri Bhoumik Biren Shah- (Legal Heir of Mortgagor Late Shri Biren Chandrakant Shah & Guarantor) Plot No. 16, "SAKAR Bungalows", Ward No.6, Sahjanand Road, Opp. Manjmahuda Road, Akota, Dist: Vadodara-390020 Shri Bhoumik Biren Shah- (Legal Heir of Mortgagor Late Shri Biren Chandrakant Shah & Guarantor) Plot No. 16, "SAKAR Bungalows", Ward No.6, Sahjanand Road, Opp. Manjmahuda Road, Akota, Dist Vadodara-390020. The auction is subject to the outcome of SA No. 546/2023 filed at DRT- II, Ahmedabad | Inventory and Machinery Hypothecated to bank Details of Machinery and inventories can be accessing following link; www.pnbindia.in/EAuction.aspx>CO VADODARA > E AUCTION OF STOCK AND MACHINERY OF S TEN LIGHTING 19-12-2023 | A) 04.01.2023 B) Rs 8,57,97,091.97 Plus Future Interest and Other charges thereon C) 01-10-2023 D) Physical | A) Rs. 159.64 B) Rs. 15.96 (18-12-2023) C) Rs.0.25 | 19.12.2023 From 11.00AM To 04.00 PM (with extension of 10 minutes if necessary |

TERMS AND CONDITIONS OF E-AUCTION SALE: (1) The auction sale will be "online through e-auction" 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 18-12-2023 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 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) https://epublish/app (3) https://epubli to this e-Auction from e-Barq-IBAPI portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to register on portal (https://www.ibapi.in). 7. The intending Bidders / Purchasers are requested to requ working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet, Only after having sufficient balance (>=EMD amount) at the time of bidding. 9. During the eauction 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 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 process may contact authorized representative of our e-Auction Service Provider (https: 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 & the defaulting bidder shall not have any claim over the forfeited amount and the property & the defaulting bidder shall not have any claim over the forfeited amount and the property & the defaulting bidder shall not have any claim over the forfeited amount and the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 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 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 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, 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 on 19.12.2023 @ 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, www.tenders.gov.in, www.mstcecommerce.com, https://eprocure.gov.in/epublish/app. For any guery you may contact our Authorised Officer, Mr. Choudhary Imran Khan - 9983540480

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

financialexp.epapr.in

Date: 30.11.2023, Place: Vadodara





Authorized Officer, Punjab National Bank, Secured Creditor