

**FASTTRACK HOUSING FINANCE LIMITED**  
 ITI House, 36 Dr. R. K. Shirodkar Marg, Behind Bata Showroom, Opp. HDFC House Parel, Mumbai-400 012

**WITHOUT PREJUDICE**  
 Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with Rule 3 of the Security Interest Enforcement Rules, 2002. "The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "CGHFL" for an amount as mentioned herein under with interest thereon.

S. No.	NAME OF THE BORROWERS	MORTGAGE PROPERTY ADDRESS	NPA DATE	SANCTIONED AMT. & DATE	FC AMOUNT & DATE
1.	<b>DASHARATHBHAI UMEDEBHAI PATEL (Borrower)</b>	All That Piece And Parcel Of Tenament Bearing Municipal Census No. 4433, 4434, 4435 Constructed On The Plot Approx. Admeasuring 54.63 Sq. Mts. (As Per Sale-deed) Having Constructed Area Approx. 35.00 Sq. Mts. (As Per Sale-Deed) Having City Survey No. 270 As Per Sale Deed, And As Per City Survey Records 270A Situated At District Ahmedabad Sub-dist. Ahmedabad-6 (Naroda), Ta - Asarwa Mouje Saijpurboghga Gamtal, At Moti Khadki, Saijpur Bogha. All The Piece And Parcel Of Land Is Bounded As Follows: On Or Towards The East - Common Wall With City Survey No.269, On Or Towards The South - City Survey No. 342 And Road, On Or Towards The West - Common Wall With City Survey No.271,273,274,275, On Or Towards The North - Main Road After Open Space	14-12-2018	Rs. 10,30,000/- & 26-12-2016	Rs. 38,31,987/- & 22-12-2023

**MEASUREMENT PROPERTY OWNED BY**  
 Authorised Officer - For Fasttrack Housing Finance Ltd.

**ADITYA BIRLA CAPITAL**  
 PROTECTING INVESTING FINANCING ADVISING

**ADITYA BIRLA FINANCE LIMITED**  
 Registered Office : Indian Rayon Compound, Veraval, Gujarat-362266  
 Corporate Office : R-Tech Park, 10 Floor, Nirlon Complex, off Western Expressway, Goregaon East, Mumbai-400063

**APPENDIX IV-A**  
 [See proviso to rule 9(1)]  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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 9 (1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002). Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s), Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on 23.01.2024 for recovery of Rs. 3,35,55,095.35/- (Rupees Three Crores Thirty-Five Lakhs Fifty-Five Thousand Ninety-Five and Paise Thirty-Five Only) (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on 07.11.2022 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from Borrowers/Co-Borrowers/ Mortgagors/ Guarantors namely M/S CEL LINK, ASIT CHAMPAKLAL BHAVSAR and VEERA ASIT BHAVSAR. The details of the reserve price and the earnest money deposit are given below:

Sr. No.	Description of Properties	EMD Amount (in Rs.)	Reserve Price (in Rs.)
1.	Property 1	5,11,805.4	51,18,054/-
2.	Property 2	3,54,294/-	35,42,940/-
		<b>8,66,099.4</b>	<b>86,60,994/-</b>

**Short description of the immovable property:**  
**Property 1:** All that piece and parcel of immovable property being Residential premises situated at Flat No. 2, on Ground floor and basement appurtenant thereto consisting total built up area of 1542.90 Sq. Feet (i.e.143.39 Sq. Mtrs.) (G.F. 942.90 Sq. Feet, basement 600 Sq. Feet) having proportional share in land admeasuring 71.71 Sq. Mts. in "Shashwat Flats" situated in land admeasuring total 750 Sq. Mts. in R.S.No. 308, T.P. Scheme No. 15, Final Plot No. 105 of Maje Saiyad Vasna in registration district- Vadodara, Sub-district: Vadodara, butted and bounded as:  
**On the North:** Other Plot, **On the South:** Parking Place, **On the East:** Adjacent Plot, **On the West:** Flat No. 1  
**Property 2:** All that piece and parcel of immovable property being Commercial premises situated at Flat No. F-2/102 having 1080 Sq. Feet construction area on first floor in Chetan Apartment constructed on Plot No. 15 in Anand Society situated in Revenue Survey No. 552, Hissa No. 7 & 8 in Vadodara Kasba, District- Vadodara, butted and bounded as:  
**On the North:** Flat No. F-2/103, **On the South:** Stair case/ Common Passage, OTS & Flat No. F-2/101, **On the East:** 30 ft Road, **On the West:** Plot No. 16

