पंजाब नैशनल बैंक ...भरोसे का प्रतीक ! punjab national bank ...the name you can BANK upon !

BRANCH OFFICE: RECOVERY CENTER JODHPUR
(ADDRESS WITH PIN NUMBER-PLOT NO 43(A&B),2ND FLOOR,10TH E ROAD, SARDARPURA, JODHPUR 342003)
[PHONE NO.9929793333]
E mail: Cs8255@pnb.co.in

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, 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

Lot No.	Name of the Branch Name of the Account Name & Addresses of the Borrower/ Guarantors in Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 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 C) Bid Increase Amount D) Date & Time of Inspection	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1	Branch Office: Pal Road Jodhpur & Borunda M/s Shri Rani Sati Lime & Chemicals Prop. Sh. Sourabh Lakhotiya S/o Sh. Madhusudan Lakhotiya & Sh. Madhusudan Lakhotia M/s Shri Rani Sati Lime & Chemicals Prop.: Sh. Sourabh Lakhotiya S/o Sh. Madhusudan Lakhotiya	1. All That Part and Parcel of the Industrial converted land Consisting of Structures, Erections, Installations, Etc. at Khasra No 78/21 (Old Khasra No. 78/2/1), Khasra No. 78/22 (Old Khasra No. 78/2/2), Khasra No. 78/3/2 and Khasra No. 78/3 village Borunda, Tehsil, Pipar City, District Jodhpur (total Four Khasra measuring 2 bigha, 19 Biswa and 20 Biswansi i.e. 0.4773 hectare) in the name of Sh. Sourabh Lakhotiya S/o Sh. Madhusudan Lakhotiya	A) 29-04-2024 B) Rs.1,81,33,908.41 as on 28-04-2024 + further interest w.e.f. 31-03-2024 & Expenses until payment made in full. C)11-07-2024	A)153.20 lakh B)15.32lakh C)1.00 lakh D)03-09-2024From 11.00 Am To 4.00 Pm	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known

	Address: 1 -House at 15-16 Khasra No 1923, Shanti Priya Colony, Village: Borunda Pipar City, District Jodhpur Pin Code: 342604 Address:2-Khasra No. 78/21 Village Borunda, Tehsil, Pipar City, District Jodhpur Pin Code: 342604 Sh. Madhusudan Lakhotia Guarantor.: M/s Shri Rani Sati Lime & Chemicals Address: - House at 15-16 Khasra No 1923, Shanti Priya Colony, Village: Borunda Pipar City, District Jodhpur Pin Code: 342604	2. All That Part and Parcel of the Residential House situated at Plot No. 15-16 Khasra No 1923, Shanti Priya Colony, Village Borunda Pipar City admeasuring 1800 Sqft. standing in the name of Sh. Sourabh Lakhotiya S/o Sh. Madhusudan Lakhoti	D) Symbolic Possession	A)52.25 lakh B)5.23lakh C)0.50 lakh D)03-09-2024 From 11.00 am To 4.00 Pm		
2	Branch Office: MGH Road Jodhpur M/S D R Mundan Shikshan Sansthan & Mukna Ram Mundan & Babu Lal Choudhary S/o Mora Ram & Geeta Choudhary W/O Dalla Ram Choudhary & Dalla Ram Choudhary S/O Rama Ram M/S D R Mundan Shikshan Sansthan & Babul al Choudhary S/o Mora ram & Mukna Ram Mundan Address: -Plot No 18/369 Chopasani Housing Board Jodhpur Raj-342008 Dalla Ram Choudhary S/o Rama Ram & Geeta Choudhary W/o Dalla ram Choudhary Address: Plot No 109-112 veer teja ji nagar Salawas Road Vill-Sangariya Basani 2nd Phase Jodhpur raj-342901	All That Part and Parcel of the Residential Property Land & Building Consisting of Structures, Erections, Installations, Etc. Situated At Plot No. 109,110,111,112 Khasra No. 6 Veer Teja Ji Nagar Village- Sangariya Distt. Jodhpur, Rajasthan. Admeasuring About 5581.25 S Ft. Plot No. 109 & 110 in name of Dalla Ram Choudhary s/o Rama Ram & Plot No. 111 & 112 in name of Geeta Choudhary w/o Dalla Ram	A) 12-03-2024 B) Rs.28,21,211.60 as on 02-03-2024 + further interest w.e.f. 28-02-2024 & Expenses until payment made in full.. C)21-05-2024 D) Symbolic Possession	A)156.40 lakh B)15.64lakh C)1.00 lakh D)03-09-2024 From 11.00 Am To 4.00 Pm	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known
3	Branch Office:Barmer Samundra Singh S/o Bhikh Singh Samundra Singh S/o Bhikh Singh Rajput Pada, Village- Ramsar, Tehsil- Ramsar, Dist.- Barmer, 344502	All Part and parcel of the Residential House Property Situated at Patta No.- 244, Rajput Pada, Village- Ramsar, Tehsil- Ramsar, Dist.- Barmer (Rajasthan). Admeasuring About 3600 Sq. Ft. in the name of Samundra Singh S/o Bhikh Singh	A) 14-12-2023 B) Rs.5,61,333 as on 30-11-2023 + further interest w.e.f. 30-11-2023 & Expenses until payment made in full. C)02-03-2024 D) Symbolic Possession	A)15.50lakh B)1.55lakh C)0.10 lakh D)03-09-2024From 11.00 am To 4.00 Pm	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known
4	Branch Office:Barmer Kheem Singh S/O Indra Singh Rajput Kheem Singh S/O Indra Singh Rajput 666, Jadejo Ka Bass.	All part and parcel of the Residential House Property at Patta No.288, Mohalla Jadejo ka Bass, Village Ramsar Distt Barmer. Admeasuring about 3450.00 Sqft. in the name of Kheem Singh S/O Indra Singh	A)14-12-2023 B) Rs.12,07,844.90 as on 30-11-2023 + further interest w.e.f. 30-11-2024 & Expenses until payment made in full. C)02-03-2024	A)9.20 lakh B)0.92lakh C)0.01 lakh	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known

