

SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE PROPERTIES

DATE AND TIME OF E-AUCTION : 12.11.2026, 11:00 AM TO 06.00 PM WITH AUTO EXTENSION CLAUSE INCASE OF BID IN LAST 10 MINUTES BEFORE CLOSING

**E-AUCTION SALE NOTICE FOR SALE OF MOVABLE/IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002
READ WITH PROVISIO TO RULE 8(6) & 6(2) 9(1) 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/ies) mortgaged/hypothecated/pledged/charged to the bank of India The constructive / **physical possession** of which has been taken by the Authorized Officer of Bank of India (Secured Creditor), will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" basis on 12.11.2026.

DESCRIPTION OF THE MOVABLE / IMMOVABLE PROPERTIES WITH NOT KNOWN ENCUMBRANCES IF ANY

M/s. Lytebridge Build LLP, Shri Hitesh B. Panchal, Shri Chhimambhai C. Pokal, Shri Raisinh B. Padwal, Shri Hittendrak S. Padwal, Shri Chhimambhai C. Pokal, Shri Lytebridge Build LLP To repay the amount mentioned in the notices being Rs. 27,18,94,424/- and further interest & expenses thereon. Authorised Officer: Mr. Pralad Pandit Asset Recovery Branch, Ahmedabad, Mob.: 983530772	Lot 1: All that piece and parcel of immovable property being Non Agricultural Industrial Purpose land bearing Sub plot No. 8, having plot area measuring 10371.11 square meters together with admeasuring 2634.89 square meters of undivided portion of non agricultural share in the adjacent area admeasuring 12952 square meters i.e. admeasuring 15490.59 square yards being New Revenue Survey / Block No. 605 (Old Revenue Survey / Block No. 140) (Khatia No. 604) admeasuring 43045 square meters paki situate, being and lying at Mouja Androda, Taluka Bavla, in the Registration District Ahmedabad and Sub District Bavla which is bounded as under: On or towards East by: Canal Road, On or towards West by: 18 Meters Internal Road thereafter Sub Plot No. A of Survey / Block No. 605, On or towards North by: 12 Meters wide and 100 Meters Long Road of Sub Plot No. A and thereafter Survey / Block No. 616, On or towards South by: Canal Road / Internal Road. (Property is under Physical Possession).	Rs. Rs. 3,00,00,000/- 90,00,000/-
Lot 2: All plant and machineries located / lying at Revenue Survey 605 (B) (Near Kapil Agar, Opposite Radhe Farm, Androda Village Road, Bavla, Ahmedabad - 382220 admeasuring 12952 sq.mt. owned by the firm M/s. Lytebridge Build LLP Description of Machinery is as under: (i) Pond Ash and Sand Preparation (2) Raw Material Storage Section (3) Batching & Mixing Plant (4) Casting Bed Set (5) Casting Machine with Hydraulic Power Pack (6) Palletizing Station (7) Pneumatic Conveying System with Air Compressor, Inter Connection Chutes / Pipes (8) Puro Plant for Boiler (9) Fork Lift (10) Loader (11) D/G Set (11) Other Hand tools and Misc. items. (Property is under Physical Possession).		Rs. Rs. 18,50,00,000/- 1,85,00,000/-
Lot 3: Combine Lot (Factory Land & Building and Plant & Machinery). Factory Land & Building and Plant & Machinery located at Revenue Survey 605 (B). (Near Kapil Agar, Opposite Radhe Farm, Androda Village Road, Bavla, Ahmedabad - 382220 admeasuring 12952 sq.mt. owned by the firm M/s. Lytebridge Build LLP (Property is under Physical Possession).		Rs. Rs. 27,50,00,000/- 2,75,00,000/-
Note: (i) Sale of Lot (1) will be confirmed only if bid for Lot No. (2) is successful. (ii) If bids received for Lot No. (1), (2) & (3) then priority will be given to higher side i.e. bid for Lot No. (3) on one side and bid for Lot No. (1) & (2) collectively on the other side.		

