



ક્ષેત્રીય કાર્યાલય, લાલ દરવાજા, અહમદાબાદ-380001

**APPENDIX- IV-A [See proviso to 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, the **Physical Possession** of which have been taken by the authorized officer of Central Bank of India, Secured creditors, will be sold on “As is where is”, “As is what is” and “whatever is there is” on date **28/07/2020** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

SR.	Name of the Borrowers/Guarantors / Mortgagers & Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Property	Reserve Price & EMD 10%
1	M/s. Shree Ram Trading Company and Mrs. Shanta Devi Ashu Lal Bishnoi and Guarantor Mr. Ravi Kumar Ashulal Bishnoi  (Mithakhali Branch, Ahmedabad, Mr. A K Nehra, Chief Manager, Mobile No: 09909928868)	11/02/2019 Rs. 51,51,017 + Interest + Other Charges	1) Revenue Survey No. 506/2 paikie 1 & 506/3 Paikie 1, Shop / Office No. 69, Third Floor, Area 56.55 Sq. Mtr. i.e 608.69 Sq. Ft, Comprised in “ SHILP ARC”, at Palanpur, Opp. Bihari Baug, Abu Highway, Tal: Palanpur, Dist: Banaskantha, Gujarat in the name of Mrs. Shanta Devi Ashu Lal Bishnoi, Bounded as under: East: Shopping Centre Parking & Palanpur Abu Highway, North: Shop/Office No. 70, West: Shopping Passage & Shop / Office No. 71 South: Complex Entry  2) Revenue Survey No. 506/2 paikie 1 & 506/3 Paikie 1, Shop / Office No. 70, Third Floor, Area 56.55 Sq Mtr i.e 608.69 Sq Ft, Comprised in “ SHILP ARC”, at Palanpur, Opp. Bihari Baug, Abu Highway, Tal: Palanpur, Dist: Banaskantha, Gujarat in the name of Mrs. Shanta Devi Ashu Lal Bishnoi, Bounded as under: East: Shopping Centre Parking & Palanpur Abu Highway, North: Complex Entry, West: Shopping Passage & Shop / Office No. 71, South: Shop / Office No. 69	Rs.17,85,000/- Rs.1,78,500/-  Rs.17,85,000/- Rs.1,78,500/-



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2	M/s Kotak Agency (Through its proprietor Mr. Parthiv Dhirajlal Kotak), Mr. Montukumar Dhirajlal Kotak (Thakkar) - Guarantor and Mr. Dhirajlal Narbheram Thakkar - Guarantor  (Sola Road Branch, Ahmedabad, Mr. Deepak Shah, Senior Manager, Mobile No: 07567883837)	13/12/2018	1) Equitable Mortgage Of Property In The Name Of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No.341, Third Floor, Admeasuring 11.61 Sq. Mts., Ratnamani Complex Of Tej Developers And Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No. 1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabad, Gujarat. Bounded By: East: Office No.313, West: Common Wall With Office No. 314, North: Road South: Common Stair	Rs.6,60,000/- Rs.66,000/-
		Rs. 28,29,576 + Interest + Other Charges	2) Equitable Mortgage Of Property In The Name of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No. 441, Fourth Floor, Admeasuring 11.61 Sq. Mts., Ratnamani Complex Of Tej Developers And Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No. 1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabad, Gujarat. Bounded By: East: Office No. 413, West: Common Wall With Office No. 414, North: Road, South: Common Stair	Rs.4,80,000/- Rs.48,000/-

Date of Inspection & Time: **18/07/2020** between 12 Noon to 2 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: **27/07/2020** Up to 4.00 PM.

(EMD to Be Deposited In Account No: 3473309790, A/C Name: Central Bank of India,

Auction RO Ahmedabad, IFSC Code: CBIN0280546, Branch: Lal Darwaja, Ahmedabad)

E-Auction Date: **28/07/2020**, Time: 12 Noon to 2 PM With Auto Extension of 5 Minutes.