	Village Ramsar Distt.- Barmer (RAJ) 344502		D) Symbolic Possession	D)03-09-2024From 11.00 Am To 4.00 Pm		
5	Branch Office:Chopasani Road Jodhpur M/s Mateshwari Udhyog (Prop Manju Gehlot W/o Madan lal) & Madan lal Gehlot S/o Mohan Lal Gehlot M/s Mateshwari Udhyog (Prop Manju Gehlot W/o Madan lal) Address: -Plot No. 591/16, Khasra No.1, Bhatiyo Ka baas, Mangra Punjla, Jodhpur, Raj. 342304 Madan lal Gehlot S/o Mohan Lal Gehlot Address: -Plot No. 478, 5th Road, Sardarpura, Jodhpur, Raj. 342304	All that Parts and Parcel of Residential Property situated at Plot No.591/16, Khasra No.1, Bhatiyo Ka baas, Mangra Punjla, Jodhpur, Raj. Admeasuring 1492.92 Sqft. in the name of Madan Lal S/o Mohan Lal Gehlot & Manju Gehlot W/o Madan Lal Gehlot.	A) 06-02-2024 B) Rs.31,91,607.69 as on 05-02-2024 + further interest w.e.f. 01-02-2024 & Expenses until payment made in full. C)15-04-2024 D) Symbolic Possession	A)66.45 lakh B)6.65lakh C)0.50 lakh D)03-09-2024From 11.00 Am To 4.00 Pm	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known
6	Branch Office: MGH Road Jodhpur Ratan Lal Gurjar S/O Mohan Lal Gurjar Ratan Lal Gurjar S/O Mohan Lal Gurjar House No 128, Amar Bagh Ashiana Pali Road Jodhpur Raj-342005	All That Part and Parcel of the Residential Property of Ratan Lal Gurjar S/O Mohan Lal Gurjar Consisting of Structures, Erections, Installations, Etc. Situated at Plot No 103, Kh. No. 6, K.K. Colony, Gram Kudi Bhagtasani, Jodhpur (Raj) - 342001 , Admeasuring 1250 Sq.Ft	A) 12-04-2024 B) Rs.41,50,768.90 as on 05-04-2024 + further interest w.e.f. 31-03-2024 & Expenses until payment made in full. C)24-06-2024 D) Symbolic Possession	A)49.85 lakh B)5.00lakh C)0.10 lakh D)03-09-2024From 11.00 Am To 4.00 Pm	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known
7	Branch Office: Pal Road Jodhpur M/s Ratna Art & Craft & Prop. Shri Natwar Lal Vyas S/o Ghanshyam Vyas & Smt Ratan Ben Vyas w/o Ghanshyam Vyas M/s Ratna Art & Craft & Prop. Shri Natwar Lal Vyas S/o Ghanshyam Vyas & Smt Ratan Ben Vyas w/o Ghanshyam Vyas Address:- Plot No 201,Chanakya Nagar, Pal Road Jodhpur Raj.	1-All That Part and Parcel of the Residential Property of smt. Ratani devi urf Rattan ben w/o shri ghanshyam vyas Consisting of Structures, Erections, Installations, Etc. Situated At sardarpura , phalodi Jodhpur (Raj) - , Admeasuring 1664.00 Sq.Ft 2-All That Part and Parcel of the Residential Property of Shri Natwar Lal Vyas S/o Shri Ghanshyam Vyas Consisting of Structures, Erections, Installations, Etc. Situated at west Part of Plot No 201, Kh. No. 149/2 , of Village Chopasani Jagir Chanakya Nagar, East West , Pal Road Jodhpur (Raj) - , Admeasuring 1200.00 Sq.Ft	A) 18-04-2024 B) Rs.77,48,087.36 as on 16-04-2024 + further interest w.e.f. 31-03-2024 & Expenses until payment made in full. C)26-06-2024 D) Symbolic Possession	P.No.1-A)45.20lakh B)4.52lakh C)0.10 lakh D)03-09-2024From 11.00 am To 4.00 Pm P.No.2-A)45.25lakh B)4.53lakh C)0.10 lakh D)03-09-2024From 11.00 am To 4.00 Pm	06-09-2024 From 11.00 Am to 4.00 Pm	Not Known
8	Branch Office:Tinwari Narendra Singh S/o Bheru Singh	All part and parcel of the Residential Property at Patta No.11, Book No.06, Misal No.01/2019-20 dated 05-08-2019, Village Ghewara Tehsil Tinwari Distt.Jodhpur Raj-342306, Admeasuring about 109.888 sq yards. in the name of Narendra Singh S/O Bheru Singh	A) 16-04-2024 B) Rs.8,85,317 as on 15-04-2024 + further interest w.e.f. 31-03-2024 & Expenses until payment made in full.	A)12.50 lakh B)1.25lakh	06-09-2024 From 11.00 Am	Not Known

