पंजाब नैशनल बैंक punjab national bank

SAMD, Circle Office, 6th Floor, Gujarat Bhavan, Ellisbridge, Ahmedabad-380006,
Email ID: coahmsamd@pnb.bank.in; Ph.: 9644170999 (Mr. Ashutosh Kumar)

Public E-auction Notice for Sale of Immovable Properties: Lot No. 1 to 3 on 05.12.2025 & Lot No. 4 on 17.12.2025, Time 11:00 AM to 4:00 PM

Last Date of Submission of EMD and Bid Documents: Lot No. 1 to 3 on 05.12.2025 & Lot No. 4 on 17.12.2025 up to 4.00 pm

Date & Time of Inspection: Lot No. 1 to 3 on 03.12.2025 & Lot No. 4 on 15.12.2025 (Between 3:00 pm to 5:00 pm)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable / Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) / 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 Movable / Immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of 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 (EMD) will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of Branch / Name of the Account / Name & Address of the Borrower / Guarantors A/c.	Description of the Immovable Properties Mortgaged/Owner's Name [Mortgagers of Property(ies)]	E) Date of Demand Notice u/s. 13(2) of SARFAESI Act 2002 F) Outstanding Amount G) Possession Date u/s. 13(4) of SARFAESI Act 2002 H) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price / B) EMD / C) Bid Increase Amount	Date and Time of E-Auction
01	**Mr. Dhaval Devjibhai Desai** C.G. Road Branch, Ahmedabad	Property situated at Office No. A -32, Block -A, its Admeasuring 13.93 Sq. Mtrs Second Floor, lying On Capital Commercial Center, constructed on Non Agriculture land bearing Final Plot No 517-2(517-2-B), TP Scheme, No-Ellisbridge-T.P.-3, Mouje Chhadavad, Taluka- Sabarmati, District Ahmedabad, Sub-District Ahmedabad-3 (Memnagar).	**E) 23.06.2025** **F)** Rs. 11,30,764.07 + Further Interest & Charges - Recovery if any **G)** 01.09.2025 **H) Symbolic**	**A)** 16,52,000/- **B)** 1,65,200/- **C)** 5,000/-	**Date:** 05.12.2025 **Time:** 11:00 A.M. to 4:00 P.M.
02	**Mrs. Manjulaben Vijaykumar Mehta** Modasa Branch	Property consisting House on city survey No. 972, Tika No. 5, total admeasuring 84.44.91 Sq. mtrs. Area of plot, Nagar palikaAkarni No. 1192, vard no. 2, situated at Kadakiyavada, Modasa, Tahsil- Modasa, District – Arvalli, Gujrat. Owner - Manjulaben Vijaykumar Mehta. Bounded by: East: Road, West: House on city survey No. 993, North: Common wall then city survey No.971, South: Naveri then road.	**E) 15.11.2024** **F)** Rs. 10,92,101.86 + Further Interest & Charges - Recovery if any **G)** 19.07.2025 **H) Physical**	**A)** 7,20,400/- **B)** 72,040/- **C)** 5,000/-	**Date:** 05.12.2025 **Time:** 11:00 A.M. to 4:00 P.M.
03	**Mr. Keyurbhai Maheshbhai Upadhyay** SP Colony Branch, Ahmedabad	All that part and parcel of property of **Mr. Keyurbhai Maheshbhai Upadhayay** consisting NA land Flat No.A/704, 7th Floor, Vedika Residency situated on land bearing Survey No. 57/1,57/2 and 57/6. T.P. Scheme No. 57 and land area 73.00 Sq. yards Narol, Aslali Highway Narol, Ahmedabad- 3 80005. Bounded by: East: Society Common Road, West: Flat No. A/701, North: Flat No. A/703, South: Society Common Plot.	**E) 16.05.2019** **F)** Rs. 9,92,298.12 + Further Interest & Charges - Recovery if any **G)** 03.03.2024 **H) Physical**	**A)** 8,05,000/- **B)** 80,500/- **C)** 5,000/-	**Date:** 05.12.2025 **Time:** 11:00 A.M. to 4:00 P.M.
04	**Mr. Anopram Patel** Shashtri Park Branch, Ahmedabad	All that piece and parcel of the residential property of Mr. Anopram Amraram Patel consisting of Property situated at Flat bearing No. 43 in Block No. – D/2 on Fourth Floor adm. 380 Sq. Feet i.e. 35.30 Sq. Meters in Scheme Known as "Om Shantinagar – 3 Plus" and undivided proportionate share along with common amenities adm. 18.10 Sq. Meters., Bearing Survey No. 7+8, T.P. Scheme No. 84 and Final Plot No. 6 adm. 5160 Sq. Meters lying and situated at Village/Mouje – Vatva, Taluka – Ahmedabad City East, District – Ahmedabad and Old Registration Sub District – Ahmedabad-5 (Narol) and New Registration Sub District – Ahmedabad-11 (Aslali).	**E) 20.03.2025** **F)** Rs. 8,05,842.84 + Further Interest & Charges - Recovery if any **G)** 03.06.2025 **H) Symbolic**	**A)** 10,80,000/- **B)** 1,08,000/- **C)** 5,000/-	**Date:** 17.12.2025 **Time:** 11:00 A.M. to 4:00 P.M.

Details of the encumbrances known to the secured creditors: Not Known

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. 01. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". **02.** 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. **03.** The Sale will be done by the undersigned through e-auction platform provided at the Website: https://baanknet.com on 05.12.2025 for Lot No. 1 to 3 and 17.12.2025 for Lot No. 4 between 11 am to 4 pm. **04.** For detailed terms and condition of the sale, please refer https://baanknet.com or www.pnbindia.in or Scan QR Code.

STATUTORY SALE NOTICE UNDER RULE 9(1) / Rule 8(6) OF THE SARFAESI ACT, 2002

Date: 19.11.2025 | Place: Ahmedabad **Authorised Officer, Punjab National Bank, Secured Creditor**