



REGIONAL OFFICE

1st Floor, Nagindas Chamber, Dhebar road, Rajkot

**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 there is”** on date **21/03/2020** 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.	<u>VISHNU VIJAY MAMRA FACTORY,</u> Proprietor: Mr.Hiteshbhai D Vora Guarantor: 1.Mr.Dharamshibhai Dudabhai Vora 2.Mrs.Pushpaben D Vora Authorised Officer, Mr Bilal Siddiqui, Gondal Branch Mob-9687690011	01/12/2018 Rs.1,01,08,710.00 + Interest + Other Charges thereon.	<u>Factory Land and Building :</u> City Survey ward No 2, sheet no.208,city survey no 4712, paikie plot no.8paikie. Factory shed on plot no.8 paikie land sq. yrds 694-2,sq.mtrs 582.22 of Ganjiwada ,Gondal. <u>Factory Land and Building :</u> City Survey ward No 2, sheet no.208,city survey no 4712, paikie plot no.8paikie. Factory shed on plot no.8 paikie land sq. yrds 783-5,sq.mtrs 654.74 of Ganjiwada ,Gondal.	Rs.60,84,000.00 Rs.6,08,400.00 Rs.48,72,000.00 Rs.4,87,200.00
2.	<u>RAJHANS FOOD PRODUCTS,</u> Proprietor : 1.Mr.Nileshbhai Dharamshibhai Vora (deceased) 2.Mr. Nileshbhai Dharamshibhai Vora (Through Legal Heir Mrs.Bhavnaben Nileshbhai Vora) 3.Mr. Nileshbhai Dharamshibhai Vora (Through legal heir Mr.Prince Nileshbhai Vora (minor) represented by natural guardian , Mother Mrs.Bhavnaben	14/03/2018 Rs.66,84,483.00 + Interest + Other Charges thereon.	<u>Factory Land and Building :</u> Factory Shed No.2, Sheet No 208, City Survey No 4712 paikie plot no.8 paikie land Sq yards 783-51, Sq Mtrs 655.11 of ganjiwada, Gondal-360311, Rajkot, Gujarat. <u>Factory Land and Building :</u> Factory Shed No.2, Sheet No 208, City Survey No 4712 paikie plot no.8 paikie land Sq yards 671-41,	Rs.48,71,000.00 Rs.4,87,100.00 Rs.46,83,000.00 Rs.4,68,300.00



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	Nileshbhai (Vora) Guarantor Smt. Pushpaben Dharamshibhai Vora Authorised Officer, Mr Bilal Siddiqui, Gondal Branch Mob-9687690011		Sq Mtrs 561.38 of ganjiwada, Gondal-360311, Rajkot, Gujarat.	
3.	M/S RAHUL INDUSTRIES, Borrower & Mortgagor: 1.Mr. Bhupendrabhai Raghavbhai Bhuva 2. Mr.Kishorbhai Raghavbhai Bhuva Guarantor & Mortgagor: 1.Mr. Sureshbhai Raghavbhai Bhuva Authorised Officer, Mr Bilal Siddiqui, Gondal Branch Mob-9687690011	07/07/2018 Rs. 1,49,78,358.00 + Interest + Other Charges thereon.	Factory Land and Building : Plot No-11, Survey No-58/1 paiki, behind Galaxy Petrol Pump, National Highway No.27, Bhojpara, Gondal-360311, Rajkot Gujarat Area-1422.46 sq mts	Rs.80,75,000.00 Rs.8,07,500.00
6.	R K ENGINEERING Mr.Vijay Saradbhai Upadhyay – (Proprietor) Mr.Ashwinbhai Sambhubhai Sojitra – (Guarantor) Mr.Himanshu Sachade, Branch Manager, Bhaktinagar Ind Area Branch, Mob-9687690004 Authorised Officer, Mr Dharmraj Kumar, Bhaktinagar Ind Area Branch Mob-9909992087	02/05/2017 Rs.97,15,894.00 + Interest + Other Charges thereon.	Plot No 36, Ananddham Residency-2"Nr. Dharti Heights, Nr.Khodiyar Cement Production ahead of Sahiyar City and Eicher Shiw Room Opp.Ekta Petrol Pump, Nr.Okhalana Road At Kot Vichhiya State Highway On Jasdan Bye Pass near Khodiyar Cement Products At Jasdan Dist:Rajkot Total Area :315.9 sq mts Plot No 37, Ananddham Residency-2"Nr. Dharti Heights, Nr.Khodiyar Cement Production ahead of Sahiyar City and Eicher Shiw Room Opp.Ekta Petrol Pump, Nr.Okhalana Road At Kot Vichhiya State Highway On Jasdan Bye Pass near Khodiyar Cement Products At Jasdan Dist:Rajkot Total Area :132.27 sq mts Plot No 38, Anand dham Residency-2"Nr. Dharti Heights, Nr.Khodiyar Cement Production ahead of Sahiyar City and Eicher Shiw Room Opp.Ekta Petrol Pump, Nr.Okhalana Road At Kot Vichhiya State	Rs.13,23,000.00 Rs.1,32,300.00 Rs.5,53,000.00 Rs.55,300.00



