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Punjab & Sind Bank

(A Govt. of India Undertaking)

Where service is a way of life

Zonal Office: GANDHINAGAR

Branch Office: - M G ROAD SURAT

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES.

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 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. The sale will be done by the undersigned through e-auction platform provided at the website: **www.baanknet.com.**

EMD Submission last Date: 29-08-2026 UPTO 12:00 p.m

Name & contacts of Authorized Officer: : Sh. Sunny Jha, Assistant General Manager & Mobile No : 9689550619

NAME OF THE BORROWER/GUARANTOR & DESCRIPTION OF THE MORTGAGED PROPERTY	DEMAND NOTICE DATE POSSESSION DATE DEMAND NOTICE AMOUNT	Reserve Price EMD Bid increment amt.	Property inspection Date & Time	Date / Time of E-Auction
Account Name: 1. **M/s. Narmada Trading** Name of borrower & Guarantor M/s Narmada Trading Prop. Mrs. NarmadadeviTapariya (Borrower) Mrs. Umadevi NandkishorTapariya (Guarantor) Mr. Nirmal Kumar Bhagatram Tapariya (Guarantor) Mrs. Sushmadevi Nirmal Kumar Tapariya (Guarantor) Through legal Heirs of deceased Mr. Babulal Brijmohan Malpani (Guarantor)	13-08-2025/06.11.2025 Rs.97,56,427.99 (Rupees Ninety Seven lakh Fifty Six Thousand Four Hundred Twenty Seven and ninety nine paise only) + further interest and cost thereon		19-08-2026 to 21-08-2026 10:00 am to 5:00pm	29-08-2026 12 Noon to 2:00 pm
Description of properties: Equitable mortgage of Immovable property Flat No. C-704, admeasuring 1187 sq. ft. (super built-up) on Siddhi Complex, situated at revenue survey no. 5+6, Block no. 6, Final Plot no. 6/A,		Rs.35,50,000/- Rs.3,55,000/- Rs.35,500/-		

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Paiki Plot no. 1/B/2,B/3,4/B, admeasuring 750 sq. mtr+750 Sqm+750 Sqm +750 Sqm total 3000 sqm Moje Dumbhal, Dist. Surat, Mrs. UmadeviNandkishorTapadiya and Mrs. Sushmadevi Nirmal Kumar Tapariya, vide sale deed no. 8624 dated 12-10-2004. East – Passage; West –Margin of apartment/internal road; North – Margin /B Building; South – Adjacent Flat no 703				

TERMS & CONDITIONS:

1. The online E-auction shall be held through auction platform i.e. (https://baanknet.com) on the date and time provided. The intending bidders/purchasers are required to register through (https://baanknet.com) by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance.
2. EMD Payment: The intending Bidders/Purchasers are requested to register on portal (https://baanknet.com) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with (https://baanknet.com) Auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in (https://baanknet.com) and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest.
3. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID. For queries contact number-8291220220 & email id – support.baanknet@psballiance.com. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of (https://baanknet.com)
4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding.
5. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. **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.
6. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider.
8. The secured asset shall not be sold below the reserve price.
9. The success auction Purchaser/Bidder shall, have to deposit 25% (twenty-five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorized officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall 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.

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10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and /or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

11. 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 deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder.

13. The Authorized Officer reserve the right to accept any or reject any/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.

14. The sale certificate shall not be issued pending operation at any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against issue of sale certificate. Further, no interest shall be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, shall be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the same shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized officer/Bank.

15. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours.

16. The properties are being sold on **"As is where is"**, **"As is what is"** and **"Whatever there is"** basis and the intending bidders should make their own discreet independent inquires& verify the concerned Registrar/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/right/dues/charges of any authority such as Sale tax, Excise/GST/Income Tax beside the Bank's Charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitted their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale for charges/encumbrances, over the property or on any other matter etc. shall be entertained after submission of the online bid.

17. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorized Officers/Secured creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society or any other dues, taxes levies, fees, transfer fees id any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. 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 glitches or reason/contingencies affecting the e-auctions.

19. If Property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility.

20. In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidder are required to contact the concerned Authorized Officer of the concern branch only.

21. The Sale is subject to confirmation by the Secured Creditor Bank.

22. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact above mentioned Authorized Officer.

23. TDS deducted on sale of immovable property (other than agricultural land) of defaulting customers under SARFAESI act 2002 for more than ₹50 Lakh Successful bidder is required to deduct & deposit TDS as per Section 393(1) [Table: Sl. No. 3(i)] of the Income Tax Act, 2025 (erstwhile Section 194-IA of Income Tax Act, 1961) on the sale proceeds of the immovable properties sold by the Bank under SARFAESI Act, 2002, incorporating the name and PAN of the owner/mortgagor of the immovable property while furnishing the Form 141 (erstwhile Form 26QB). TDS is to be deducted in cases where sale consideration is more than ₹50 Lakh. TDS is to be deducted at the rate of 1% of the entire sale consideration. No deduction shall be required where the consideration for the transfer of an immovable property is less than or equal to fifty lakh

rupees or for transfer of agricultural land. The term "agricultural land" for this purpose has been defined in the Income Tax Act. The term "immovable property" for this purpose shall mean any land (other than agricultural land) or any building or part of a building.

This Notice is also to be treated as 30 days statutory sale notice to borrowers and Guarantors (L/Rs) Under Rule 8(6) Security Interest (Enforcement), Rules 2002.

For PUNJAB & SIND BANK

Authorized Officer

Punjab and Sind Bank

AUTHORISED OFFICER

Date: 28.07.2026

Place: Surat