

Circle SASTRA Centre Nashik,

Shop No.2&3, Maznine Floor ,Sneh Height Apartment,Indiranagar,Nashik- 422009

E-mail: cs8288@pnb.co.in

E-AUCTION SALE NOTICE TO GENERAL PUBLIC UNDER RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Public Notice for E-Auction for Sale of Immovable Properties (STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable/movable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorized Officer of Punjab National Bank (secured creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 15.02.2022 for recovery of its dues due to the Punjab National Bank/ Secured Creditor from the respective borrower (s), mortgagor(s) and guarantor (s). The Reserve Price & Earnest Money Deposit (EMD) and short description of the immovable property with known encumbrances (if any) is hereunder:

TERMS AND CONDITIONS:

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:

- 1) <https://ibapi.in/>
- 2) <https://eprocure.gov.in/epublish/app>
- 3) <https://mstcecommerce.com/>

2. The properties are being sold on „AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"

3. 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, mis-statement or omission in this proclamation.

4. The bidder has to increase their Bid in multiple of Rs.10000.00.

5. The date of inspection is **Dt. 01.02.2022** with prior appointment between 12.00 to 16.00

6. The Sale will be done by **the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on Dt. 15.02.2022 starts at 02.00 PM.**

7. **It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.**

8. **This also a notice to borrower/Guarantors & Mortgagers under rule 8(6) of the SARFEASI act, 2002.**

Date: 10.01.2022

Place : Nashik

Chief Manager and Authorized Officer
Punjab National Bank(Secured Creditor)

SL	Name of the Borrower and address	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due/ as per Demand Notice	Reserve Price (In Lacs)	Earnest Money (In Lacs)
1.	<p>M/s Rajan Bachhumal & Company. -Mr.Tarachand (Rajan) Bacchumal Dalwani (Proprietor and Guarantor) A/p. 8/1,Chatrapati Shivaji Housing Soc., Jail Road,Sindhhi Colony,Nasik Rd. Nashik-422101</p> <p><u>Detail of Guarantor's</u> 1.Monish Tarachand Dalwani Add-Sindhi Colony Nasik Road Nashik-422101 2.Chandan Hemnani Add- Add-Sindhi Colony Nasik Road Nashik-422101 3.Sadashiv Lonare Add- 5 &6, Shastri Nagar (Lonarwadi),Sinnar Tal Sinnar Dist Nashik 4.Jayshree Sadashiv Lonare Add- 5 &6, Shastri Nagar (Lonarwadi),Sinnar Tal Sinnar Dist Nashik</p>	<p>Shop No.32,38 & 44, Sq.Mtrs on Ground Floor in Wing "C", in the building by name Ganesh Market, constructed on Survey No. 235-A/2/1-B+C having C.T.S. No. 2625 to 2640 situated at village Devlali Tal. & Dist. Nashik. (Internally Merged) In the Name of-Sau Ishwaribai Bachhumal Dalwani, Mr.Rajan (alias) Tarachand Bachhumal Dalwani, Mr. Tarachand Bachhumal Dalwani -Symbolic Possession-</p>	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.7,13,85,542.22 As per Demand Notice dated 06.05.2021 Plus interest & Cost (after Recovery, if any).	80.43	8.45
		<p>Shop 43, area admeasuring 19.05 Sq. Mtrs on Ground Floor in Wing "B" in the building by name Ganesh Market, constructed on Survey No. 235-A/2/1-B+C having C.T.S. No. 2625 to 2640 situated at Village Devlali Tal. & Dist. Nashik In the Name of Mr.Bachhumal Asanand Dalwani -Symbolic Possession-</p>	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.7,13,85,542.22 As per Demand Notice dated 06.05.2021 Plus interest & Cost (after Recovery, if any).	25.36	2.55
		<p>Shop No.03 & 04, Mtrs on Ground Floor in the building by name Kanhaiyalal Sankul, constructed on area admeasuring 3483.83 Sq.Mtrs out of Total area of Survey No. 243/3-17/1 having C.T.S. No. 2014 situated at village Devlali, Tal. & Dist. Nashik In The Name of- Mr.Bachhumal Aasanand Dalwani & Ishwaribai Bacchumal Dalwani (Internally Merged) -Symbolic Possession-</p>	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.7,13,85,542.22 As per Demand Notice dated 06.05.2021 Plus interest & Cost (after Recovery, if any).	51.19	5.15

