BANK OF MAHARASHTRA

Zonal office Ahmedabad, 1st Floor, Baleshwar Square, Opp. Iscon Temple,
S G Highway, Ahmedabad-380015. M.: 6357374043, E-mail: bom1936@mahabank.co.in,
cmarb_ahe@mahabank.co.in, dzmahmedabad@mahabank.co.in

SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE PROPERTIES [SEE PROVISION OF RULE 8(6)]

E - AUCTION : 17.02.2026, Time : 01:00 pm to 05:00 pm

E-Auction Sale Notice (30 days) for Sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the 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 Movable/Immovable properties mortgaged/charged to the Bank of Maharashtra (Secured Creditor), the Constructive/Symbolic/Physical possession of which has been taken by the Authorized Officer of **Bank of Maharashtra**, will be sold on as **""As is where is, As is what is and whatever there is basis"" on 17.02.2026 (For Sr. No. 1 to 3 i.e From Lot No. 1 to 3)**, for recovery of dues as mentioned below due to the Bank of Maharashtra (Secured Creditor) from below mentioned borrowers and guarantors. The known encumbrances (if any) along with description of Movable/Immovable properties, reserve price and the EMD are as mentioned in the table.

Sale Notice - Ahmedabad/BAANKNET/2025-26/12

Sr. No.	Branch Name / Name and address of Borrowers / Guarantors	Total dues for Recovery of which properties are being sold (Rs.) As per 13-2 notice Possession Type	Details of the Secured Assets Put for Auction / Sale & Type of Possession with the Bank & Encumbrances, Bank Property ID	Reserve Price EMD Amt. Bid Increase Amt.
1	**Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob No. 8989080944 Borrower : M/s Khodal Pharmaceuticals, Proprietor : Ramila A. Patel (Borrower)**	**Total Dues as on 01.08.2022 is Rs. 6,32,71,724/- plus Unapplied interest plus Penal interest and other charges from 02.08.2022** (Less recovery made thereafter)	**Lot 1)** All the piece and parcels of immovable property situated, lying and being within village of Mouje : Chhadawad, Taluka : City within the registration sub District Ahmedabad and District Ahmedabad, T.P. Sceme No. 3/5, & Final Plot No. 795, Shop No. 203, 2nd Floor, Medicine Market, Kochrab Ashram, Paldi, Ahmedabad admeasuring 25.64 sq.mt **Property ID : MAHBKHODALM203**	**Rs. 16,90,000/-** **Rs. 1,69,000/-** **Rs. 10,000**
2	**Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob No. 8989080944 Borrower : Mr. Vijaybhai Dhanjibhai Parmar**	**Total Dues as on 26.12.2023 is Rs. 24,58,087/- plus Unapplied interest plus Penal interest and other charges from 27.12.2023** (Less recovery made thereafter)	**Lot 2)** All the piece and parcels of immovable property situated, sub plot No. 42 to 55/I & 42 to 55/J of Plot No. 42 to 55, R S No. 117 in Harshil Park Near Green City, Navavas, Madhapar Tal - Bhuj, Distt - Kutchh - 370020 **Property ID : MAHBVIJAYPARMAR**	**Rs. 23,45,000/-** **Rs. 2,34,500/-** **Rs. 10,000**
3	**Branch : Asset Recovery Branch Mr. Ashutosh Rajan, Chief Manager Mob No. 8989080944 Borrower : M/s Bhadreshwar Textile Mills**	**Total Dues as on 16.07.2015 is Rs. 56,82,799/- plus Unapplied interest plus Penal interest and other charges from 17.07.2015** (Less recovery made thereafter)	**Lot 3)** All the piece and parcels of immovable property situated, As per the revenue record of Survey No. 558 (Old Survey No. 556/1, 556/2, 557, 558) of Moje Vatva boundary of Daskroi taluka of Registration District Ahmedabad Sub District Ahmedabad-5 (Narol) in lieu of the land having an area of 2-42-81 sq.m. and size of Rs. 19=25 paisa, F.P. Scheme No. 58 (Vatva) of F.P. Plot No. 40 having a total area of 5840 sq.m. and F.Plot No. 41 having a total area of 11996 sq.m., totaling 17836 sq.m. Flat No. G-306 in the scheme named "Karnavati Apartment" on uncultivated land for residential purposes, approximately 34.70 sq.m. Undivided (including common parking, common staircase land not divided) in the shape of a square and 42.86 sq.m. above it. Property known as G-306 with construction work of second floor of built-up apartment type **Property ID : MAHBBHADTEXTG306**	**Rs. 7,10,000/-** **Rs. 71,000/-** **Rs. 10,000**

