

Central Bank of India Main Branch, Arouza Building, Hampankatta, MANGALURU - 575001
Phone: 0824-2425016 , Mob: 9538893728 Mail : bmbang0873@centralbank.co.in

APPENDIX-IV-A

[See provision to rule 8(6)]

Sale notice for sale of immovable property

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) 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 possession of which has been taken by the Authorised Officer of Central bank of India-Secured Creditor, will be sold on "As is where", "As is what is", and "Whatever there is" on the date and time specified herein below , for the recovery of the amount due to the Central bank of India-Secured Creditor from the Borrower(s) and the Guarantor(s)). The Reserve price and the earnest money deposit of the property is mentioned herein below.

Name of the Branch: Central Bank of India, Main Branch, MANGALURU

Account : Mr Thabish Abbas and Mr. Ibrahim Bambila - A/c No : 3930267636

Outstanding Amount as per Demand Notice dated. 30/06/2017 : Rs. 24,97,492-00 as on 30/06/2017 (Plus Interest & Charges From 30/06/2017)

SCHEDULE OF PROPERTY : All that part and parcel of non-agricultural immovable property held on warg right situated at Aryasamaj Road of Kadri-A Village of Mangalore Taluk within Bendoor Ward of Mangalore City corporation limits and also within the Registration Sub-District of Mangalore City, Dakshina Kannada and comprises in Survey No, 258A, as per RTC-242A, Kissam-converted, Extent-0-0.38.00 acre (38.00 cents), consisting of Residential Apartment no.23 bearing Door No. 15-7-403/23, measuring 750 sq Ft area on the 1st floor of the multi-storeyed Residential Condominium called "HAPPY HOME APARTMENTS" together with 1/66th undivided rights in the common areas and facility of the building including such shares in the land described above measuring 38 cents.:

Boundaries :-

North: T S No 242/A1

South: T S No 241

East : Arya Samaj Road

West: T S No 246 & 247

Reserve price : Rs. 27,70,000/- , EMD: Rs. 2,80,000 /- , Increment Value : Rs. 28,000/-

Date and Time of e-Auction: 28/08/2019 Between 11.30AM to 12.30 PM,

Last Date & Time of Submission of EMD and Documents on 26/08/2019 up to 05.00 PM

EMD Remittance Details: BY RTGS TO Account No: 1188347962, Account Name: AUTHORISED OFFICER, CENTRAL BANK OF INDIA, BRANCH: BANGALORE CITY BRANCH, BR IFSC Code : CBIN0280850.

Terms and conditions

1) The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "No Complaint basis". To the best of knowledge and information of the Authorised officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. 2) 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 sites on Banks Working Days.

3) The interested bidders shall submit their offer along with EMD through website <https://sarfaesi.auctiontiger.net> (the user ID and password can be obtained free of cost by registering name with “<https://sarfaesi.auctiontiger.net>”) through their login ID and Password. The EMD 10% of RESERVE PRICE shall be payable through NEFT/RTGS favouring “The Authorised Officer, Central Bank of India” **Account No.1188347962 on or before 26.08.2019 at 5.00**

P.M. Please note that Cheques/Demand Drafts shall not be accepted as EMD amount. **4)** After Registration by the bidders in the web-site, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the web-portal before last date of submission of the bid(s) viz. 1. Copy of the NEFT/ RTGS challan. 2. Copy of PAN card 3. Proof of identification (KYC) viz. copy of Voter ID Card/ Driving License/ Passport etc. 4. Copy of proof of address, 5. Duly Filled up & Signed Copy of Annexure II & III attached to the Tender form, without which the bid is liable to be rejected. **5)** The Interested bidders who require assistance in creating login ID and password, uploading data, submitting bid, training on e-bidding process etc., may contact **E-AUCTION HANDLING: M/s.e-procurement technologies Ltd., Helpline No. 079-40230810 to 844/ Auctiontiger Toll Free No : 18001035342, Contact Persons; Mr Jinesh Jariwala -9686999578/09537046315 ; Mr Robin Kennedy-9845484101 , 080-40985101 ; Mr Stephen Kalpala +91-9904587679, E-mail: Karnataka@auctiontiger.net / support@auctiontiger.net and for any property related query- Mr. V N V Rao (Chief Manager), Mobile No: 9538893728, Tel. No. 0824-2425016, E-mail : bmbang0873@centralbank.co.in, during office hours on working days. **6)** Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the online auction process. **7)** The interested bidders who have submitted their EMD **not below the 10% of reserve price** through online mode before **5.00 P.M. On 26.08.2019** shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled dates & times as mentioned above by way of inter-se bidding amongst the bidders. **The bidders shall improve their offer in multiple of amount mentioned under the column “Bid Increase Amount” against the Property . In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes (subject to unlimited extensions of 5 minutes each).** The bidder who submits the highest bid (not below the reserve price) on closure of online auction 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 Authorised Officer/Secured Creditor. **8)****

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 **48 hours** of the acceptance of bid price by the Authorized Officer and the balance **75%** of the sale price on or before **15th day of the sale** or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized 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 the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. **(9)** The prospective qualified bidders may avail online training on e-auction from **M/s. e-procurement technologies Ltd.** prior to the date of e-auction. Neither the Authorised Officer/Bank nor **M/s. e-procurement technologies Ltd** shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

10) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody. **11)** 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. **12)** The bidders are advised to go through the detailed terms and conditions of e-auction available on the website of **M/s. e-procurement technologies Ltd.** <https://sarfaesi.auctiontiger.net> before submitting their bids and taking part in e-auction. **PLEASE REFER WEB SITE www.centralbankofindia.co.in (tenders/sarfaesi) or www.tenders.gov.in or <https://sarfaesi.auctiontiger.net> and <https://centralbank.auctiontiger.net>**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold

and balance dues if any will be recovered with interest and cost.

Date: 23.07.2019

Place: Mangaluru

Address of Borrowers/Gurantors

- 1. Mr Thabish Abbas
Flat No 802, Presidency Avenue
Aryasamaj Road, Mangalore 575002**

- 2. Mr Ibrahim Bambila
Green Body Builders & Engineering Works
N H 48, Near Railway Station
B C Road, 574 19**