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e.  
<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>  
**PLACE:** Vadodara  
**DATE:** 02.01.2024  
 Authorised Officer (Aditya Birla Finance Limited)

**Capri Global Housing Finance Limited**  
 Registered & Corporate Office : 502, Tower-A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400013.  
 Office Address : 9th Floor, BBC Tower, Opposite Law Garden, Near Axis Bank, Ahmedabad-380006.

**POSSESSION NOTICE**  
 (for immovable Property)

Whereas the undersigned being the Authorized Officer of Capri Global Housing Finance Limited (CGHFL) under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002, Demand Notice(s) issued by the Authorized Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said Notice. The Borrower having failed to repay the amount, notice is hereby given to the borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with Rule 3 of the Security Interest Enforcement Rules, 2002. "The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets." The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of "CGHFL" for an amount as mentioned herein under with interest thereon.

Name of the Borrower/ Guarantor	Description of Secured Asset (Immovable Property)	Demand Notice Date & Amount	Date of Possession
(Loan Account No. LNHBR1000084242, Bhurch Branch), Mr. Ashfaqal Akbarali Saiyad, C/o Ayesha Fashion Shop, Mrs. Waedabegum Ashfaqal Saiyad	All that piece and parcel of Property being Non-Agricultural Plot of land bearing Khata No. 580, Survey No. 240, Total adm. 2732 Sq. Mtrs. Paiki, adm. 1052 Sq. Mtrs., Khata No. 581, Survey No. 241/1 adm. 7193 Sq. Mtrs. Paiki, adm. 6793 Sq. Mtrs. Paiki, Northern Side adm. 2030 Sq. Mtrs., total adm. 3082 Sq. Mtrs., known as 'Blid Residency', Third Floor, Flat No. 304, adm. 86.39 Sq. Mtrs., i.e., 925.55 Sq. Ft. and Super Built up area adm. 120.94 Sq. Mtrs., Opp. Hotel Landmark, at Ankleshwar, Bhurch, Gujarat - 394115. Bounded by :- East : Flat No. 305, West : By NH 48, North : By Common Passage, South : By Compound Wall.	14.07.2023 Rs. 15,58,688/-	28.12.2023 (Symbolic)

Date : 02.01.2024, Place : Gujarat  
 Sd/- (Authorized Officer), For, Capri Global Housing Finance Limited

**Aavas Financiers Limited**  
 (Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922R2011PLCC34297)  
 Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

**POSSESSION NOTICE**

Whereas, the undersigned being the Authorized Officer of AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The Borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED") for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
RAMJIBHAI TAPUBHAI BABARIYA, Mr. NARENDRAHAI TAPUBHAI BABARIYA, Mrs. SHILPABEN RAMJIBHAI BABARIYA (A/c No.) LNRAJ02916-170037366	11-Oct-22 ₹ 821572.41/- 10-Oct-22	PLOT NO. 31, VK NAGAR, GONDAL R. S. NO. 178/2 (P) & 180/4 PAIKI, GONDAL, RAJKOT, GUJARAT ADMEASURING 107.65 SQ. MTRS	Physical Possession Taken on 31 Dec 23
ANKESHKUMAR NAROTTAMBHAI PATEL Mrs. ARJUNABEN ANKESHKUMAR PATEL (A/c No.) LNAD800315-160019617	10-Aug-23 ₹ 799378.41/- 9-Aug-23	FLAT NO B/507, FIFTH FLOOR, VEDKAA RESIDENCY, FINAL PLOT NO. 83 PAIKI, T.P. SCHEME NO. 57, SURVEY NO. 57/3/1 & 57/3/2, NAROL, AHMEDABAD, GUJARAT ADMEASURING 67 SQ. YARD	Physical Possession Taken on 31 Dec 23
SHASHIKIRAN SURYABHAGVAN NAMA, Mrs. RUKMINI SURYABHAGVAN NAMA GUARANTOR - Mrs. MEGHNA MUKUL KOSHTI, M/S. MALE SQUARE RETAILS PVT LTD (A/c No.) LNAD800315-160020837	12-Jul-23 ₹ 830390.41/- 11-Jul-23	RESIDENTIAL FLAT F/104, 1ST FLOOR, CONSTRUCTED ON PLOT NO. 57/3/1 & 57/3/2, TPS NO. 57, FP. NO. 83, PAIKI VEDKAA RESIDENCY B/S, AAKRUTI TOWNSHIP, NAROL AHMEDABAD, GUJARAT ADMEASURING 66 SQ. YARD	Physical Possession Taken on 31 Dec 23