STATUTORY -30- DAYS SALE NOTICE RESPECTIVELY UNDER SARFAESI ACT, 2002

1. The auction sale for all properties will be online through website **https://baanknet.com/eauction-psb [Contact No. 8291220220, Email : support.BAANKNET@psballiance.com] on 17.02.2026 (For Sr. No. 1 to 3 i.e From Lot No. 1 to 3) from 01:00 PM to 05:00 PM (IST)** with unlimited extensions of 5 minutes duration each. **Last date of submission of bid/tender with EMD is 16.02.2026 upto 06:00 PM.** The intending purchasers can inspect the property/ies with prior appointment at his/her expenses **from 10.02.2026 to 12.02.2026 between 12:00 PM to 4:00 PM.** For Prior appointment, please contact to the Concerned Branch. Bidders shall improve their offers as mentioned above during online bidding for Property/ies.
2. For Detailed terms and conditions of the sale, please refer to the link **"http://bankofmaharashtra.in/properties_for_sale"** provided in the Bank's website & on Baanknet Portal (**https://baanknet.com/eauction-psb).**

Date : 16.01.2026, Place : Ahmedabad **Sd/- Authorised Officer, Bank of Maharashtra, Ahmedabad Zone**

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. **Corporate Office :** Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.

Possession Notice APPENDIX –IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules 2002, issued a demand notice dated mentioned herein below tabel calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below tabel having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below tabel) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

Borrower/Co-Borrower/Mortgagor/Guarantor mentioned herein below tabel in particular, and the public, in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the AXIS BANK LTD for an amount mentioned herein below tabel as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred/to be incurred.

The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI act, 2002 in respect of time available, to redeem the secured assets

