

Central Office: Chandra Mukhi, Nariman Point, Mumbai - 400 021

Branch Office : Assets Recovery Branch, 346, Standard Building, 3rd Floor, Dr. DadabhaiNaoroji Road, Fort, Mumbai - 400 023

SALE NOTICE FOR SALE OF MOVEABLE/ 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 Guarantors (s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, physical possession of which has been taken by the Authorised Officer of Central Bank of India ( Secured Creditor) will be sold on “AS IS WHERE IS ” and “AS IS WHAT IS ” and “ WHATEVER THERE IS” on the dates as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Sr No.	Name of the branch and account	Name of the Borrower	Name of the Director/ Guarantor	Name of the owner of the property	Date of Issuance of Notice u/s 13(2)/ Outstanding as on date of Issuance of Notice u/s 13(2) + Interest + Other charges	Details of the property	Reserve price (Rs in Lakhs)	EMD (Rs in lakhs)	Bid increase Amount (Rs in Lakhs)	Date & time of inspection of property	Date and time of e-auction	Contact No. & name of Nodal Officer for the inspection of property
1	ARB MumbaiM/s Vishnu Steels	M/s Vishnu Steels	1.Gumansingh B. Rajpurohit / Partner 2.Pukhram Jasraj Sharma / Partner 3.Shanti Devi Rajpurohit - Partner	M/s Vishnu Steels	02.02.2015/ Rs.28,05,98,577/- + interest , Govt. & statutory dues	Block no.303,3rd floor, A Wing,Kshitij Co Op Hsg Soc. Ltd,Plot No.636, Behind HP Petrol Pump, Kapad bazar Road,Mahim 400 016 , Area :502 sq ft built up (2 BHK Flat )	65.07	6.51	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Nilesh Manvatkar CM, 9689975791
2	ARB Mumbai M/s Pasad Impex P Ltd	M/s Pasad Impex P Ltd	1.Mr. Pradeep Manibhai Shah(Director) 2.Mrs.Kalpna Pradeep Shah(Director)	M/s Pasad Impex P Ltd	17-03-2016 Rs. 19,91,60,812/- plus interest and other charges thereon from date of notice plus The TMC & Other dues	Shop No.105, 1st floor, S-2 Wing, Purnashanti Heights CHS Ltd Kharton Road,Sejpal Compound,Thane (W) 400 601 Area :1337 sq ft built up	101.08	10.11	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Nilesh Manvatkar CM, 9689975791

3	ARB Mumbai M/s Pasad Impex P Ltd	M/s Pasad Impex P Ltd	1.Mr. Pradeep Manibhai Shah(Director) 2.Mrs.Kalpana Pradeep Shah(Director)	M/s Pasad Impex P Ltd	17-03-2016 Rs. 19,91,60,812/- plus interest and other charges thereon from date of notice plus The TMC & Other dues	Shop No.104, 1st floor, S- 2 Wing, Purnashanti Heights CHS Ltd,Kharton Road,Sejpal Compound,Thane (W) 400 601 Area :1295 sq ft built up	97.92	9.80	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Nilesh Manvatkar CM, 9689975791
4	ARB Mumbai M/s Pasad Impex P Ltd	M/s Pasad Impex P Ltd	1.Mr. Pradeep Manibhai Shah(Director) 2.Mrs.Kalpana Pradeep Shah(Director)	M/s Pasad Impex P Ltd	17-03-2016 Rs. 19,91,60,812/- plus interest and other charges thereon from date of notice plus The TMC & Other dues	Shop No.103, 1st floor, S- 2 Wing, Purnashanti Heights CHS Ltd,Kharton Road,Sejpal Compound,Thane (W) 400 601. Area :1200 sq ft built up	86.40	8.65	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Nilesh Manvatkar CM, 9689975791
5	ARB Mumbai M/s Pasad Impex P Ltd	M/s Pasad Impex P Ltd	1.Mr. Pradeep Manibhai Shah(Director) 2.Mrs.Kalpana Pradeep Shah(Director)	M/s Pasad Impex P Ltd	17-03-2016 Rs. 19,91,60,812/- plus interest and other charges thereon from date of notice plus The TMC & Other dues	Unit No. B-29, Basement Floor, 229, Nav Vyapar Bhavan, Block no. 49, P.D.Mello Road , Carnac Bunder, Masjeed Bunder East, Mumbai – 400 009, Built up Area 300.00 Sq. Ft	42.53	4.25	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Nilesh Manvatkar CM, 9689975791
6	ARB Mumbai M/s Suresh Textiles	M/s Suresh Textiles	Prop. Mr. Vicky Talreja, Mrs. Heer Talreja &Mr. Kanayo Otandas Punjabi	Mr. Vicky Talreja,	09.06.2016 Rs.6,99,31,814.00 +Int+Other Charges if any	Industrial Gala No 110 to 120 located on First floor, totally admeasuring about 6835 sq. Feet (i.e 635.22 Sq. Meters area), at Regent Plaza Industrial Complex, situated behind Hindustan Pencil Factory, Ulhasnagar – 4,	141.86	14.20	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Nilesh Manvatkar CM, 9689975791

