

E- Auction Statutory Sale Notice for sale of Immovable Assets under Rule 6(2) and 896) read with Rule 6 & 9 of Security Interest (Enforcement) Rules 2002 of SARFAESI Act Public Notice for E-Auction For Sale of Immovable property 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 Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on "As is Where is", "As is what is", "Whatever there is" basis on the date as mentioned in the table herein below, for recovery of its dues 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/Assets. 1. The sale will be done by the undersigned through e-auction platform provided at the website: <https://baanknet.com>. 2. EMD & KYC will be done through portal <https://baanknet.com>.

Sl. No.	Name of the Borrower/Guarantor & Description of the mortgaged property along with status of Possession (Symbolic/Physical)	Demand Notice Date		Property inspection Date & Time	Date/Time of E-Auction	QR Code for Property Image	QR Code for Location	QR Code for Service Provider
		Outstanding Amount (Rs) +future interest & other expenses thereon.	Reserve Price EMD amount and date Bid increment amt.					
1	Borrower(s): Mrs. Meena Naresh Chutelkar & Mr. Rakesh Naresh Chutelkar. Guarantor(s): Mr. Suresh Manikrao Kakade Description of Property: Plot No. 184, G P House No. 16 Ward No. 3 Bearing Kh No 147/9, 147/10 P H No. 15 Mouza Bhilgaon Layout of Indira Co-Op Housing Society Ltd, Radhakrishna Colony Near Sai Mandir Bhilgaon Road Tah. Kamptee and Dist- Nagpur. (Symbolic Possession)	Notice Date: 10.01.2024 Rs. 5,08,554.26 as on 31.12.2023 + further interest and cost thereon 01.01.2024..	Rs. 16,24,000/-	22.04.2025 12:00 PM To 2:00 PM	29.04.2025 12:00 PM To 2:00 PM			
		Balance O/s Rs. 5,79,517/- as on 31.03.2025 plus further interest and cost thereon.	Rs. 1,62,400/- and EMD submission on or before 28.04.2025- 5:00 PM.					
			Rs. 15,000/-					
2	Borrower(s): Mr. Shrikant Bacharbai Patel Guarantor(s): Mr. Kishor Shambhubhai Patel & Smt. Jayshree Shrikant Patel. Description of Property: Apartment No.-B8-B-203 On Second Floor, Block No. B8, in Vrindavan City , Mouza Jamtha Dist- Nagpur (Physical Possession)	Notice Date: 31.10.2022 Rs. 9,47,412.04 as on 31.10.2022 + further interest and cost thereon 01.09.2022..	Rs. 17,92,000/-	23.04.2025 12:00 PM To 2:00 PM	29.04.2025 12:00 PM TO 2:00 PM			
		Balance O/s Rs. 12,06,795/- as on 31.03.2025 plus further interest and cost thereon.	Rs. 1,79,200/- and EMD submission on or before 28.04.2025- 5:00 PM					
			Rs. 15,000/-					
3	Borrower(s): Mr. Chandrashekar N Chouhan, Mr. Bablu Bisen Chawriya, Mrs. Twinkle Bablu Chawriya. Guarantor(s): Mrs. Renuka Chandrashekar Chouhan Description of Property: Apartment No. B8-B-203 On 2 nd Floor, Block No B8, Having Built up Area 38.75 Sq. Mt and Carpet Area 41.10 Sq.Mt. in Cluster Sudama Vrindavan City Jamtha Nagpur. (Symbolic Possession)	Notice Date: 31.01.2023 Rs. 38,28,043.81 as on 31.01.2023 + further interest and cost thereon 01.02.2023..	Rs. 24,40,000/-	24.04.2025 12:00 PM To 2:00 PM	29.04.2025 12:00 PM TO 2:00 PM			
		Balance O/s Rs. 47,67,501/- as on 31.03.2025 plus further interest and cost thereon.	Rs. 2,44,000/- and EMD submission on or before 28.04.2025- 5:00 PM.					
			Rs. 15,000/-					

Name and contact details of Authorised Officer- Mr. Rakesh Kumar , Mobile-+91-9815229800 & Contact Person- Mr. Mukesh Mahakalkar, Mobile-+91-9975404927

TERMS & CONDITIONS:

- The e-auction is being held on, "AS IS WHERE IS" AND "AS IS WHAT IS" AND "WHATEVER THERE IS" basis. In case the property/ies is sold after taking Symbolic Possession of the properties , successful Bidder/s shall have to get Physical possession of the property/ies at his or her own cost, risk and responsibility. Though bank will facilitate in taking possession by obtaining order from competent authorities.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to the Authorized officer that is persisting. However, the intending bidders should make their own independent inquiries and due diligences regarding the encumbrances, title of property/ies and claim/rights/dues affecting the property & to inspect & satisfy themselves from the respective department/offices, before submitting the bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property/ies is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised officer/Secured creditor shall not be responsible in any way for any third party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- The interested bidders shall submit the EMD through web portal <https://baanknet.com> (the user id and password can be obtained free of cost by registering name with <https://baanknet.com> through login id and password. After registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of following documents uploaded in the web portal before the last date of submission of bid, viz (i) copy of PAN card (ii) Proof of identification (KYC) viz self-attested copy of voter id/driving license/passport etc.
- The interested bidder who require assistance in creating user id and password, uploading data, submitting bid, training on e-bidding process etc. shall contact M/s PSB Alliance Pvt. Ltd. having its registered office at Unit No.1, third floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala east, Mumbai 400037, (Helpdesk No. +918291220220. E-Mail Id- support.BAANKNET@psballiance.com.
- The interested bidders, who have submitted their EMD not below 10% of Reserve Price through online mode before time and date mentioned above, shall be eligible for participation in e-bidding process. The auction of the above property/ies would be conducted exactly on the scheduled date and scheduled time as mentioned above by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned in the column "Bid increase amount" against each property. In case the bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extension of 5 minutes each). The bidder who submits the highest bid amount (not below reserve price) on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Authorised officer/Secured creditor.
- Neither the authorized officer/Bank shall be liable for any internet network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-auction event.
- The purchasers shall bear the stamp duties/additional stamp duties/transfer charges, fees etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. Owed to anybody prior and future. Successful bidders shall have to comply with the provision of Income Tax regarding purchase of property and pay the tax to authorities as per applicable rates.
- The Authorised officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.
- 25% of sale price is to be paid immediately i.e., on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorised officer. In case of default, property shall be sold again.
- Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of immovable property. In default of payment within the period mentioned above, the deposit shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

THIS NOTICE IS ALSO TO BE TREATED AS 15 DAYS STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (L/Rs) UNDER RULE 8(6) SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Date: 11.04.2025 | Place: Nagpur

Sd/
Authorised Officer, Punjab and Sind Bank