Remaining Amount of Sale to be deposited : RTGS / NEFT / Fund Transfer to Credit of A/c No. 205490200000033, Bank of India, Ahmedabad Recovery Branch, Ahmedabad. IFSC Code : BKID00020

Inspection Date & Time for Above Mention Properties Dt. 03.11.2026 during 12.00 Noon to 03.00 PM

[illegible]**STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002**

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Date : 22.10.2026. Place : Ahmedabad

Sd/- Authorised Officer, Bank of India



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 (i) 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 possession of which has been taken by the Authorized Officer of the Bank/ Secured Creditor, is being sold on the date as mentioned in the table hereunder, 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.

Date of E-Auction : 26.11.2026 (Between 11.00 AM to 4.00 PM) | Date & Time of Inspection : 19.11.2026 (Between 11.00 AM to 4.00 PM) EMD Amount should be deposited by E-Auction Time

Sl. No.	Name of the Branch	SCHEDULE OF THE SECURED ASSETS			A) Of Demand Notice's 13(2) of SARFAESI Act 2002	A) Reserve Price B) EMD (Rs. In Lacs)	C) Details of the encumbrances known to the secured creditors	Property ID
	Name of the Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of the Properties)	A) Outstanding Amount as on date of issuance of notice u/ 13(2). - Further Interest - Charges C) Possession Date u/s 13(4) of SARFAESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive					
1.	PUB-SIVASA (117310) Mr. Jayesh Kishoribhai Bhanushali (Borrower) Add:- 1003, Pramukh Hills 'B' tower, Chhavawade, Mr. Hanraj Hospital, Vasad, Vadodra-390101 Mr. Jigar Laxmanbhai (Guarantor) Add:- 103, Seven Jewels, Nr. Bhavsar Petrol Pump, Vasad-396191	All that piece and parcel of the immovable property bearing residential Plot No 508, measuring approximately 110.00 sq. ft., i.e. 93.96 sq. mtrs. super built up area along with undivided share in land measuring approximately 110.00 sq. mtrs. lying and located on the 5th floor of the building known as "Saabharanika" construction on the open Gamitlan land measuring approximately 975.00 sq. mtrs. situated at Village Valvada, Taluka Limbargder Dist. Vadodra, Gujarat State Name of Mortgagor: Mr. Jayesh Kishoribhai Bhanushali	a) 05.01.2018 b) Rs. 17,94,904.00 + further interest + Expenses thereon C) 01.05 D) Physical Possession		11.364 13.651	Not Known JAYESH		
2.	PUB-NAVBARA GANDEVI ROAD (156620) Mrs. Prabhavathi Manjibhai Gamli (Borrower) M. S. Sandip Barabhai Desai (Guarantor) Add: (Borrower): Flat No. 1-102, First Floor Ashpark Court, Of Hs. Sst. Ltd. Opp. Gujarat Housing Colony, Near Bhadi Nagar Society, Vajolore Road, Mee Vajolore, Tal. Jalapaho, Dist. Navsari. Also at: 23, Sardar Patel Township, Vajolore, Navsari - 396445 Also at: 12, Kantilal, Vajolore, Vadode Road, Tal. Uchhad, Dist. Tpt - 394375. Add: (Guarantor): Mrs. Navsari, Dist. Navsari - 396445	The property is situated at Plot Ashpark Court, Of. Housing Society