Description of the Properties

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs (interest + Charges- Recovery	SCHEDULE OF IMMOVABLE PROPERTY	Date & Type of Possession
1	**(1) MR. PATEL HARSHILKUMAR JAYANTILAL (2) MRS. PATEL DHARA DINESHKUMAR**	**01-10-2025 & Rs. 26,81,951/- as on 18-09-2025**	All That Piece And Parcel Of Immovable Property Being Khata No. 613 Ραικι Block No. 163/1 With Total Area Of 18680 Sq.M., T.P. Scheme No. 229 (Jaspur-Khodiyar), As Per The Opinion Given By The Town Planning Officer On 31/03/2018, Final Plot No. 358/1/1 And Final Plot No. 358/1/2 With Area Of 5256 Sq.M. And 5952 Sq.M. Land Respectively Have Been Allotted. Out Of The Two Final Plots, Final Plot No. 358/1/1 With Area Of 5256 Sq.M. Land Has Been Allotted Wherein Flat No. A-802 (3bhk) On The 8th Floor In Block "A" In The Scheme Of Flats And Shops Named "Shiv Ganesh" In The Land With Permission For Non Agriculture, With Area Admeasuring 70.69 Rera Carpet Area With Construction Property And Sq.M.: 5.7 Balcony With Construction Property (Sq.M.: 79.98 Built-Up Area As Per Approved Plan) And In The Land Of The Scheme Admeasuring 29.62 Sq.M. Undivided Rights And Including The Rights Of Use Falling Within The Common Use Facilities Of The Scheme, Of District Ahmedabad Sub-District Ahmedabad-8 (Sola) Of Ghatlodia Taluka, Moje Village Khodiyar, Which Is In The Name Of Mr. Patel Harshil Jayantilal. East : Flat No. A/801, West : 24.00 Meter T.P. Road, North : Lift And Flat No. A/803, South : 6.00 Meter Society Road.	**13.01.2026 (Symbolic)**
2	**(1) JAGVEER RAMDATT YADAV (2) RASHMI FOOLSINGH YADAV**	**13.05.2025 & Rs. 11,08,183/- as on 17.04.2025**	All That Pieces & Parcel Of Immovable Residential Property Beaing At Flat No. 102 On 1st Floor Of Block No. B In The Scheme Known As "Ashatvinayak Residecy" Having Carpet Area Adm 18.65 Sq.Mtrs Of R.S No. 101 Adm 5312 Sq.Mtrs At. Chandlodiya Ta Sabarmati Dist Ahmedabad Sub Dist Ahmedabad -08 (Sola) Gujarat. Bounderies :- East :- Block No. D, West :- Flat.A/106, North :- Flat. A/101, South :- Flat. A/103	**13.01.2026 (Symbolic)**
3	**1) MR. SHARMA UMESH KUMAR RAMBARAN (2) MRS. SHARMA RINUBEN UMESHKUMAR**	**29.07.2025 & Rs. 12,05,156/- as on 16.07.2025**	Registration District Ahmedabad, Sub District Ahmedabad-6 (Naroda) Taluka Asarwa Moje Village Hanspura Boundary Survey Number: 1 Out Of 75 Ha. Aare. Sq.M. 4-74-50 Land Whose Tp. Scheme No. 121 Of Fa. Plot Of Final Plot No. 114 Of Total 27979 Sq.M. Of Uncultivated Land, Flat No.-109 On The First Floor Of Block-E Of The Scheme Named "Devnandan Sankalp City", Built On A Super Built-Up Area Of Approximately 70 Sq.M., Approximately 33.71 Sq.M., Of The Constructed Property With A Carpe Area And An Undivided Share Of Approximately 13 Sq.M. In The Total Land. The Details Of The Property Including The Four Corners Are As Follows. Bounderies :- East : Society Road, West : Flat No. E-108, North : Society Road, South : Flat No. E-110.	**13.01.2026 (Symbolic)**
4	**(1) MR MUKESHBHAI SONJIBHAI PATANI (2) MRS. MANJUBEN MUKESHBHAI PATANI**	**29.07.2025 & Rs. 8,01,478/- as on 16.07.2025**	ALL THAT PIECES & PARCEL OF IMOOVABL PROPERTY OF FLAT NO. 56/669 ADM 42.56 SQ.MTS IN THE SCHEME KNOWN AS "VAISHALI FLAT", GUJARAT HOUSING BOARD CONSTRUCTED ON R.S NO. 109, 110, 111 OF TPS NO. 11 OF MOJE. RAKHIYAL SUB DISTRICT AHMEDABAD-7 (ODHAV) & DISTRICT AHMEDABAD. BOUNDERIES :- EAST: STAIRCASE & FLAT NO. 672, WEST: OPEN SPACE, NORTH: FLAT NO. 670, SOUTH : OPEN SPACE & ROAD	**13.01.2026 (Symbolic)**
5	**(1) MRS. CHAROLIYA SUSHILA DILIPBHAI (2) MRS. PRAJAPATI RANJAN BEN KANJIBHAI**	**29.07.2025 & Rs. 7,32,083/- as on 16.07.2025**	Revenue Survey/Block No. 724/1, 724/2, 725/1/A, 725/1/B, 725/2/A And 725/2/B Of Moje Village Ramol Of Sub-District Ahmedabad-11 (Aslali) Of Taluka Vatva Of Jat Registration District Ahmedabad, The Total Land Included In Town Planning Scheme No. 114 (Vastral-Ramol) Has Been Allotted To It And The Final Plot No. 110+111/2 Has Been Allotted To It On 10415 Square Meters Of Uncultivated Land, A Scheme Named "Naiya Apartment" Has Been Put Up Which Is Located On The 4th Floor Of Block No. O Of The Scheme. Flat No. 406 Of 45 Square Meters I.E. 37.625 Square Meters (Super Built-Up Area) Of The Constructed Property And The Property Including The Land Of The Undeveloped Portion Of The Land Of The Sadarhu Yojana And The Property Including The Rights Of Use Falling Within The Boundaries Of The Roads, Common Plots, Common Facilities, Etc. Of The Sadar Yojana. Bounderies :- East: Open Space, West : Passage, North : Flat No. O-405, South : Open Space.	**13.01.2026 (Symbolic)**