7	ARB Mumbai /s Anirudh Civil Engineers and Contractors Pvt Ltd.	M/s Anirudh Civil Engineers and Contractors Pvt Ltd.	Mr.Vivek Kawde Mr.Aditya Vivek Kawde Mr.Kuldip Bhandari	Mr.Kuldip Bhandari	06.08.2016 Rs.18,74,11,700.00/- + Int +Other Charges if any	Land bearing C.T.S. No. 30(P) Survey No.10, C.T.S No.34(PT), Survey No.8 and C.T.S No. 36(P) Survey No.9 at Chandivali , Bhandari Compound , Saki Naka, Andheri (East), Mumbai – 400 072 ( Admeasuring area 1423.12 sq.Mtrs.)	1327.07	132.71	13.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM to 3.00 PM	Manish Kumar, CM- 8269483670
8	Boribunde r branch M/s Ankit Traders	Ankit Traders Mr. Satyanaraya n V. Mali Mrs. Pooja S. Mali	Prashant R. Nikharge	Prashant R. Nikharge	14.01.2015 Rs.453.78 lakhs +Int+Other Charges if any	Shop No. 1&1A, Gr Floor, Satyavijay Apts, Servey No. 187, Hissa No. 9/2- 14 of Village More, Virar Road, Opp-Nutan Vidyalay, Nalasopara East, Dist Thane-401209 Built up Area of 1975 sq ft	107.02	10.70	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Vivekjit Sinha Mobile no. 9920758540
9	Crawford Market Branch- M/S SAPPHIRE LIFTERS	Prop- Hakim Abbas Lakdawala	Guarantor- Tasneem Hakim Lakdawala		20/07/2016 Rs.285.00 Lakhs+Int+Other Charges if any	Plot No 28,S N 119/1,Rangara industrial Compound,Mumbra Panvel Road,Kirwali,Adivali, Dahisar Mori,Taluka Panvel,Dist-Raigad,Pin- 410208 Plot Area-375 Sq Mtr (4037 Sq Ft)	95.95	9.60	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr.Divya Ranjan- 9167980363

10	CRAWFORD MARKET M/S ROCKET ENGINEERING & ELECTRICAL P.LTD	M/S ROCKET ENGINEERING & ELECTRICAL P.LTD	Jatin B Shah (borrower) Rakesh Rasiklal Shah (Co-borrower)	Mr. Jatin B Shah	14/10/2016 Rs.100.30 Laks+Int+Other Charges if any	Flat No. 301, 3rd Floor, Ami Kalash, Ami Complex, I C Colony, Borivali(West), Mumbai – 400 103, Area 71.73 sq.mtrs.	75.60	7.60	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Divya Ranjan 9167980363
11	Nariman Point Branch M/S JASSMINE MULTITRADE PVT. LTD	M/S JASSMINE MULTITRADE PVT. LTD	1- Mr.Mukesh Kumar Gadhiya 2- Mr.Shyam Sunder Motwani	Mr.Mukesh Kumar Gadhiya	02/05/2019 Rs.486.24 Lakh+Int+Other Charges if any	Office no 303,3rd Floor, Ambience Court,Plot No.2, Sector No.19-d,Vashi,Navi Mumbai. Carpet Area 708 sq.ft.	155.55	15.56	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Augustine Kullu 9770293274
12	Nariman Point Branch M/S JASSMINE MULTITRADE PVT. LTD	M/S JASSMINE MULTITRADE PVT. LTD	1- Mr.Mukesh Kumar Gadhiya 2- Mr.Shyam Sunder Motwani	Mr.Mukesh Kumar Gadhiya	02/05/2019 Rs.486.24 Lakh+Int+Other Charges if any	Office No.313, 3rd Floor,Ambience Park,Plot NO.53,54, Sector No.19-A, Vashi,Navi Mumbai Carpet Area 489 sq.ft	81.62	8.16	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Augustine Kullu 9770293274
13	Murbad branch Mahesh Dnyaneshwar Dhanke & Dnyaneshwar Ramchandra Dhanke	Mahesh Dnyaneshwar Dhanke & Dnyaneshwar Ramchandra Dhanke	Mahesh Dnyaneshwar Dhanke	Mahesh Dnyaneshwar Dhanke & Dnyaneshwar Ramchandra Dhanke	10/11/2017 Rs.18.44 lacs-plus intersest and other charges	Flat No. 302, , B wing 3rd Floor,B.K. Nagari, Devgaon,Tal Murbad, Dt Thane 750 sq ft. built up area	15.00	1.50	0.10	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. AJAY OHAL Mob:- 8080616100 / 9167884685