Ltd. Vajolore, Tal. Jalapaho, Dist. Navsari. Revenue Survey No. 217, 218, 219, 219 sub. Plot No. 18 to 25 and 27 and construction thereupon known as Ashpark Apartment No. 101 to 102. The area measuring 380 sq. ft. i.e. 33.34 sq. mtrs. bearing Vajolore Nagarpalika Ward No. 2, House No. 48/80 respectively having boundaries namely: East: Building No. 1-1 - West: 1-1 Flat No. 103 North: 1-1 Flat No. 101 South: Interim Road. Name of Mortgagor: Mrs. Prabhavathi Manjibhai Gamli	A) 19-01-2023 B) Rs. 55,989.00 + further interest + charges C) 14-02-2026 D) Physical Possession		03.24 0.324	Not Known PUBM156620 PRABO		
3.	PUB-NAVBARA GANDEVI ROAD (156620) Mr. Dharmesh Arjunbhai Dada (Borrower) Add: G. M. Kamdar Society, Jalapore Road, Gaurahankar Mohalla, Navsari, Tal. Jalapaho, Dist. Navsari - 396421.	Property situated at Talika No. Jalapore, Dist Navsari having revenue survey No. 382 palka Tps. 29, measuring 2300 Sq. Ft. i.e. 297.82 Sq. mtrs. and building construction thereupon known as SHREE BALAJI RESIDENCY, Flat situated at 2nd Floor having Flat No. 205, Super built up area measuring 647.00 Sq. Ft. i.e. 60.13 sq. mtrs. and undivided share measuring 390 Sq. Ft. i.e. 36.24 Sq. mtrs. and undivided share measuring 9.31 Sq. mtrs. having boundaries namely:- East: Plot No. 206; West: Road after leaving Space; North: Flat No. 204 South: Open Space. Name of Mortgagor: Dharmesh Arjunbhai Dada	A) 14-02-2024 B) 7,54,472.60 + further interest + charges C) 08-06-2025 D) Physical Possession		06.25 0.625 0.10	Not Known PUBM156620 DHARO1		
4.	PUB-ADAJAN, SURAT (163710) Mr. Hemch Ramnabhai Barwar (Borrower), Mr. Hemch Ramnabhai Hemchumar (Co-Borrower) Mr. Suresh Hemchumar Jagdeo (Co-Borrower) And Mrs. Shashank Kishorilal Patra (Guarantor) Add:- (Borrower) Flat No. 402, Shubham Apartment, Ravada Sst. Nr. Candikana in Palada, Ladakhnagar, Surat - 395003 Also at: Flat No. 503, Shubh Apartment, Bh. Sst. Add: (Guarantor) Flat No. 202, 2nd Floor Chaudhary Apartment, Opp. D. D. Doshi, Sampar Main Road, Surat (Guarantor) - 395004	All the right, title and interest in Flat No. 503, admt. 1050.00 sq. ft. i.e. 97.55 sq. mtrs. super built up area and 577.50 sq. ft. i.e. 53.65 sq. mtrs. built up area on 5th floor of "Shubh" situated at Ward No. 6, North No. 127, Bh. Sst. Mahendrapur, Sub-Dist. - Bh. Sst. District. Surat. Boundaries North:- Property of North No. 127N South:- Property of North No. 127J East:- Bh. Sst. - Bh. Sst. West:- Road of Bh. Sst. Name of Mortgagor(s): Mrs. Hemcham Hemchumar Jagdeo	A) 15-06-2026 B) Rs. 16,90,910.30 + further interest + charges C) 26-08-2026 D) Symbolic Possession		23.62 2.662 0.25	Not Known PUBM163710 HEM01		