6	**(1) MR. PARMAR VIPULBHAI GOVINDBHAI (2) MRS. PARMAR KANTABEN NATVARLAL**	**29.07.2025 & Rs. 16,75,059/- as on 16.07.2025**	All That Unit No. C2-201, On The Second Floor, In Block 10, Admeasuring About 572 Sq.Ft., Equivalent To 53 Sq.Mts. Chargeable Area, Of The Building 10 Project Known As "Indiabulls Centrum" At Ahmedabad (Previously Known As Central Park-Ahmedabad), Constructed On The Land More Particularly Described In The First Schedule Hereinable Written Together With 10.15 Sq.Mts. Of Mundivided Share In Land Fixed For The Said Unit. Together With Right To Use Common Development Bounded As Follows; That Is To Say, On Or Towards The – Bounderies :- East: Flat No. 202, West : Flat No. 208, North : Rear Margin Of Scheme, South : Flat No. 204.	**13.01.2026 (Symbolic)**
7	**(1) MRS. PATEL RADHA LALJIBHAI (2) MRS. SONI PATEL**	**29.07.2025 & Rs. 17,77,127/- as on 16.07.2025**	Jat District Ahmedabad Sub-District Ahmedabad-11 (Aslali) Of Vatva Taluka (Old Dashkoi Taluka) Of Moje Vinzol Village, Revenue Survey No.: 56/2/1, Out Of 10117 Sq Mt Of Land, 3897 Sq Mt Of Land Was Included In Town Planning Scheme No.: 73 (Vinzol), The Final Plot Number Obtained By Including 25/3/2, 2338 Sq Mt Of Land And (2) Revenue Survey No.: 57/1, Out Of 11028 Sq Mt Of Land, 4903 Sq Mt Of Land Was Included In Town Planning Scheme No.: 73 (Vinzol), The Final Plot Number Obtained By Including 6617 Sq Mt Of Land, 26/1, Out Of 6617 Sq Mt Of Land, Totaling 8955 Sq Mt Of Land, Plot No.: 2, 4335.73 Sq M Of Non-Cultivated Land, Built By A Partnership Firm Named "Shriji Infrastructure", On The Fourth Floor Of The Scheme Known As "Shalin Heights-3", Block No.: "D", Flat No.: D/404, Having A Super Built-Up Area Of 112 Sq M Or 93.64 Sq M, And All The Property Including The Undivided Right, Share, Interest Relationship Of 31.35 Sq M In The Entire Scheme. BOUNDERIES :- EAST: LIFT, PASSAGE & FLAT NO. D/403, WEST: 15 MTR T. P ROAD, NORTH: FLAT NO. D/401, SOUTH: BLCOK "E".	**13.01.2026 (Symbolic)**
8	**(1) MR. THAKOR MAHESHJI PRATAPJI (2) MRS. THAKOR GITABEN MAHESHJI**	**29.07.2025 & Rs. 10,77,359/- as on 16.07.2025**	All That Piece & Parcel Of Immovable Property Being Block No 50/597 Vaishali Flat (Ghb) Nr Amrapali Flat Bapunagar Ahmedabad, Having Carpet Area Admeasuring 42.50 Sq. Meters Together With Undivided Land Admeasuring Sq. Meters, In The Scheme "Vaishali Flat", Constructed On Non-Agriculture Land Bearing At Rakhiyal Village Final Plot No. Revenue Survey No. 110 Admeasuring _ Sq. Meters Forming Part Of Town Planning Scheme No. 12 Moje. Rakhiyal Taluka - Maninagar, Sub District -Ahmedabad 7(Odhav). Bounderies :- East: Open Space, West: Stair & Flat No. 600, North: Open Space & Road, South: Flat No. 598.	**13.01.2026 (Symbolic)**
9	**(1) SHINGALA JAYKUMAR AMISHBHAI (2) SHINGALA LAXMIBEN AMISHBHAI**	**30.10.2024 & Rs. 12,20,412/- as on 29.10.2024**	All The Piece And Parcel Immovable Property Bearing Flat No. 302 Adm. Carpet Area 57.00 Sq. Mtrs. Together With Undivided Share Of Land Area Adm. 22.76 Sq. Mts. On 3rd Floor Of Block No. A In Scheme Known As "Shreeji Residency" Of Sub Plot No. 3/2 Of Final Plot No. 110 Of T.P. Scheme No. 415 Of Block/Survey No. 526/3 (Old Block/Survey No. 656+657) Of Mouje: Kathwada Taluka: Daskroi Sub District: Ahmedabad-12(Nikol)Dist: Ahmedabad Owned By Shingala Jaykumar Amishbhai. Bounderies :- East :- Adj.Margin Space, West :- Adj.Flat No. A/301, North :- Adj.Common Passage Then 18 Mtr T.P.Road, South :- Adj.Lift Then Flat No. A/303.	**13.01.2026 (Symbolic)**