The auction will be conducted through the Bank's approved service provider M/s. C-1 India Pvt Ltd and the web portal <https://bankeauctions.com>. For any Enquiry interested bidder may contact to M/s. C-1 India Pvt. Ltd., 403, GNFC Tower, Near Grand Bhagwati, S G Highway, Ahmedabad - 380054, Contact Person: Mr. Bhavik Pandya, Mobile No. +91-8866682937, Helpline No. +91-124-4302020/21/22, Helpline email: [support@bankeauctions.com](mailto:support@bankeauctions.com); [gujarat@c1india.com](mailto:gujarat@c1india.com) or respective Branch or Authorized Officer Mr. ManojKumar Thakur, Contact No; 09909928863 during the office hours on any working days.

For Detailed terms & conditions, please visit the web portal <https://bankeauctions.com>, [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in)

**STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**



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**Borrowers/Guarantors/ Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor.**

**Date: 10/07/2020, Place: Ahmedabad**

**Sd/- Authorised Officer, Central Bank of India**

**Terms and condition for E-Auction:**

1. The auction will be "Online E-auctioning" through Bank's approved service provider M/s. C-1 INDIA PVT LTD and the web portal <https://bankauctions.com>  
Date and time of auction: **28/07/2020** between 12.00 PM to 2:00 PM (With auto extension clause in case of bid in last 5 minutes before closing). E-Auction is being held on "**As Is Where Is**", "**As Is What Is Basis**" and "**Whatever There Is**" basis
2. Auction/bidding shall only through "Online Electronic Bidding" through the website <https://bankauctions.com>. Bidders are advised to go through the website for detailed terms and part in the e-Auction sale proceedings.
3. The intending bidders should register their names at portal and get their User ID and password free of cost also prospective bidder may avail online training on e-Auction from M/s. C-1 India Pvt Ltd, 403, GNFC Tower, Near Grand Bhagwati, S G Highway, Ahmedabad-380054, **Contact Person Mr Bhavik Pandya, Mobile No. +91-8866682937, Tel No: 079-40007544**, Helpline No. +91-124-4302020, 4302021, 4302022 and Mr Rahul +91-7291981124. Helpline email: [support@bankauctions.com](mailto:support@bankauctions.com) & [Gujarat@c1india.com](mailto:Gujarat@c1india.com)
4. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer on or before 4:00 PM on **27/07/2020** to the designated account, the details of which are given as under:-
  - Account name : CENTRAL BANK OF INDIA AUCTION RO AHMEDABAD
  - Account No. : 3473309790
  - IFSC Code : CBIN0280546
  - Branch : Lal Darwaja, Ahmedabad
5. After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan/ Detail Of DD; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/Adhar Card etc. iv) Copy of proof of address; without which the bid is liable to be rejected.
6. **The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of**



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**the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.**

7. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites on **Date of Inspection & Time: 18/07/2020 Between 12.00 to 2.00 PM.**
8. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.10,000/- (Rupees Ten Thousand Only)**. The bidder who submits the highest bid (not below the Reserve price) on closure of Online Auction shall be declared as successful bidder subject to approval of the Authorized Officer
9. All the charges including dues to any authority, conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
10. Bank reserves the right to postpone / cancel or vary any of the terms and conditions of the auction without assigning any reason thereof.
11. For further details contact Branch or Authorised Officer or M/s. C-1 India Pvt Ltd, 403, GNFC Tower, Near Grand Bhagwati, S G Highway, Ahmedabad-380054, Contact Person Mr Bhavik Pandya, Mobile No. +91-8866682937, Tel No: 079-40007544, Helpline No. +91-124-4302020, 4302021, 4302022 and Mr Rahul +91-7291981124. Helpline email: [support@bankauctions.com](mailto:support@bankauctions.com); [Gujarat@c1india.com](mailto:Gujarat@c1india.com)
12. **The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, TDS (if any), rates, assessment charges, fees etc. owing to anybody.**
13. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
14. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C-1 INDIA PVT LTD web portal <https://bankauctions.com> before submitting their bids and taking part in the e-Auction
15. The publication is subject to the force major clause.

#### **Special Instructions**

16. Bidding in the last moment should be avoided in the bidders own interest as neither the CENTRAL BANK OF INDIA nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.



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17. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

**Date: 10/07/2020**

**Place: Ahmedabad**

**Authorized Officer, Central Bank of India**