SL	Name of the Borrower and address	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due/ as per Demand Notice	Reserve Price (In Lacs)	Earnest Money (In Lacs)
		Shop No. 31 area admeasuring 19.51 Sq. Mtrs. on Ground Floor in wing B, in the building by name Ganesh Market, constructed on Survey No.235-A/2/1-B+C having C.T.S No. 2625 to 2640 situated at Village Devlali Tal. & Dist. Nashik In the Name of-Mr.Tarachand Bachhumal Dalwani -Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.7,13,85,542.22 As per Demand Notice dated 06.05.2021 Plus interest & Cost (after Recovery, if any).	25.36	2.55
		Non-Agricultural Land – Plot located at Gat No.13 Hotel Raje Park Beside Krushi Pandhari Agro Mall, Near Hari Laxmi Nagar,Sinnar-Ghoti Road Village-Harsule Tal Sinnar Dist Nashik In the Name of Mrs. Jayshree Sadashiv Lonare -Symbolic Possession –	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.7,13,85,542.22 As per Demand Notice dated 06.05.2021 Plus interest & Cost (after Recovery, if any).	109.71	10.98
		Plot No.13,Gat No.477/2+477/3/13, Behind Mahalaxmi Ecolite CLC Blocks,Near Skytech Solution Pvt Ltd.,Mouje Shinde,Tal and Dist Nashik Mortgage Deed duly registered in the office of Sub-Registrar Nashik-2, Vide Serial No. 2640/2019 on Dtd.23/04/2019. In the Name of- Mr.Monish Tarachand Dalwani & Mr. Chandan Mulchand Hemnani -Symbolic Possession –	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.7,13,85,542.22 As per Demand Notice dated 06.05.2021 Plus interest & Cost (after Recovery, if any).	84.00	8.40

SL	Name of the Borrower and address	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due/ as per Demand Notice	Reserve Price (In Lacs)	Earnest Money (In Lacs)
2.	M/s Shambhavi Weldtech Add- Plot No. M-68, MIDC, Waluj Aurangabad-431001 -Mr.Satesh Ramchandra Ukkali (Proprietor) Plot No. 71, Survey No.28, Shahnoorwadi Aurangabad Mrs.Lalita Santesh Ukkali (Guarantor) Add- Plot No. 71, Survey No.28, Shahnoorwadi Aurangabad	Plot No.M-68, Rajangaon, MIDC Waluj Taluka Gangapur Dist Aurangabad Lease Hold- M/s Shambhavi Weldtech -Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.4,03,36,711.77 As per Demand Notice dated 06.02.2020 Plus interest & Cost (after Recovery, if any).	62.35	6.25
		Row House No. R-A, First floor, MH No. F00 (New) & WF/159/Ro-B119/pg-360 (old) Ward No. F, SNO 28 Dashmesh Vihar,Co-operative Housing Society, Devanagari, Shahnoorwadi Aurangabad Measuring-720 Sqft - In the Name of- Satesh Ramchandra Ukkali Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.4,03,36,711.77 As per Demand Notice dated 06.02.2020 Plus interest & Cost (after Recovery, if any).	23.41	2.35
		Plot No.71, Survey No.28, Shahnoorwadi Aurangabad Measuring Area-247.50 sq.mt In the Name of-Lalita Shantesh Ukkali -Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.4,03,36,711.77 As per Demand Notice dated 06.02.2020 Plus interest & Cost (after Recovery, if any).	55.81	5.60

SL	Name of the Borrower and address	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due/ as per Demand Notice	Reserve Price (In Lacs)	Earnest Money (In Lacs)
3.	M/s Amalner Oil & General Mills Add- Near Municipal Mumbai Galli, Amalner, Tal Amalner Dist Jalgaon-425401 -Mr.Gulvirsing Bhagwansing Kalara (Proprietor) Add-Old House With Land Bearing CTS NO 3187/2 Amalner Tal Amlaner Dist Jalgaon Amlaner	Open NA plot Bearing Plot No 18 At Gat No 1367 Of Amlaner Dist Jalgaon Amalner -In the Name of Sonal Gulvirsing Kalra -Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.73,16,706.00 as per demand notice dated 30.05.2016 Plus interest & Cost (after Recovery, if any).	5.25	0.55
	Mr.Kamal Shaikh Ramjan Shaikh (Guarantor) Add-K R Trading Co, Old Bus stand Amalner	Old House With Land Bearing CTS NO 3187/2 Amalner Tal Amlaner Dist Jalgaon Amlaner -In the Name of Gulvirsing Bhagwansing Kalara -Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.73,16,706.00 as per demand notice dated 30.05.2016 Plus interest & Cost (after Recovery, if any).	20.00	2.00
	Mrs.Sonal Gulvirsing Kalra (Guarantor) Add- Old House With Land Bearing CTS NO 3187/2 Amalner Tal Amlaner Dist Jalgaon Amlaner	Open NA Plot Bearing TP No 154/5 Amalner Tal Amalner Dist Jalgaon Amlaner In the Name of – Gulvirsing Bhagwantsing Kalra, Sonal Gulvirsing Kalra -Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.73,16,706.00 as per demand notice dated 30.05.2016 Plus interest & Cost (after Recovery, if any).	55.00	5.50