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.

Date : 17.01.2026, Place : Gujarat **Authorised Officer, Axis Bank Ltd.**

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pnb Housing Finance Limited
Ghar Ki Baat

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE 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)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O.SURAT: 1110-1111-1112, 11th Floor, Vasupujya Rio Empire, Opp. Pal RTO, Adajan Hajra Road, Adajan, Surat, Gujarat- 394510,
B.O.RAJKOT: 305, 3rd Floor, R.K. World Tower, Nr. Sheetal Park Bus Stop, 150 Feet Ring Road, Rajkot- 360005

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of posses-sion (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incr-emental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encum-brances/Court Case if any (K)
HOU/SRT/0524/1264349 Ramanikbhai Jerambhai Gujarati / Ashvinbhai Jerambhai Gujarati, B.O.: SURAT	**Rs. 21,12,470.72 & 09-04-2025**	Physical Posses-sion	Flat No 401, Building No H 2, 4th Floor, Sweet Home, Kosad, Surat, Gujarat-394220, India.	**Rs. 20,34,000**	**Rs. 2,03,400**	13/02/2026	**Rs. 10,000**	06-02-2026, 12:00pm to 04:00pm	16-02-2026, 2PM to 03:00PM	NOT KNOWN
HOU/SRT/0221/866200 Vivek Mansukhbhai Pipaliya / Madhuben Mansukhbhai Pipaliya / Mansukhbhai Dharamshibhai Pipaliya, B.O.: SURAT	**Rs. 26,93,360.96 & 11-02-2025**	Physical Posses-sion	Plot No 52, Gokuldham Bungalows, Opp.Shubh Residency, Variyav Jokha Road, Jokha, Surat, Gujarat-361012, India.	**Rs. 22,58,000**	**Rs. 2,25,800**	13/02/2026	**Rs. 10,000**	24-01-2026, 12:00pm to 04:00pm	16-02-2026, 2PM to 03:00PM	NOT KNOWN
HOU/RJKT/0221/861639 Hira R Waghela / Rahul Ramniklal Vaghela B.O.: RAJKOT	**Rs. 13,16,369.19 & 15-01-2025**	Physical Posses-sion	Sub Plot No 84/5, Mahavir Nagar Opp Harshad Mill Chali, Ranjit Sagar Road, Jamnagar, Gujarat-361001, India.	**Rs. 11,90,000**	**Rs. 1,19,000**	13/02/2026	**Rs. 10,000**	21-01-2026, 12:00pm to 04:00pm	16-02-2026, 2PM to 03:00PM	NOT KNOWN

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances.** **(1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002, the bidder(s)/the purchaser is legally bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder(s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the s sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. **(4.) M/s C1 India Private Limited would be assisting the Authorised officer in conducting sale through an e-Auction having its Corporate office at Plot No. 68, 3rd Floor, Sector 44, Gurgaon, Haryana 122003 Website -www.bankeauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ashish Matta, Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.**

PLACE : GUJARAT DATE :- 16.01.2026 **SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED**

Regional Office, Gandhinagar
Plot No. 322 to 325,
Samruddhi Complex,
Near Patnagar Bhavan, Sector 16
Gandhinagar 382016

केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

E-AUCTION 15 DAYS SALE NOTICE TO PUBLIC UNDER SARFAESI ACT, 2002

DETAILS FOR MEGA E-AUCTION ON 05.02.2026 (01:00 PM TO 03:00 PM) LAST DATE OF EMD : 04.02.2026

The undersigned as Authorized officer of **CANARA BANK** has taken over possession of the following property/ies under section 13(4) of the SARFAESI act, Public at large is informed that **e-auction** (under SARFAESI act, 2002) of the charged property/ies in the below mentioned cases for realization of bank dues will be held on **"AS IS WHERE IS, AS IS WHAT IS" BASIS** Under Rule 8(6) & 9 (1) of Security Interest (Enforcement) Rules, 2002.

