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

तुलसी कृपा आर्केड (चौथी मंजिल), आई माता चौक, सूरतबारडोली रोड -, सूरत 395010 -
फोन नं22/21/2701020-0261 ., फेक्स नं 2701002-0261 .ईमेल : cosuratsamd@pnb.bank.in

Auction Ref No. COSAM/2026-27 Date: 09.04.2026.

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 Account	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property(ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount as on 23.01.2023 + further interest+ charges C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical/Constructive.	A) Reserve Price B) EMD C)Bid Increase Amount (All Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
1.	Branch- **BO-DAMAN (717000)** **Mrs. Munni Kalam Khan (Borrower) & Mr. Kalam Haqdad Khan (Co-Borrower) Tufail Haqdad Khan (Guarantor)**	All that piece and parcel of the property being residential flat no 406, admeasuring about 650.00 sq. feet i.e. 60.38 sq. mtrs, super built up area, lying and located on the 4th floor in the "C" building known as "NAAZ PARK", constructed on N.A. plot no 7, admeasuring about 255.74 sq. mtrs bearing Revenue survey no 337/ Plot no 7, Plot no 8, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 8, plot no 9, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 9, plot no 10, admeasuring about 195.04 sq. mtrs bearing	A) 23-01-2023 B) 7,82,884.65 + further interest wef 01.06.2019 + charges C) 17-06-2023 D) Physical	A) 04.22 B) 0.422 C) 0.05	05-05-2026 From 11:00 AM to 04:00 PM	Not Known PUNB717000KALA01

	Add- (Borrowers) A/3-303, Sarvaiya Apartment, Nr. Gujarati School, Geeta Nagar, Taluka Vapi, Dist. Valsad (Gujarat) – 396191 Add.: (Guarantor) A/3-303, Sarvaiya Apartment, Nr. Gujarati School, Geeta Nagar, Vapi – 396191	revenue survey no 337/plot no10 plot no 11, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 11, plot no 12, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 12, plot no 13, admeasuring about 226.01 sq. mtrs, bearing revenue survey no 337/ Plot no 13, plot no 14, admeasuring about 504.24 sq. mtrs bearing revenue survey no 337/plot no 14, plot no 15, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 15, plot no 16, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 16, plot no 17, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 17, plot no 18, admeasuring about 195.04 sq. mtrs bearing revenue survey no 337/plot no 18, plot no 19, admeasuring about 195.04 sq. mtrs, bearing revenue survey no 337/ Plot no 19, plot no 20, admeasuring about 255.74 sq. mtrs bearing revenue survey no 337/plot no 20, i.e. total Plot area admeasuring about 3192.13 sq. mtrs bearing survey no 337 total area admeasuring about 25293.00 sq. meters, situated at village Karvad, Taluka Vapi, Dist Valsad, Gujarat State. **Mortgagors:** **Mrs. Munni Kalam Khan & Mr. Kalam Haqdad Khan.**				

TERMS AND CONDITIONS OF E-AUCTION SALE

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

1. The auction sale will be "online through e-auction" portal **https://baanknet.com**
2. The intending Bidders/ Purchasers are requested to register on portal (**https://baanknet.com**) 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://baanknet.com**) 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: psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com 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://baanket.com**
   (2) **www.pnbindia.in & https://pnb.bank.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://baanknet.com).
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. **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.

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 Baanknet Eauction 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 Authorized 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.

For detailed term and conditions of the sale, please refer https://baanknet.com and www.pnbindia.in & **https://pnb.bank.in**

कृते पंजाब नैशनल बैंक
FOR PUNJAB NATIONAL BANK

Chief Manager
प्राधिकृत अधिकारी / AUTHORISED OFFICER
Authorized Officer
Punjab National Bank
Secured Creditor

Date: 09.04.2026
Place: Surat

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