14	<b>Ambadi Branch</b> Mr. Nitin Sudhakar Bhanusali & Smita Nitin Bhanusali	Mr. Nitin Sudhakar Bhanusali & Smita Nitin Bhanusali		Mr. Nitin Sudhakar Bhanusali & Smita Nitin Bhanusali	18.12.2018 Rs. 26.52 lacs plus interesr and other charges thereon from date of notice	Flat no- 305, 3 <sup>rd</sup> Floor, B-Wing, Madhu Mangesh Complex, Bhiwandi Wada Road, Tal: Bhiwandi , Dist: Thane 421302	29.6	2.96	0.2	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mrs Ashwini Marathe  MOB: 9987079298
15	<b>Uran Branch</b> <b>Madhukar Shivaram Gawand</b>	<b>Madhukar Shivaram Gawand</b>		<b>Madhukar Shivaram Gawand</b> Mrs. Subhadra Kumari	21.08.2017 Rs. 18.53 lacs plus interest and other charges thereon from date of notice	Flat no- A 105, 1 <sup>st</sup> floor, A wing, Vakratunda Apartment, S No- 153, Hissa No- 2A, Boripakhadi , Taluka- Uran , Raigad- 400702	18.53-	1.85	0.20	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mrs Ashwini Marathe 9987079298
16	Vasant Vihar Branch Mr Kailash Bhagwan Gupta and Mrs Kesar Kailash Gupta	Mr Kailash Bhagwan Gupta and Mrs Kesar Kailash Gupta	No Guarantor	Mr Kailash Bhagwan Gupta and Mrs Kesar Kailash Gupta	04.09.2017 Rs. 89.68 lakhs plus interesr and other charges thereon from date of notice	Block No- B, -1801, 18 <sup>th</sup> Floor, Niharika CHS LTD, Opp. Lok Puram complex, Gladdy Alwaris Road, Next to Vasant Vihar Chowk, Vill: Majhiwade, Thane (W), Dist: Thane 400610	114.36	11.43	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mrs Saumya Srivastava.  MOB: 9167940807  25895181
17	Rewas Budhani Branch Meghana Madhukar Gurav	Meghana Madhukar Gurav	Meghana Madhukar Gurav Shubhangi Madhukar Gurav	Shubhangi Madhukar Gurav	05/11/2019 Rs.12.91 lacs-plus intersest and other charges	House no. 897 on GAT no. 1189, Village: Nagaon, Taluk: Alibag, Dist: Raigad, Under Gram Panchayat : Nagaon	12.99	1.29	0.10	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Ms. Madhusmita Mohapatra Mob:- 8466987923 /887964957 5