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			Highway On Jasdan Bye Pass near Khodiyar Cement Products At Jasdan Dist:Rajkot Total Area :180.15 sq mts	<u>Rs.7,52,500.00</u> Rs.75,250.00
7.	S K ENGINEERING Ms Sonalben Kalpeshbhai Vaghasiya (Proprietor) <u>Guarantors :</u> Mr. Kalpesh Jayantibhai Vaghasiya, Guarantor Mr. Ashwinbhai Sambhubhai Sojitra – Guarantor (Property owner). Mr.Himanshu Sachade, Branch Manager, Bhaktinagar Ind Area Branch, Mob-9687690004 Authorised Officer, Mr Dharmraj Kumar, Bhaktinagar Ind Area Branch Mob-9909992087	01/08/2017 <u>Rs.99,31,458.00 +</u> Interest + Other Charges thereon.	Residential plot No.39, R.S.No.1141/1 and 1141/2 paiki at Ananddham Residency, At kot-Vichhiya state highway, Jasdan Bypass, Jasdan, Dist. Rajkot. Total Area :269.75 sq mts	<u>Rs.11,30,500.00</u> Rs.1,13,050.00
8.	M/s Shrey Packaging Mr.Dhananjaybhai Shantilal Maksana(Partner) Mr.Shantilal Kuber Maksana(Partner) Mr.Mayur Chaturbhai Maksana(Partner) Mrs.Alpaben Dhananjaybhai Maksana(Partner) Authorised Officer, Mr Chandra Prakash Morvi Branch Mob-9687690021	18/06/2019 <u>Rs.75,16,326/- +</u> Interest + Other Charges thereon.	Residential Plot: “Shiv Park-2”, Plot No.35 & 77, R.S.No. 163/p-1, Nr Pipli New Village, Off. Pipli-Jetpur Road, Vill-Pipli, Morbi. Area- 2700.02 sq ft.	<u>Rs,16,54,000.00</u> Rs.1,65,400.00

E-Auction Date: 21/03/2020, Time: 12 Noon to 2 PM With Auto Extension of 5 Minutes



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Date of Inspection & Time: 16/03/2020 between 12 Noon to 2 PM
Last Date & Time of Submission of EMD and Documents (Online) On or Before: 20/03/2020 Up to 4.00 PM.
(EMD to Be Deposited In Account No: 3309938785, A/C Name: Central Bank of India,
IFSC Code: CBIN0280571, Branch: Rajkot Main Office, Rajkot)

The auction will be conducted through the Bank's approved service provider M/s e-Procurement Technologies Ltd- Auction Tiger at the web portal <https://centralbank.auctiontiger.net>