	Narendra Singh S/o Bheru Singh Aguna Bass, Village Ghewara,Tinwari Jodhpur(Raj)-342306		C)25-06-2024 D) Symbolic Possession	C)0.10 lakh D)03-09-2024From 11.00 am To 4.00 Pm	to 4.00 Pm	

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.
   The auction sale will be “online through e-auction” portal **https://www.ebkray.in**

2. The intending Bidders/ Purchasers are requested to register on portal (**https://ebkray.in**) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. 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://ebkray.in**) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt. Ltd**. having its Registered office at **Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037** (Helpdesk Number +91 8291220220, Email Id: support.ebkray@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider’s website https://ebkray.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/ web page portal.
   (1) **https://ebkray.in**
   (2) **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-auction portal (https://ebkray.in).

7. Bidder's e-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. 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 increase in the bid amount must be of increment amount mentioned. 5 **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 5 **minutes** to the last highest bid, the e-auction shall be closed.

9. 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.

10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the ebkray 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 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 inspects 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.

24. Registry of the IP will be done on DLC basis instead of sale price (in case of sale price of IP below the DLC rate of govt

For detailed term and conditions of the sale, please refer https://ebkray.in & www.pnbindia.in.

(Suraj Kumar Chauhan)

Date: 01-08-2024
Place: Jodhpur

Authorized Officer
Punjab National Bank
Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002