5.	PUB-VESULI TRINITY OFFICE (221910) Mr. Alpeshbhai Pragjibhai Tanti (Borrower), Mr. Rohitbhai Pragjibhai Tanti (Co-Borrower) And Mr. Gaurishankar Manoharlal Bavaljala (Guarantor) Add:- (Borrower) Flat No. B-7/203, 4th Floor, Pasopada, Sub-Dist. Karmali, Dist. Surat - 394185 Also at: Dist. Surat - 48, Dharmadran Residential Society, Bhushanbhai Society, Dend Road, Vt. Dend, Tal. Dend, Dist. Surat - 394185 Add: (Guarantor): Building No. A-17, Flat No. 201, Om Township Village - 4, Pasopada, Sub-Dist. Karmali, Dist. Surat - 394185 Also at: Building No. A-17, Flat No. 204, Om Township Village - 4, Pasopada, Sub-Dist. Karmali, Dist. Surat - 394185.	All the piece and parcels of the immovable property bearing Plot No. 46, measuring 60.28 sq. mtrs. with proportionate undivided interests in the land of North C.O.P. measuring 28.10 sq. mtrs. in DHARMADRAN RESIDENCY situated at Revenue Survey No. 200-213, Block No. 24, measuring 15816 sq. mtrs. at Mee, Dend, Dist. Karmali, Dist. Surat. Boundaries North:- Plot No. 31 South:- Society Road East:- Plot No. 47 West:- Plot No. 45 Name of Mortgagor(s): Mr. Alpeshbhai Pragjibhai Tanti & Mr. Rohitbhai Pragjibhai Tanti	A) 22-06-2026 B) Rs. 15,10,090.36 + further interest + charges C) 04-08-2026 D) Symbolic Possession		11.25 1.125 0.15	Not Known PUB222191 ALPETO		
6.	PUB-PARVAT PATTYA, SURAT (222410) Mr. Sandip Bhuvanabhai Barwar (Borrower) & Jyoti Sandip Wadkar (Co-Borrower) Add:- 171, Bhatia Societies, Chhavawade, Pansandra, Dist. Surat 394221.	All the piece and parcels of the immovable property bearing Plot No. 467, as per approved plan measuring 40.18 sq. mtrs. & 6 sq. mtrs. measuring 40 sq. mtrs. and 6 sq. mtrs. together with undivided share measuring 29.50 sq. mtrs. and C.O.P in "Radhika Residence", situated on the block bearing No. 83A measuring 4.52-45.45 sq. mtrs. of Village Karel, Sub-Palana, Dist. Surat. Boundaries: East: Plot No. 480; West: Society North Road; Plot No. 496; South: Plot No. 468 Name of Mortgagor: Sandip Bhuvanabhai Barwar & Jyoti Sandip Wadkar	A) 19-07-2025 B) Rs. 93,566.20 + further interest + charges C) 03-05-2026 D) Physical Possession		06.48 0.648 0.10	Not Known PUBM222410 SANDO1		
7.	PUB-VELAMDA, DIST. SURAT (285400) Mrs. Sandhya Devi Dhanji Sharma (Borrower) Add:- (Borrower): 54, Bhadi Nagar - 2, Gowdara, Near Road, Rastar Hanumanji Temple, Surat - 395010 Also at: Plot No. 408, Arya Residency, Kantilal Road, Karel, Tal. Palana, Dist. Surat. Gujarat - 394310 Also at: Plot No. 194, Sahasrardh Society, Dindrol Road, Kumbharia, Surat,	All the piece and parcels of the immovable property bearing Plot No. 408 (as per K.P.J Block/Plot No. 82/408) of the Society known and named as "Vijaya Residency", situated at Karel, Palana, and bearing Revenue Survey No. 55, Block No. 82, measuring 39503.00 sq. mtrs. of Village Karel, Taluka Palana, District, Surat. Plot area measuring 40.80 sq. yards i.e. 40.80 measuring 39503.00 sq. mtrs. along with undivided proportionate share measuring 23.30 sq. mtrs. in Common Road and C.O.P. Land boundaries: East: Plot No. 409, Society Interim Road North: Ad. 407; South: Plot No. 409 Name of Mortgagor(s): Mrs. Sandhya Devi Dhanji Sharma	A) 17-04-2026 B) Rs. 37,552.91 + further interest + charges C) 14-07-2026 D) Symbolic Possession		08.31 0.831 0.10	Not Known PUBM895400 SANDO1		