18	Ulhasnagar Branch Mr Yogesh Ghanshyam Patil ,	Mr Yogesh Ghanshyam Patil ,	Mr Yogesh Ghanshyam Patil , Mrs Kavita Yogesh Patil, Mr Kishore Ghanshyam Patil Guarantor : Mr Ghanshyam Jagatrao Patil	Mr Yogesh Ghanshyam Patil and Mr Kishore Ghanshyam Patil	04.06.2020 Rs. 52.24 lacs plus interest and other charges thereon from date of notice	Shop No- 16, Plot No- 94 & 95, Sector- 19, Ground Floor, Monarch Orchid, Kharghar, Tq: Panvel, Dist: Raigad	52.50	5.25	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr Mayur Thele Mob; 9167940802 / 7208561224
19	Kalyan Branch M/s SPU Enterprises	M/S SPU Enterprises	Mr Bhaskaran S Mudlaiyar : Prop Guarantor: Govinda A Mudaliyar	Mr Bhaskaran S Mudlaiyar	01.02.2019 Rs. 250.49lacs plus interest and other charges thereon from date of notice	1. Gala No- 118, 119 and 120, 1 <sup>st</sup> Floor Building No. A/9, Harihar Corporation, Gram Panchayat House no- 545, Vill: Dapode, Tal: Bhiwandi , Dist: Thane 2. Machinery : 109 Machines for stitching clothes 3.Stocks of Shirts, Cloths and Raw Materials	79.92 16.59 12.86	7.99 1.65 1.28	0.50 0.20 0.20	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Ms. Kalpana Chandre Mob.91679 40779/9819 883218
20	Ulasnagar CAMP 4 Naresh Kapoor Sood and Rekha	Naresh Kapoor Sood and Rekha Kapoor Sood	Naresh Kapoor Sood and Rekha Kapoor Sood	Naresh Kapoor Sood and Rekha Kapoor Sood	09/05/17 Rs. 281.59 lacs plus interest and other charges thereon from date of notice	Flat No- A (13-14 ) , Ist Floor, China Link CHSL, Swagat Parl, Rajan Pada , Link Road, Malad West, Mumbai 400064	221.85	22.18	1.00	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr Ranjit Kumar Mob:91679 40803

	Kapoor Sood											
21	Virar West Shree Sai Corporation	Shree Sai Corporation	PARMESH SHIRISH KOTHARI	PARMESH SHIRISH KOTHARI	03.03.2018 Rs.50.13 Lakhs+Int+Other Charges if any	Gala No-111 & Right to Construct Gala No-211, Building No-B-18, Parasnath Complex, Dapode Road, Owali Village, Tehsil-Bhiwandi, District-Thane, Pin Code-421302, Built up Area - 1275 sq. ft.	12.89	1.29	0.10	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	MR AAKASH 9670748999 022-2500050
22	Andheri East br. M/s Manisha Enterprises	M/s Manisha Enterprises	Mr. Arvind Omprakash Verma	Mr. Arvind Omprakash Verma	03/12/2018 Rs.454.72 lakhs+Interest +Other charges	Commercial Shop no. 203,second floor,Madhuli Complex, Near Kadiwala School, Ring Road, Surat - 495001-Gujarat Carpet Area-875 sq.ft.	75.62	7.56	0.50	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. V Devendra Moble no. 8879531811 Landline no. 022-26836525
23	SEEPZ Br. Mr. JATIN JAYSINGH PADAYA	Mr. JATIN JAYSINGH PADAYA	Guarantor - Mr Sitaram Bhansidhar Sen	Mr. JATIN JAYSINGH PADAYA	13/11/2018 Rs. 28.96 lakhs+ Interst+Other charges	Flat No.105, First Floor, Everest Height, Mauje Jalgaon Within Grampanchayat Limits, Taulka – Dapoli, DIST.- RATNAGIRI. Carpet Area – 439 Sq.Ft.	10.53	1.05	0.10	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Ashish V.Bharve Mobile – 9820467458 Landline – 022-28290129