SL	Name of the Borrower and address	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due/ as per Demand Notice	Reserve Price (In Lacs)	Earnest Money (In Lacs)
4	Mrs. Smita Surendrasingh Thakur (Borrower) Address - 'Vrundavan' Plot No. 22, Gut No. 408, Chetan Nagar, Mouje Sutala, Khamgaon, Tal Khamgaon, Dist - Buldana, 444303	Row House No. 22, Plot No. 22, Gut No. 408, Vrundavan, Chetan Nagar, Mouje Sutala, Khamgaon, Tal - Khamgaon, Dist - Buldana, 444303 In the Name of - Mrs. Smita Surendrakumar Thakur <u>Boundaries -</u> East - Plot No. 31 West - Road North - Plot No. 21 South - Plot No. 23 - Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.16,35,276.50 as per demand notice dated 01.06.2021 Plus interest & Cost (after Recovery, if any).	24.30	2.43
5	Mr.Vivek Motiram Digole (Borrower) Address – Duplex House No. 01, Plot No. 32, Gurukrupa Nagar, Near Shukla Layout, Behind Loins School, Khamgaon, Tal – Khamgaon, Dist – Buldana, 444303 Mrs. Kamal Motiram Digole (Co-Borrower) Address – Ward No. 08, Kela Nagar, Near Dr. Pawar Galli, Civil Lines, Khamgaon, Tal – Khamgaon, Dist – Buldana, 444303	Duplex House No. 01, Plot No. 32(Part), Survey No. 82/1, Gurukrupa Nagar, Near Shukla Layout, Behind Loins School, Khamgaon, Tal - Khamgaon, Dist - Buldana, 444303 In the Name of - Mr. Vivek Motiram Digole & Mrs. Kamal Motiram Digole <u>Boundaries -</u> East - Lay Out Road West - Plot No. 29 North - Duplex No. 02, Plot No. 32(Part) South - Plot No. 33 - Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.19,94,450.00 as per demand notice dated 14.06.2021 Plus interest & Cost (after Recovery, if any).	23.25	2.33

SL	Name of the Borrower and address	Detail of Property & Name of the owner/ Mortgagor & Status of Possession	Details of Encumbrances known to the Banks	Date and Time of E-Auction	Amount Due/ as per Demand Notice	Reserve Price (In Lacs)	Earnest Money (In Lacs)
6	Mr. Suresh Uttamrao Rathod (Borrower) Address - Plot No. 25, F. S. No. 21/3, Mouje Sutala Khurd, Khamgaon, Tal - Khamgaon, Dist - Buldana, 444303	Residential Property on Plot No. 25(Part), Gut No. 21/3, Tayade Colony, Mouje Sutala (Kh), Khamgaon, Tal Khamgaon, Dist Buldana, 444303 Owned By - Mr. Suresh Uttam Rathod Boudaries - East - Plot No. 25 (Part) West - Plot No. 24 North - Lay Out Road South - Plot No. 27 - Symbolic Possession-	Not Known	15.02.2022 at 14.00 Hrs to 15.00 Hrs (with extension of 10 minutes if necessary)	Rs.5,71,668.50 as per demand notice dated 14.01.2020 Plus interest & Cost (after Recovery, if any).	23.35	2.34

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 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) 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 (\geq 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 as mentioned above to respective property 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. 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 Pune. 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 Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
17. The properties are being sold on „AS IS WHERE IS BASIS and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”.
18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide.
20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
21. The Authorized Officer of 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 1) <https://ibapi.in/> , 2) <https://eprocure.gov.in/epublish/app>,3)<https://mstcecommerce.com/>

Date: 10.01.2022
Place : Nashik

Authorized Officer
Punjab National Bank(Secured Creditor)