**SALE NOTICE
FOR SALE OF
IMMOVABLE**

PROPERTIES
Act, 2002 read with proviso
Guarantor (s) that the below
the Authorised Officer of the
covery of its dues due to the
the table below against the

Sr No.	Name of the Branch Name of the Account	SCHEDULE OF THE SECURED ASSETS	A) Dt. Of Demand Notice or 120d of SARFESI Act 2002	A) Reserve Price	Details of the encumbrances known to the debtor to the secured creditors
	Name & addresses of the Borrower / Guarantors Account	Description of the Immovable Properties Mortgaged / Owner's Name (Mortgagors of properties)	B) Outstanding Amount as on date of issuance of notice vs. 132d, Further Interest + Charges C) Possession Date vs 134d of SARFESI Act 2002 D) Nature of Possession Symbolic/Physical/Constructive	B) EMD (Rs. in Lacs) C) Increase Amount (Rs. in Lacs)	Property ID
8	PNB-VELMANA, DIST. SURAT (955400) Mr. Padi Devidas Parasharam Mrs. Manisha Devidas Padi (Co-Borrower) & Mr. Sandip Parasharam Padi (Guarantor) Also at: Plot No. 174, Om Hart Om Park, Shiv Krupa Society, Limbayat, Tal. Cherasi, Dist. Surat. (Gujarat) 394210 Also at: Plot No. 174, Om Hart Om Park, Shiv Krupa Society, Limbayat, Tal. Cherasi, Village Karmel, Karmel Unnakh Road, Dist. Surat. (Gujarat) 394210 Add: (Guarantor):193, Shiv Krupa Society, Limbayat, Tal. Cherasi, Dist. Surat. (Gujarat) 394210	All the piece and parcel of the property bearing Plot No. 174a consisting of land measuring 53.40 sq. yards i.e. equivalent to 44.65 acs. mtrs., alongwith construction of residential house made thereon also alongwith undivided proportional share amounting to 37.22 acs. mtrs. in the COP and common road of Society, totally addressing 61.87 acs. mtrs. in the society known and named as "Om Hart OM Park", situate on the land bearing Block No. 138 (Revenue Survey No. 48), Moga Village Karmel, Sub-District Tal. Palanasi, District. Boundaries: North : Plot No. 175, South: Plot No. 173, East: Society Road West: Vado Name of Mortgagor(s): Mrs. Manisha Devidas Padi & Mr. Devidas Parasharam Padi	A) 18-05-2026 B) Rs. 9,04,944.20 + further interest + charges C) 25-08-2026 D) Symbolic Possession	A) 08.51 B) 0.851 C) 0.010	Not Known PNB895400 DEV101
9	PNB-VELMANA, DIST. SURAT (955400) Mr. Vijay Shah (Borrower) Add: (Borrowers) 122, Deepdev Society - 2, Chhapkathra, Amrol, Surat (Gujarat) 394107 Also at: Plot No. 3, Divyapada Residency, N. Green Park, Karmel - Sayan Road, Vijay Karmel Sub. Dist. Karmel, Dist. Surat (Gujarat) 394150	All the piece and parcel of the property bearing Plot No. 36a addressing 73.5792 Sq. mtrs., Ground - First Floor construction add. 44.76 sq. mtrs., togetherwith undivided proportionate share add. 14.77 sq. mtrs. in Road & COP in "Divyapada Residency" situated on the land bearing Revenue Survey No. 390, 3901, 3902, Block No. 328 of Village Karmel, Taluka Karmel, Dist. Surat. Boundaries: East: Society Road West: Block No. 311 North: Plot No. 35, South: Plot No. 33 Name of Mortgagor(s): Mr. Vijay Shah	A) 29-06-2026 B) Rs.12,68,653.59 + further interest + charges C) 29-09-2026 D) Symbolic Possession	A) 16.37 B) 1.637 C) 0.20	Not Known PNB895400 VJ401
10	PNB-VELMANA, DIST. SURAT (955400) Mr. Nareeshbah Mubjibah Parmar (Borrower) Mrs. Kanchan Nareeshbah Parmar (Co-Borrower) Add: (Borrowers): House No. 634, Ambika Nagar Society, GHB Kankai, Amrol, Dist. Surat (Gujarat) 394150 Also at: Plot No. 118, Shubham Residency, N. Subh Residency, Taluka Karmel Dist. Surat (Gujarat) 394180	All the piece and parcel of the property bearing Plot No. 118 (As per K/P Durast. Block No. 193/118), addressing 40.15 acs. mtrs. together with undivided proportionate share add. 20.93 sq. mtrs. in the common Road & COP (Appropriating addressing 61.98 sq. mtrs.), with all appearances pertaining thereto of the housing society known and named as "Shubham Residency" situated on the land bearing Revenue Survey No. 146A (Old Survey No. 139, 144, 141 & 142) and as per Re-Survey New Block No. 193, addressing 21107.00 sq. mtrs. of Moga Village Jodha, Tal. Karmel, Dist. Surat. Boundaries: East: Plot No. 119, West: Plot No. 117, North: Plot No. 116, South: Plot No. 95 Name of Mortgagor(s): Mr. Nareeshbah Mubjibah Parmar & Mrs. Kanchan Nareeshbah Parmar	A) 29-06-2026 B) Rs.11,80,998.30 + further interest + charges C) 29-09-2026 D) Symbolic Possession	A) 07.65 B) 0.765 C) 0.10	Not Known PNB895400 NARE01