24	SEEPZ Branch Mr. JATIN JAYSINGH PADAYA	Mr. JATIN JAYSINGH PADAYA	Guarantor - Mr Sitaram Bhansidhar Sen	Mr. JATIN JAYSINGH PADAYA	13/11/2018 Rs. 28.96 lakhs+ Interst+Other charges	Flat No.106, First Floor, Everest Height, Mauje Jalgaon Within Grampanchayat Limits, Taulka – Dapoli, DIST.- RATNAGIRI. Carpet Area – 483 Sq.Ft.	13.04	1.30	0.10	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Ashish V.Bharve Mobile – 9820467458 Landline – 022- 28290129
25	SAM Nariman Point M/s Chintamani Exports Private Limited	Point M/s Chintamani Exports Private Limited	Mr Balasaheb Kadam Mr.Sulbha Kadam M/s Chinmay Agriculture and Housing Pvt Ltd M/s Shri Prasadam Realtors Private Limited	M/s Chinmay Agriculture and Housing Pvt Ltd M/s Shri Prasadam Realtors Private Limited	19.05.2016 Rs.17.50 Cr.+Interest + Charge	Registered Mortgaged of 98 N.A. plots admeasuring 385229 Sq. Ft. with separate 7/12 extracts bearing various Survey No. in Carino Casa project situated at Tokawala Naka, Khapri Village, Hill Top, Post Tokawade, Malshet – Murbad Road, Taluka Murbad, District Thane 412 402.	916.00	91.60	9.16	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr. Narayan M. Mob.No.887 9844760
26	SAM-II BKC Mumbai Parekh Aluminex ltd.	M/s Parekh Aluminex ltd.	Director- 1)Prasenjit Goswami 2) Diwakararao Akkala 3) Abdul Majeed Khan Sirguroh 4) Taher Hasanali Pothiwala	Late Amitabh Arun Parekh	18.05.2016 O/S –Rs.11391.00 lakhs	Flat No. 3102 ,on the 31 <sup>st</sup> Floor of the Building known as “The Imperial”, along with 2 Car Parking Space,122 &122A in the South Tower in the building, lying and being situated at Cadastral Survey Nos. 725(pt), 1/725(pt), of Malabar and Cumbala Hill Division, B.B Nakashe Marg, Tardeo, Mumbai- 400 034, admeasuring 1783.07 sq feet carpet area.	Rs.1240. 00(Exclu ding property tax & soceity mainten ance.)	124.00	12.00	28.10.202 0 and 02.11.2020 12.00 Noon to 4.00 PM	06.11.2020 11.00 AM TO 3.00 PM	Mr Mangesh Bhure ,Mob- 8825943113. Arvind Kant Chief Manager mo- 9619148234



27	<b>Dahisar East-Branch M/s Shivangee Pharmaceuticals</b>	<b>M/s Shivangee Pharmaceuticals</b>	Mr. Mangesh Anant Joshi	Mr. Mangesh Anant Joshi	30.07.2014 Rs. 196.26 lakhs + Interest + Other Charges	Shop No. 202/A, 2 <sup>nd</sup> Floor, Tejpal Industrial Building No 2 CHSL, Andheri Kurla Road, Village Saki, CTS NO 1657/B, Survey No 90, Hissa No 1(pt) 2 & 3, Sakinaka, Mumbai 400072 Builtup Area – 590sq.ft.	52.57	5.26	0.20	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	20.11.2020 11.00 AM TO 3.00 PM	Mr. Rajiv Kumar Mobile no. 7906163282 Landline no. 022-28489210
28	<b>Vadkun - Branch Mita Romit Rudani</b>	<b>Mita Romit Rudani</b>	Mita Romit Rudani. Romit Kishor Rudani Leela Kishor Rudani	Mita Romit Rudani. Romit Kishor Rudani Leela Kishor Rudani	25.02.2020 Rs. 21.66 lakhs + Interest + Other Charges	M/S Navkar Heritage, Flat No. 105, 1 <sup>st</sup> Floor, 'D' Wing, Ramwadi, Dahanu, Distt – Palghar – 401602 787 sq. ft. Carpet Area	22.84	2.29	0.20	28.10.2020 and 02.11.2020 12.00 Noon to 4.00 PM	20.11.2020 11.00 AM TO 3.00 PM	Mr Mahavir Gupta Mobile no. 9920093524

FOR THE PROPERTIES AT SR. **01 NO. TO 26** ABOVE, LAST DATE FOR DEPOSIT OF EMD AND FOR UPLOADING THE BID IS **05.11.2020 up to 5.00 PM**. AND THE **DATE OF E-AUCTION IS 06.11.2020**

FOR THE PROPERTIES AT SR. **27 NO. TO 28** ABOVE, LAST DATE FOR DEPOSIT OF EMD AND FOR UPLOADING THE BID **19.11.2020 up to 5.00 PM**. AND THE **DATE OF E-AUCTION IS 20.11.2020**

**TERMS & CONDITIONS :**

1.The e-Auction is being held on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS”.

2. To the best of knowledge and information of the Authorised Officer, there are no known encumbrances on any of the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies being 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 existing and future encumbrances, if any. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting the bid. The Inspection of property/ies put on auction will be permitted to interested bidders at site on the dates and at the time as mentioned in the table hereinabove against the property.

4. Please follow the guidelines available at [www.ibapi.com](http://www.ibapi.com), [www.mstcindia.co.in](http://www.mstcindia.co.in) and [www.mstcecommerce.com](http://www.mstcecommerce.com) for payment of EMD/bidding during auction

5. The bidders may participate in E-auction from their place of choice and internet connectivity shall have to be ensured by the bidder himself. Bank/Service provider shall not be held responsible for any internet connectivity/ problems, system crash down, power failure etc.