Sr. No.	NAME OF BORROWER/S / GUARANTOR/S / MORTGAGOR/S	OUTSTANDING (RS)	DETAILS OF SECURITY/IES / STATUS OF POSSESSION	RESERVE PRICE & EMD	ACCOUNT DETAILS & NAME, CONTACT DETAIL OF BRANCH
1	**MR ZALA SIDDHRAJSINH DILPSINH** **MR VAGHELA HARPALSINH (Guarantor)** Add- Chabutriya Hanuman Vali Sheri Fulgali, Nani Bazar Dhrangadhra Surendranagar Gujarat – 363310	**Rs. 14,52,459.36 as on 16.07.2025 & further interest plus Charges thereon**	All that piece or parcel of immovable properties being the Commercial Property Ground floor Shop no G-7 area sq mteres 7.106 & Shop no G-8 area Sq mts 9.791 and shop no G-9 area Sq. mts. 9.791 with ownership right from eastern direction of complex known as " Vishal Chambers" being Dhrandgara city survey ward no No 1 , City survey no 1030 Sq mts 363.34 paiki land admeasuring Sq mts 163.93 paiki within the limits of Dhrandhara Nagarpalika situated at place Known as " Vishal Chambers" Old Vegetable Market road at Dhrangdhara, Taluka – Dhrangdhara, District- Surendranagar, the Property is Mr. Siddhrajsinh Dilipsinh Zala **For Shop no G-7**: **North:** On That direction the 2.55 mts Passage (Joint complex road), **South:** On That direction the city survey No. 1030/p, **East :** On that direction the city survey No. 1030/p, **West :** On that direction the city survey No. 1030/p **For Shop no G-8**: **East:** On that direction the 2.55 mts. Passage (Joint complex road), **West**: On that direction the SBI Bank Khanchalu, **North:** On that direction the Shop No –G-9, **South:** On that direction the city survey No. 1030/p **For Shop no G-9: East:** On that direction the 2.55 mts. Passage (Joint complex road), **West:** On That direction the SBI Bank Khanchalu, **North:** On that direction the Shop No –G-10, **South:** On that direction the Shop no G-8 **Status of Possession : Symbolic Possession**	**Reserve Price : Rs. 20,50,000.00** **EMD : Rs. 2,05,000.00**	**Dhrangadhra** **Ph.: 91810423556** **Email :** **cb17185@canarabank.com** **A/C : 209272434** **IFSC : CNRB0017185**
2	**Mrs Mevada Jituben Bharatkumar (Borrower & Guarantor)** Add- Nava Swami Narayan Mandir, Soldi Dhrangdhara, Taluka – Dhrangdhara District- SurendraNagar Gujarat-363310	**Rs. 16,42,187.81 as on 13.08.2025 & further interest plus Charges thereon**	All the part and parcel of the immovable properties being the Commercial Property , First floor Shop no F-1 area Sq mts. 7.968, Shop no-F-2 area Sq mts 9.360, Shop no F-3 area Sq mts 9.360, Shop no- F-4 area Sq mts 11.086 & Shop no F-5 area Sq mts 11.086 from eastern direct of comlex known as " Vishal Chamber" bearing Dhrangdhara City Survey Ward no-1 , City Survey No 1030 Sq mts 363.34 paiki land admeasuring Sq mts 163.93 paiki within the limits of Dhrangdhara Nagarpalika , situated at place known as " Vishal Chamber" Old Vegetabl Market road at Dhrangdhara, Taluka – Dhrangdhara, Dist – Surendranagar. The Property belonging to Mrs Jituben Bharatkumar Mevada **Asset id-200080128838** **Sec.int id-400078469822** **Boundaries: Shop No F-1 North:** On That Direction the old shakt market public road, **South:** On that direction thr shop no F-2, **East :** On That direction the city survey No 1031/p, **West:** On that direction the 2.55 mts passage **Shop No F-2: North:** On That Direction the Shop No–F1, **South:** On that direction thr shop no F-3, **East:** On That direction the city survey No 1031/p, **West:** On that direction the 2.55 mts passage **Shop No F-3: North:** On That Direction the Shop no F-2, **South:** On that direction thr shop no F-4, **East:** On That direction the city survey No 1031/p, **West:** On that direction the 2.55 mts passage **Shop No F-4: North:** On That Direction the Shop No F-3, **South:** On that direction thr shop no F-5, **East:** On That direction the city survey No 1030/p, **West:** On that direction the 2.55 mts passage **Shop No F-5: North:** On That Direction the SHOP No F-4, **South:** On that direction the City survey no 1030/p, **East:** On That direction the city survey No 1030/p, **West:** On that direction the 2.55 mts passage **Status of Possession : Symbolic Possession**	**Reserve Price : Rs. 18,50,000.00** **EMD : Rs. 1,85,000.00**	

