

Lot No	Name of the Branch	Description of the Immovable Property Mortgaged/ Owner's Name (Mortgagers of Property(ies))	A) Dt. of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price	Date/ Time of E-Auction	Details of the encumbrance known to the secured creditors
	Name of the Account		B) Outstanding Amount as on 30.04.2026	B) EMD/ Last Date/ Time		
	Name & Addresses of the Borrowers/ Guarantors Account		C) Possession Date u/s 13(4) of SARFAESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/Physical/ Constructive			
1.	PNB KATISOR - 923500	Equitable Mortgage of Residential Property situated at Khasra No. 483, Revenue Gram Kokapur, Tehsil Sagwara, District Dungarpur Rajasthan. Admeasuring area 752 sqft. In the name of Shri Rajendra Patidar <u>Bounded by:</u> East: Chowk and Road, West: Open Land and Road, North: House of Sh. Shivram S/O Manji Patidar South: House of Sh. Mohan S/O Laksi Patidar	A) 07.01.2025	(A) Rs. 14,50,000/- (B) Rs. 1,45,000/- 26/05/2026 / 4.00 PM (C) Rs. 20,000.00/-	<u>26/05/2026</u> <u>(From 11:00 AM TO 4:00 PM)</u>	Not Known
	SHRI RAJENDRA PATIDAR S/O LAKSI PATIDAR		B) Rs. 16,99,414.88/- as on 30.04.2026 plus with further interest From 30.04.2026 and expenses payable in full			
	Borrower: SHRI RAJENDRA PATIDAR S/O LAKSI PATIDAR		C) 08/04/2025			



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तृतीय तल, एलआईसी बिल्डिंग, रेती स्टैंड, उदयपुर

CIRCLE OFFICE UDAIPUR

3rd FLOOR LIC BUILDING, RETI STAND, UDAIPUR

KOKAPUR SAGWARA DUNGARPUR RAJASTHAN 314023		D) Symbolic Possession			
Shri SHRI MOHAN PATIDAR S/O LAKSI PATIDAR Guarantor KOKAPUR SAGWARA DUNGARPUR RAJASTHAN 314023					

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>
- 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.
- 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.
- 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: support.baanknet@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.
- The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
(1) <https://baanknet.com>
(2) www.pnb.bank.in
- 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-बक्रेय-portal (<https://baanknet.com>).
- Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
- 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 minimum increase in the bid amount must be of **Rs. 20,000.00** to the last higher bid of the bidders. **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.
- 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.
- In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the baanknet portal.
- 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).
- The secured asset will not be sold below the reserve price.
- 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 favour of "The Authorized Officer, Punjab National Bank, A/c Shri Rajendra



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Patidar Payable at Katisor.” Or in Account No 923500317118A, Account Name – Sundry, IFSC Code- PUNB0923500, Circle Office: Udaipur. 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 Authorised 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 property is 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 property (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://bannknet.com> & www.pnbindia.in.

Date: 04.05.2026
Place: Udaipur

or: PUNJAB NATIONAL BANK

(Rajesh Kumar Mittal)
Authorized Officer
Punjab National Bank
Secured Creditor

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