Place : Jaipur Date: 02-01-2024  
 Authorised Officer Aavas Financiers Limited

**pnb punjab national bank** Together for the better

**Stressed Assets Targeted Resolution Action (SASTRA)**  
 Circle - Vadodara (833000)

**PUBLIC E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 18.01.2024 & 15.02.2024**

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 18.01.2024 & 15.02.2024, 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 : 18.01.2024 (Lot No. 1 to 4) & 15.02.2024 (Lot No. 5) • Last date of Submission of EMD and BID Documents : 17.01.2024 & 14.02.2024 up to 5.00 PM • Date & Time of Inspection : Date 05.01.2024 (Between 11.00 AM to 4.00 PM)**

**SCHEDULE OF THE SECURED ASSETS**

Lot No.	Name of the Branch	Name of Account	Name & address of the Borrower / Guarantors Account	Description of Immovable Properties Mortgaged/ Owners Name (Mortgagors of propert (ies))	A) Dt. of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Memoranda Dues as on 31.07.2023 C) Possession Date u/s 13 (4) of SARFESI ACT 2002 D) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs. in Lacs) B) EMD (last date of deposit of EMD) C) Bid Increase Amount (Rs. in Lacs)	Date / Time of E-Auction
1	PNB - Anand (021510)	Mr. Amanulla Saiyadmiya Saiyad (Borrower)	430, Indura Nagari, Gam Hadgood, Anand (Guj) - 388110	N.A Residential Property situated at VADOD bearing Block / R. S No. 1082/2, Total Adb 9105.00 Sq mtrs Paiki Sub plot No 5 Adm 62.82 Sq mtrs situated at Krish residency Vadod in the registration district and sub district of Anand Gujarat belonging to Amanulla Saiyadmiya Saiyad. Bounded as under : East : Society Road, West : Society Road, North: Plot No. 6, South : Plot No. 4 Property Owned By : Mr. Amanulla Saiyad.	A) 07.06.2021 B) Rs. 3,91,661.56 Plus Future Interest and Other Charges thereon C) 08.12.2021 D) Physical	A) Rs. 5.21 B) Rs. 0.52 (17.01.2024) C) Rs. 0.10	18.01.2024 From 11.00 am to 04.00 pm Noon (with extension of 10 minutes if necessary)
2	PNB - ONGC ANKLESHWAR (513410)	Mr. Rishiraj Sapkota	Address : Yogi Flat No. 405, 4th Floor, Yogi Darshan Complex, 2 Kosmadi Ankleshwar, Dist. Bharuch - 393001 Mr. Singh Birendra Kumar (Guarantor) Address : Flat No. A-301, Yogi Darshan Complex, Valia Road, Kosamdi, Ankleshwar, Dist. Bharuch - 393001	All the piece and parcel of property At Flat No. 405, 4th Floor, Yogi darshan Complex - 2, Kosmadi Ankleshwar, Plot No. 18 to 22, 49, 50 and 70 of Block No. 577 paikee, Village Kosamdi in Survey No. 577/city or town Survey No. 577 / Khasra No. within the registration sub-district Ankleshwar and District Bharuch. Bounded : On the North by : Passage, On the South by : Internal Road, On the East by : Passage, Flat No. 404 FSI, On the West by : Passage, Flat No. 406 FSI (Owners : Mr. Rishiraj Sapkota)	A) 13.06.2018 B) Rs. 8,67,897.99 Plus Future Interest and Other Charges thereon C) 14.09.2019 D) Physical	A) Rs. 5.99 B) Rs. 0.60 (17.01.2024) C) Rs. 0.10	18.01.2024 From 11.00 am to 04.00 pm Noon (with extension of 10 minutes if necessary)