11	PNB-SACHIN GIDC, DIST. SURAT (929800) Mrs. Priyanka Ujapmakar Choudhary (Borrower) & Mr. Ujapmakar Choudhary (Co-Borrower) Mr. Ranjish Sangramsinh Rajput (Guarantor) Also at: Plot No. A-6-207, Shree Tirupati Bhai Farm, Sachin-Magdalla Road, Near Sachin GIDC, Dist. Surat - 394230 Add: (Guar.): Flat No. A-16-203, Shree Tirupati Bhai Township, Near Sachin GIDC, Vill. Unn, Surat - 394230	All that right and interest in the property bearing Flat No. 308 Super Built up area measuring area 31.64 sq. mtrs. on 3rd floor together with undivided proportionate share add. 1.77 sq. mtrs. in the common Road & COP of "Shri Tupati Bhai Farm", construction on the land bearing Final Plot No. 169, 170, 171 (AS per sanction Plan Final Plot No. 35, 36, 166, 167, 181, Town Planning Scheme No. 59) (Unn), Block No. 222 (RS. No. 140/2), Block No. 223 (RS. No. 140), Block No. 224 (RS. No. 141) and Block No. 235 (RS. No. 154) of Village Unn, Taluka Chovayasi, District Surat. Also owned by Priyanka Ujapmakar Choudhary. Boundaries: North: Plot No. 227 & 237, South: 80.00 sq. mtrs. D.P. Road East: Adj. Block No. 225 and West: 24.00 sq. mtrs. Road. Name of Mortgagor(s): Mrs. Priyanka Ujapmakar Choudhary.	A) 22-02-2022 B) Rs.75,492.00 + Further Interest + Charges C) 15-03-2023 D) Physical Possession	A) 04.14 B) 0.414 C) 0.05	Not Known PNB892980 PRIV01
12	PNB-MOTA VARACHA (927700) Milan Chaudhabai Desai (Borrower) Chandubhai Tribhuvanji Desai (Co-Borrower) Plot No. 270 Ram Vajika Society Village-2 N Rangoli Chokdi Velapa Village-2, Dist. Surat 394150	All that piece and parcel of property bearing Plot No. 236 (As per K/P Plot No. 195/236), of the society known as "DASTAR ROW HOUSE" of which the plot measuring 46.00 sq. yards i.e. 16 acs. mtrs. & its a per revenue records addressing 50.25 acs. mtrs. and along with the undivided proportionate share in Road and COP measuring 16.00 sq. yards, consisting of 16 acs. mtrs. in the common Road and COP, with all appearances pertaining thereto, of the housing society known and named as "Swastik Park Village -1" situated on the land bearing Revenue Survey No. 313 (Old Survey No. 151) and as per Revenue Survey New Block No. 38 of Village Hingoli, Tal. Palanasi, District. Boundaries: North by: Plot No. 80 South by: Plot No. 82 East by: Plot No. 84 West by: Road Name of Mortgagor(s): Mrs. Savitadevi Dineshkumar Mishra & Mr. Dineshkumar Ramsimran Mishra	A) 18-03-2025 B) Rs. 12,22,949.31 + further interest + expenses thereon C) 06.05 D) Physical Possession	A) 06.05 B) 0.605 C) 0.10	Not Known PNB897270 MILA01
13	PNB-MOTIVARACHA, DIST. SURAT (972700) Mr. Dineshkumar Ramsimran Mishra (Borrower) Mrs. Savitadevi Dineshkumar Mishra (Co-Borrower) Mr. Ashokkumar Tribhuvan Mishra (Guarantor) Add: (Borrowers) Plot No. 23, Kalikata Nagar, Narayan Mandir, N. Ranchhodi, Pandarsa, Dist. Surat - 394221 Also at: Plot No. 81, Swastik Park Village -2 N Rangoli Chokdi Velapa, N. Green Park, Village Hingoli, Tal. Karmel, Dist. Surat-394310 Add: (Guarantor): Plot No. 55, Kalyan Kufir, Opp. Chikwadi, Udhna, Dist. Surat - 394229	All the piece and parcel of the property bearing Plot No. 81 (As per K/P Durast. Block No. 39-81), as per site addressing area 53.33 sq. yards i.e. equivalent to 44.60 sq. mtrs. and as per