6. Auction/bidding shall be through 'ONLINE ELECTRONIC MODE' with unlimited extensions of five minutes each, if required, through the website of service provider <https://www.mstcecommerce.com>.

**7. Bidders has to complete following formalities well in advance**

**Step 1: Bidder/Purchaser registration:** Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, [www.ibapi.com](http://www.ibapi.com) using his mobile number and email-id

**Step 2: KYC verification :** Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

**Step 3: Transfer of EMD amount:** Please follow the guidelines available at [www.mstcindia.co.in](http://www.mstcindia.co.in) , a [www.ibapi.com](http://www.ibapi.com) nd [www.mstcecommerce.com](http://www.mstcecommerce.com) for payment of EMD/bidding during auction process

Please note that Steps 1 to Step 3 should be completed by bidder well in advance , before e-Auction date

Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1,2, and 3.

8. For details on e-auction, for training to participate in e-auction and to obtain user ID and password, please contact :-

Platform <https://www.mstcecommerce.com> for e-Auction will be provided by our e-auction service provider M/s MSTC Limited having its Registered Office at 225-C, A.J.C. Bose Road, Kolkata – 700 020 (Contact Phone & Toll free Numbers 079-41072412/411/413 or 1800-103-5342. The intending Bidders /Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This service provider will also provide online demonstration/training on e-auction on the portal.

E-auction agency contact persons details Shri Argha Sengupta Mobile No.9231690249, email: [argha@mstcindia.co.in](mailto:argha@mstcindia.co.in), Smt Sarbani Barai Mobile No.9051077886, Shri Rakesh Ranjan Mobile No.9911700233, for registration related queries and Shri Ratikanta Pradhan Mobile No 09830791997, Shri Bishnupada Barik Mobile No.09088013889, Shri Surajit Hembram Mobile No.09886855560 for EMD payment/refund related queries and Email ID : [ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com) and for any property related query please contact the nodal officer as mentioned in above table during office hours on the working days.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in)

9. Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS/on online , and who have duly applied online as mentioned herein above after payment of EMD by the given time and date shall be eligible for participating in the e-Auction process.
10. In case there is sole bidder for any property, the sole bidder will have to participate in the e –auction and will have to increase his/her/its offer atleast by the amount equal to the amount of *bid increase amount* as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.
11. The e-auction of above property/ies would be conducted exactly on the scheduled Date/s & Time as mentioned above by way of inter-se bidding amongst the bidders.
12. Any bidder can improve his offer placed in the last 5 minutes of the closing time of the e-Auction, and the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each) every time when offer is improved by any bidder.
13. The bidder, who submits the highest bid amount (not below the Reserve Price) on close of e-Auction process, shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Secured Creditor,
14. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder/s 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, on the day of auction or not later than next working day of the acceptance of bid price by the Authorised Officer, and the balance 75% of the sale price on or before 15th day of confirmation of sale or within such extended period as may be 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 successful bidder shall be forfeited to the secured creditor without notice, and the property shall be re-sold and the defaulting purchaser shall forfeit all claims to the property or to any part of the same for which it may be subsequently sold.
15. The bidder, with the highest submitted bid amount in e-auction in case of single bidder means which shall not be less than the Reserve Price PLUS the amount equal to one 'bid increase amount' for the property concerned .
16. The interested bidders have to ensure, in their own interest, that they are technically well equipped for participating in the e-Auction event.
17. **No person shall be entitled to participate in the e-auction who has deposited the EMD, but has not uploaded the bid for the properties in the accounts mentioned at Sr. No. 1 to 26 in the table given herein above by 5.00 pm on 05.11.2020 and at Sr. No. 27 to 28 in the table given herein above by 5.00 pm on 19.11.2020**
18. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to any authority /anybody.
19. 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 before confirmation of Sale.

20. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of the above mentioned service provider before submitting their bids and taking part in the e-Auction.

21. Sale Certificate shall be issued ONLY IN THE NAME/S OF THE successful BIDDER/S in the format as provided under SARFAESI ACT and the Rules framed there under with suitable modifications, if any, as deemed fit by the Authorised Officer

**Date :14.10.2020**

**Place : Mumbai**

**Authorised Officer  
Central Bank of India, ARB  
MAIL ID –arwmmzo@centralbank.co.in**