3	PNB - FATEHGANJ (340500)	Rajesh Sumantlal Shah (Borrower)	Address : Flat No. 201, Shakuntal Complex, Above Union Bank, Kalandarshan Xing, Waghodia Road, Vadodara Ms. Latika Rajeshbhai Shah (Co-Borrower) Address : Flat No. 201, Shakuntal Complex, Above Union Bank, Kalandarshan Xing, Waghodia Road, Vadodara	All that constructed area admeasuring 99.60 Sq. mtrs undivided land area 58.34 Sq. Mtrs or thereabout degisnated as Flat No. 201 on the second floor of "Shakuntal Complex" Daneshwar, Vadodara lying being and situated on the land bearing Revenue Survey No. 385/1 & 491/1, T P Scheme No. 3 and Final Plot No. 810 of Village Mauje Danteswar, Taluka District, taluka District Vadodara. Owned by Mrs. Latika Rajesh Shah & Mr. Rajesh Sumantlal Shah	A) 31.08.2015 B) Rs. 21,27,181.84 Plus Future Interest and Other Charges thereon C) 16.12.2016 D) Physical	A) Rs. 14.80 B) Rs. 1.48 (17.01.2024) C) Rs. 0.10	18.01.2024 From 11.00 am to 04.00 pm Noon (with extension of 10 minutes if necessary)
4	PNB - ANKLESHWAR (073610)	Mr. Shah Mahabood (Borrower)	C/o Navin Kumar Raval, RCL-25-6, 500 Quarter, GIDC Ankleshwar, Bharuch - 393002 Mr. Ajit Kumar Giri (Guarantor) A/2, Mohamadipark, Nr. Welfare Hospital, Bharuch - 392001	Equitable Mortgage of free hold (Residential) land & Building situated at Plot No. 298, Pratistha Residency, Besides Hotel Navjivan N.H. 8, Ankleshwar 393001 Having Plot Area 41.91 Sq Mtr. Property Owned by Mr. Shah Mahabood	A) 09.01.2018 B) Rs. 13,75,350.42 Plus Future Interest and Other Charges thereon C) 20.10.2021 D) Physical	A) Rs. 4.42 B) Rs. 0.44 (17.01.2024) C) Rs. 0.10	18.01.2024 From 11.00 am to 04.00 pm Noon (with extension of 10 minutes if necessary)
5	PNB-RAOPURA (340600)	Surekha Narendra Bijotkar (Borrower)	Address : Flat No. 105, Kalp Chhaya Apartment, Near Mira Datar Tekra, Nava Bazar, Vadodara Gujarat.	Registration District Vadodara, sub District Vadodara, Village Vadodara Kasba (Raopura Division) City Survey Number 111 Vibhag B Tikka No. 5/3 Adm About 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, Nava Bazar, Vadodara Gujarat. Property Owner name : Mrs. Surekha Narendra Bijotkar (Soni)	A) 11.05.2021 B) Rs. 5,74,525.95 Plus Future Interest and Other Charges thereon C) 31.08.2021 D) Physical	A) Rs. 9.00 B) Rs. 0.90 (14.02.2024) C) Rs. 0.10	15.02.2024 From 11.00 am to 04.00 pm Noon (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 17.01.2024 & 14.02.2024 by 5.00 PM before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD amount 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 1800-1030-6342). 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) [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, Help Manual on operational part of e-Auction related to this e-Auction from e-Bidding-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. 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 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 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 officer as per the details provided. 20. All statutory dues/attendatnd 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> on 18.01.2024 (Lot No. 1 to 4) & 15.02.2024 (Lot No. 5) 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>.

For any query you may contact our Authorised Officer Mr. Karam Veer, Mob. 8005784146 / 9510551300 • Details of the encumbrances known to the secured creditors : Not Known • STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002  
 (STATUTORY 15 / 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES ,2002)  
**Date : 30.12.2023 | Place : Vadodara** **Authorized Officer, Punjab National Bank, Secured Creditor**