sanctioned plan addressing 44.62 sq. mtrs., together with undivided proportionate share addressing 34.00 sq. mtrs. in the common Road and COP with all appearances pertaining thereto, of the housing society known and named as "Swastik Park Village -1" situated on the land bearing Revenue Survey No. 313 (Old Survey No. 151) and as per Revenue Survey New Block No. 38 of Village Hingoli, Tal. Palanasi, District. Boundaries: North by: Plot No. 80 South by: Plot No. 82 East by: Plot No. 84 West by: Road Name of Mortgagor(s): Mrs. Savitadevi Dineshkumar Mishra & Mr. Dineshkumar Ramsimran Mishra	A) 07-03-2026 B) 17,142,336.21 + further interest + charges C) 12-06-2026 D) Symbolic Possession	A) 07.20 B) 0.720 C) 0.10	Not Known PNB897270 DINE01
14	PNB-PUNJAMBARAH ROAD, DIST. SURAT (99200) Kishorlal Raygurunagar Gaud (Borrower) & Harshadlal Gaud (Joint Borrower) & Shobhnath Kalyandasay Yadav (Guarantor) Add: (Borrower-Co-Borrower): Plot No. 418, Anand Nagar, Bhavnagar, BH-46, Kalyan Umavada Sur-395010 Also at: 21, Rahi Township Village-2, N. Green Park, Tal. Palanasi, Dist. Surat - 394315 Add: (Guarantor) N. Green Park, Tal. Palanasi, Village Hingoli, Tal. Karmel, Dist. Surat - 394315	All that piece and parcel of property bearing Plot No. 418 (As per K/P Block No. 370/218), addressing 44.00 sq. yards i.e. equivalent to 40.15 sq. mtrs., together with undivided proportionate share measuring 40.46 sq. meters in common road and in the society known and named as "RAHI TOWNSHIP VILAGE-2", situated on the land bearing Revenue Block No. 370 pakas 2 (old Survey No. 136 & 137) of Moga Village Karmel, Taluka Palanasi, District. Boundaries: North by: Plot No. 419, South by: Plot No. 417, East by: Plot No. 419, West by: Plot No. 417, together with all rights of easements of all kinds appurtenant thereto. Boundaries: East: Adj. Society Road, West: Plot No. 48 North: Adj. Plot No. 20, South: Adj. Plot No. 22 Name of Mortgagor(s): Kishorlal Raygurunagar Gaud & Jyoti Kishorlal Gaud	A) 22-11-2024 B) 7,56,974.84 + further interest + charges C) 28.03.2026 D) Physical Possession	A) 07.70 B) 0.770 C) 0.10	Not Known PNB899200 HAZAO

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: 1. The properties are being sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS". 2. 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. 3. If the auctioned property is in symbolic possession then physical possession will be given to successful buyer only after receipt of physical possession of the property and after disposal of any movables lying inside the premises of property. 4. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanbanket.com> on date **16.11.2026 between 11 am to 4 pm**. 5. Payment of sale consideration by the successful bidder to 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. 6. Purchaser/Buyer (highest bidder) is required to deduct & deposit TDS as per section 194-1A of the Income Tax Act 1961, wherever applicable, on sale proceeds of the immovable properties sold by the Bank under SARFAESI Act 2002, incorporating the Name & No. of owner/ mortgagor of the immovable property (borrower/guarantor) while furnishing the Form No. 26BQ. 7. For detailed term and conditions of the sale, please refer <https://baanbanket.com> and www.pnb.bank.in or call on **8602166268**. 8. Properties in symbolic possession will be handed over to successful bidder after obtaining physical possession through legal procedure. 9. Authorized Officer will not be responsible for any delay in obtaining physical possession due to any legal/court proceeding and/or reasons beyond control of the Authorized Officer.

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

Date : 23.10.2026
Place : Surat

**Chief Manager, Authorised Officer,
Punjab National Bank, Secured Creditor**

