BRANCH OFFICE: OLD PADRA ROAD-145420, VADODARA

Date: 06.11.2026

Date of E-Auction –26.11.2026 Last date of Submission of EMD and BID Documents 26.11.2026 up to 4.00 PM
Date & Time of Inspection: Date 25.11.2026 (Between 11.00 AM to 4.00 PM)

Mr NAYAN KUMAR VYAS & Mrs. AMITA NAYANKUMAR VYAS **A/C - 1454300520007**	**Address:** 1323 AMBIKA NAGAR,, GOTRI ROAD , VADODRA, GUJARAT- 390021

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) read with Rule 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 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))	Authorized Officer	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Memoranda Dues as on 31/10/2026 C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price (Rs. in Lacs) B) EMD (last date of deposit of EMD) C)Bid Increase Amount (Rs. in Lacs)	Time of E-Auction	Details of the encumbrances known to the secured creditors

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	OLD PADRA ROAD (145420 Mr NAYAN KUMAR VYAS & Mrs. AMITA NAYANKUMAR VYAS 1323 AMBIKA NAGAR,, GOTRI ROAD , VADODRA, GUJARAT-390021	All That Piece And Parcel Of the Property being : Land Bearing Registration District Vadodara, Sub-District-Padara, Mouje Village-Sangama Property/Land Bearing Block No-113 adm-4400Sq.Mtrs., and Blcok No-114 adm-4400Sq.Mtrs., over said land built Scheme namely "AMBAWADI SANGAM" WHERE IN Flat No-C/206, 2nd Floor, Tower-C, GODAVARI Super Built-up area adm-950 Sq.Ft. i.e. 88.28 Sq.Mtrs	Mr. Viaks Sharma	A) 30/04/2024 B) Rs. 12,69,793.26/- plus Further Interest & other charges thereon C) 05/07/2024 D) PHYSICAL	A) Rs. 14.63 lac B) Rs. 1.47lac (26.11.2026) C) Rs. 0.10	(26.11.2026 From 11.00 AM to 04.00 PM Noon (with extension of 10 minutes if necessary)	Not Known

TERMS AND CONDITIONS OF E-AUCTION SALE

1. 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 http://baanknet.com /

2. The intending Bidders/ Purchasers are requested to register on portal (http://baanknet.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (http://baanknet.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. 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 (http://baanknet.com) for e-Auction will be provided by e Auction service provider M/S PSB Alliancee-auction portal having its Corporate office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400037 (contact Phone & email +91 8291220220, psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website http://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) http://baanknet.com6. 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-Bक्रयportal (http://baanknet.com)

7. The intending Bidders / Purchasers are requested to register on portal (http://baanknet.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days),the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.

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8. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
9. 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(as mentioned in table above) 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.
10. 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.
(1) 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 (http://baanknet.com) Details of which are available on the e-Auction 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 favor 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 inspect 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.
24. The Sale will be done by the undersigned through e-auction platform provided at the Website http://baanknet.com on 26.11.2026 @ 11.00 AM.
25. In case of any objection, representation or any other correspondence related to the IP put on auction, please contact or write to the responsible Authorized Officer as mentioned in front of respective property.
26. For detailed term and conditions of the sale, please refer http://baanknet.com.For any query you may contact our Branch Head Vidharti Trivedi Mob. 9408888347
(STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) read with Rule 9 (1**)** OF THE SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Date: 06.11.2026
Place: Vadodara

Authorized Officer
Punjab National Bank
Secured Creditor