For any Enquiry interested bidder may contact branch – Authorized Officer: Mr Bilal Siddiqui, Branch Gondal (Mob-9501976567), Mr Himanshu Sachade: Branch Manager Branch Bhaktinagar Ind Area Mob-9687690004, Authorised Officer : Mr.Dharmraj Kumar, Branch Bhaktinagar Ind Area (Mob-9909992087), Authorised Officer Mr.Chandra Prakash B/o Morvi-9687690021 during the office hours on any working days or contact M/s Auction Tiger Mr. Tilak Maratha-6351896832, Land Line - 079-61200 546 / 540 / 517 / 515 / 530 / 595 Email id: gujarat@auctiontiger.net & Tilak@auctiontiger.net

For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in secured creditor or <https://centralbank.auctiontiger.net>

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

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

Date: 06/03/2020, Place: Rajkot

Sd/- Authorised Officer, Central Bank of India

Terms and conditions

1. The E -Auction is being held on “As is where is”, “As is what is” and “whatever is there is” basis”
2. The auction sale will be Online E-Auction/Bidding through website <https://centralbank.auctiontiger.net> (Auction Tiger mobile App also) on **21/03/2020** from 12.00 Noon to 2.00 PM. Intending bidders shall hold a valid, e-mail address and PAN number. For details please contact – Mr.Tilak Maratha, Mo: 9978591888, + 91 6351896832, 07961200546/530/517. Email id: gujarat@auctiontiger.net jinesh.jariwala@auctiontiger.net and support@auctiontiger.net.
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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



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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.

4. 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 put on auction will be permitted to interested bidders at site on **16/03/2020, between 12.00 Noon to 3.00 P.M..**
5. The above mentioned amount should be remitted towards EMD through RTGS/NEFT to **Account No 3309938785** in the Name of A/c - **Central Bank of India, IFSC Code CBIN0280571, Branch Rajkot Main Office**. Cheques or demand draft shall not be accepted as EMD amount.
6. Prospective bidders are advised to obtain user id and password which are mandatory for bidding in the above E –auction from. M/s. e-Procurement Technologies Ltd (Auction Tiger)., Contact no. Mr.Tilak Maratha ,Mo : 9978591888 ,+ 91 6351896832 ,07961200546/530/517, 079-61200 546 / 540 / 517 /515 / 530 /595. Email id: gujarat@auctiontiger.net; rikin@auctiontiger.net; support@auctiontiger.net_
7. Passwords will be allotted the bidders who fulfill all the terms and conditions of e-auction and have deposited the requisite EMD. And for further property related query you may contact **Authorized Officer: Mr Bilal Siddiqui, Branch Gondal (Mob-9501976567), Mr Himanshu Sachade: Branch Manager Branch Bhaktinagar Ind Area Mob-9687690004, Authorised Officer : Mr.Dharmraj Kumar, Branch Bhaktinagar Ind Area (Mob-9909992087), Authorised Officer Mr.Chandra Prakash B/o Morvi-9687690021 (Mail-recoveryrajkro@centralbankofindia.co.in)** during office hours i.e.10 AM to 5 PM during the working days.
8. 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 viz. i) Copy of the NEFT/RTGS Challan; ii)Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv)Copy of proof of address; without which the bid is liable to be rejected.
9. The interested bidders, who have submitted their bid not below the Reserve Price through online mode before **4:00 PM on 20/03/2020** shall be eligible for participating the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of Rs. 10,000.00 which will be the bid Increase Amount”. 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 maximum of unlimited extensions of 5 minutes each**).
10. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/Secured Creditor.
11. 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 auction price less the EMD



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already paid, on the same day or not later than the 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 sale or within such extended period as agreed upon in.

12. Writing by and solely at the discretion of the Authorized Officer. If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest. In case of default in payment by the highest and 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 bidder shall have no claim/ right in respect of property/ amount.
13. The authorized Officer is not bound to accept the highest offer and the authorized officer has 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 sale is subject to the confirmation of the Bank.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAERSI ACT 2002

Date: 06/03/2020
Place: Rajkot

Authorised Officer
Central bank of India