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ARMB Rajkot, 2nd floor, JP Sapphire Building, Race Course road, Rajkot, Gujarat – 360001, Phone – 9781333069, Email – cs8304@pnb.bank.in

Real Ceramic Private Limited *Opp Marvel Ceramic, Old Ghutu Road,* *Tal & Dist. Morbi, Gujarat-363642* *Mobile: 98254 22422* *Email: accounts@realgranito.com*	***Bhavin Vallabhbhai Kansagara (Director & Guarantor)*** *C-3, Kartavya Apartment, Gokul Bakery, Ravapar Road, Morbi-363641*
Pritesh Vallabhbhai Hirani (Director & Guarantor) *110, Galaxy Apartment, Somnath Society, Ravapar Road, Morbi, Gujarat- 363641*	***Jasan Bhovanbhai Hirani (Director & Guarantor)*** *Flat No 402, Sanjivani Apartment, 5/10 Corner, Royal Park, Kalavad Road, Rajkot-360005*
Hetal Kumar Gokalbhai Koradiya (Guarantor) *B-903, I-Con Residency, SP Road, Ravapar, Morbi-363641*	***Prabhudas Hirjibhai Hirani (Guarantor)*** *Iscon Villa Apartment, Block No A4, Avenue Park, Morbi-363641*
Dhirajlal Govindbhai Hirani (Guarantor) *202, Kamdhenu Apartment, Somnath Society, Ravapar Road, Morbi-363641*	

Appendix – IV-A
[See Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Punjab National Bank, Branch **MCC Rajkot through its Branch Office: Morbi Lalpar (224410)**, the **Symbolic possession** of which has been taken by the Authorized Officer of the Secured Creditor on 20.07.2026, will be sold on "As is Where is", As is What is" and Whatever there is" basis in **E-Auction on 17.11.2026** for recovery of **Rs.13,13,69,113.66/- (Rupees Thirteen Crore Thirteen Lacs Sixty-Nine Thousand One Hundred Thirteen And Sixty-Six Paisa Only)** as on 27.04.2026 with further interest w.e.f. 27.04.2026 and other expenses, less recovery if any, until payment in full, from **M/S Real Ceramic Private Limited (Private Limited Firm) Through It's Directors/Guarantors Mr. Bhavin Vallabhbhai Kansagara (Director & Guarantor), Pritesh Vallabhbhai Hirani (Director & Guarantor), Jasan Bhovanbhai Hirani (Director & Guarantor), Hetal Kumar Gokalbhai Koradiya (Guarantor), Prabhudas Hirjibhai Hirani (Guarantor), Dhirajlal Govindbhai Hirani (Guarantor).**

The Public e-auction sale notice is being publish into two newspapers "**Financial Express English**" and "**Financial Express Gujarati**" on **10.10.2026**. The Reserve price and Description of Property is given below: -

Sr No	Description of Property	Reserve Price (in Lacs)	Earnest Money Deposit (EMD in lac)
1.	All the pieces and Parcels of Factory land & building [built up area Sq.Mts. 14372-80] standing on non-agriculture land totally admeasuring Sq.Mts. 30351-00 of S.No. 25 situated at village Mahendranagar, Taluka Morbi, (Pin Code: 363642) Dist. Morbi and which is bounded as follows: - On or towards East : Boundary of Village Ghnuntu On or towards West : Land of S.No. 26&S.No. 27 On or towards North : Land of S.No. 27p & Boundary of Village Ghutu On or towards South : Kalindri River **Owned by M/s. Real Ceramic Private Limited**	**Rs. 1052.61** (Rupees Ten Crore Fifty-Two Lakhs Sixty-One Thousand Only)	**Rs. 105.27** (Rupees One Crore Five Lakh Twenty Seven Thousand Only)

Note: The auction sale will be "online through e-auction" portal https://baanknet.com/
****The sale of the scheduled property was made free from all encumbrances: Not known****
****Tenancy Claims: No****

Date: 09.10.2026
Place: ARMB RAJKOT

पंजाब नैशनल बैंक ए.आर.एम.बी. राजकोट ARMB RAJKOT PUNJAB NATIONAL BANK

Yours faithfully,

For Punjab National Bank

AUTHORISED OFFICER