Other Terms and Conditions : The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions. **(1) Auction will be held on 05.02.2026 from 01:00 pm to 03:00 pm (2)** For all the properties The Auction Sale is conducted on "As is where is, As is what is and Whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bare the same. **(3)** Auction / bidding shall only through "Online Electronic Bidding" through the website **https://baanknet.com/** Bidders are advised to go through the website (www.canarabank.com) under link E-Auction for detailed terms before taking part in the E-Auction Sale proceedings **(4) The Property can be inspected, with Prior Appointment with Authorized Officer, on 31.01.2026. (5)** The Property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. **(6)** EMD-"EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan." **(7)** Intending bidders should hold a valid signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (baanknet) (For Contact Details please refer Point No. 19) Immediately on the same date payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature) **(8) Last date for depositing the EMD is 04.02.2026** after payment of the EMD amount, the intending bidders should send a copy of the following documents /details on or before date of submission of the bid(s), to Canara Bank, Branch, concerned to the property. (A) Demand Draft/Pay order towards EMD amount if paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. (B) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount. (C) Bidders Name, Contact No., Address, E-mail (D) Bidder's A/c. details for online refund of EMD. **(9) Last Date for receipt of tender documents: 04.02.2026**. **(10)** The intending bidders should register their names at portal **https://baanknet.com/** to get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider **https://baanknet.com/** (For Contact Details please refer Point No. 19). **(11)** EMD deposited by the unsuccessful bidder shall be refunded to them within 7 days of finalization of sale. The EMD shall not carry any interest. **(12)** The bank will have the absolute right/discretion for acceptance/rejection of any bid and all bidders to undertake not to initiate any legal action against the Bank from non-sale of such denied asset simply because such a bidder was successful/highest bidder. **(13)** Auction would commence at Reserve Price plus one increment of Rs. 10,000 and bidders shall improve their offers multiplies of Rs. 10,000 (Rs. Ten Thousand), if required. The bidder who submits the highest bid (not below the Reserve Price on closuer of 'Online 'auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor. **(14)** The successful bidder shall deposit 25% of sale price (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the successful creditor in respective Branch's account as mentioned in Branch details. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him /her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put for sale again. Notwithstanding contained herein, the confirmation regarding successful bidder is subject to any suit filed/to be filed or any other order by any competent authority/ies/court/tribunal. **(15)** Where the sale consideration, of the property to be transferred is Rs. 50 Lakhs and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1 % on the sale proceeds and deposit the same by furnishing the Challan in form 26QB and submit the original receipt of TDS certificate to the Bank **(16)** All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. **(17)** Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. **(18)** In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Circle Office, Gandhinagar or Canara Bank, Regional Office, Rajkot or Concerned Branch of Canara Bank who as a facilitating centre shall make necessary arrangements. **(19)** For further details Contact M/S PSB Alliance (baanknet). Email : support.BAANKNET@psballiance.com - Helpdesk No.: 8291220220, 7046612345, 6354910172, 9892219848, 8160205051, For User Creation Helpline Number : Mr. Karan Modi - 7016716557, Mr Vasu Patel - 9510974587, Mr Kashyap Patel - 6354604884 and Mr. Animesh Jain - 7046-612345 **(20)** The bank is free to sale the property under private treaty or purchase as Non-Banking Assets, out of the above said properties, under the provision of the SARFAESI Act, in case no bidder is turning up for the purchase of property. No future notice Shall be issued for the same. **(21)** To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent inquires regarding the encumbrance, title of properties put on auction and claims/rights/dues/affecting, the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be demand to constitute any commitment or any representation of the Banks. The property is being sold with all the existing and future encumbrance whether known or unknown to the Bank. Further some properties are available on symbolic possession and few are occupied by tenants/third parties as mentioned in the advertisement which may be noted. The Authorised Officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues. **(22)** Where Factory land, building and Plant and Machinery both are put on auction for any borrower, EMD only for factory land and building will not be considered and sale will be confirmed after the plant machinery are sold out.

For detailed terms and conditions of sale, please refer to the link provided in **https://baanknet.com/** and **https://www.canarabank.com** Also, Prospective Bidders may contact respective Branches / Authorised Officer.

Date : 17.01.2026 | Place : Gandhinagar **Sd/- Authorised Officer, Canara Bank**