

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

Sr. No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (Mortgagers of Property(les))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount as on 31.12.2024. C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive	A) Reserve Price (Amt in Lacs)	Date/Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account		B)EMD (Amt in Lacs)			
	Name & addresses of the Borrower / Guarantors Account		C) Bid Increase Amount (Amt in Lacs)			
1.	Stressed Asset Management Branch, Mumbai	Property 1 : Plot No. 8/11/1 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq ft owned by M/s. Magnificent Infrastructure Pvt. Ltd. Property 2 : Plot No. 8/11/2 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq ft owned by M/s. Magnificent Infrastructure Pvt. Ltd. Property 3 : Plot No. 8/11/3 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq. ft owned by M/s. Magnificent Infrastructure Pvt. Ltd. Property 4 : Plot No. 8/11/4 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq. ft. owned by M/s Magnificent Infrastructure Pvt. Ltd. Property 5 : Plot No. 8/11/5 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq. ft. owned by M/s. Magnificent Infrastructure Pvt. Ltd. Property 6 : Plot No. 8/11/6 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq. ft. owned by M/s. Magnificent Infrastructure Pvt. Ltd. Property 7 : Plot No. 8/11/7 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq. ft. owned by M/s. Brilliant Infrastructure Pvt. Ltd. Property 8 : Plot No. 8/11/8 at south Tokugank, M G Road, Indore Area Admeasuring: 1458.33 sq. ft. owned by M/s. Brilliant Infrastructure Pvt. Ltd.	A-18.01.2012 & 27.01.2012 B- Rs. 575.67 Cr plus further interest and charges thereon C-17.09.2012, 18.09.2012, 24.09.2012 & 25.09.2012 D- Physical Possession : 20.10.2022 physical possession	A. 1729.00 Lacs B. 17.29 Lacs C. 1.00 Lacs	15.07.2025 11:00 AM to 04:00 PM	Not known
	M/s. Zoom Developers Private Limited. Regd Office- 703-705, Chetak Centre, 12/2, RNT Marg, Indore- 452001 Also at- A- 302, Mangalya Co-Op Society, Arol Maroshi Road, Andheri (E) Mumbai - 400 059 Guarantors: Shri Vijay Choudhary Address: S/o. Shri Madanlal Choudhary, 905/906 Indradarshan, Millat Nagar, Lokhandwala Complex, Andheri (W) Mumbai- 400053. Mrs. Manjiri Choudhary Address: W/o- Shri Vijay Choudhary Add- 905/906, Indradarshan, Millat Nagar, Lokhandwala Complex, andheri (W) Mumbai- 400 053 Shri B. L. Kejriwal Address: S/o Shri Babulal Kejriwal, 41/42, Link Garden Co-op Housing Society, Millat Nagar, Lokhandwala Complex, andheri(W), Mumbai- 400053. M/s. Magnificent Infrastructure Pvt. Ltd. (mortgager also) Address- 703-705, 7th floor, Chetak Centre, 12/2 RNT Marg, Indore- 452001. M/s. Brilliant Infrastructure Pvt. Ltd. (mortgager also) Address- 703-705, 7th floor, Chetak Centre, 12/2 RNT Marg, Indore- 452001					

TERMS AND CONDITIONS: The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- The properties are being sold on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**" and "**WHATEVER THERE IS BASIS**"
- 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.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on **15.07.2025 @11.00 AM to 04:00 PM.**
- For detailed term and conditions of the sale, please refer <https://baanknet.com> & www.pnbindia.in.

Date: 21.06.2025
Place : Mumbai

Sd/-
Authorized Officer,
Punjab National Bank
Secured Creditor