

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 on **E-Auction dated- 03.11.2026** for recovery of **Rs.13,13,69,113.66/- (Rupees Thirteen Crore Thirteen Lacs Sixty-Nine Thousand One Hundred Thirteen And Sixty-Six Paise 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 **25.09.2026**. 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 Tenth floor flat no. 110 admeasuring Sq.Mts. 217-27 (built up area Sq.Mts. 198-70) in multi storied residential apartment building known as "Galaxy Apartment" standing on plot no. 22 of non-agriculture land of S.No. 1126/1 of Vajepar and S.No. 1128p of Madhapar, Taluka Morbi (Pin Code – 363641), Dist. Morbi and which is bounded as follow: On or towards East: Main Door of this Flat, Staircase, 2-Lift, Open Spaces and compound Wall thereafter Plot No. 21 On or towards West: Open Spaces, Compound Wall & Land of Plot No. 23 On or towards North: N.A. Road On or towards South: Open Space, Compound Wall thereafter other property owned by others Owned by Mr. Pritesh Vallabhbhai Hirani	Rs. 79.96 Rupees Seventy-Nine Lakh Ninety-Six Thousand Only	Rs. 08.00 Rupees Eight Lakh Only

Note: The auction sale will be "online through e-auction" portal <https://baanknet.com/>

Date: 23.09.2026
Place: RAJKOT

Yours faithfully,

For Punjab National Bank

 कृते पंजाब नेशनल बैंक
FOR PUNJAB NATIONAL BANK

AUTHORISED OFFICER

प्राधिकृत अधिकारी
AUTHORISED OFFICER

