



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-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 **Symbolic 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 **17/04/2020** 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. Navkar Traders, Through Its Proprietor Mr. Dipesh Kishorbhai Shah (Borrower & Mortgagor) (Sola Road Branch, Ahmedabad, Mr. Deepak Shah, Senior Manager, Mobile No: 07567883837)	04/12/2019 Rs. 20,56,497 + Interest + Other Charges	EQUITABLE MORTGAGE OF PROPERTY IN THE NAME OF MR. DIPESH KISHORBHAI SHAH, BEARING FLAT NO. D-303, ON THIRD FLOOR, “SAPPHIRE” BEHIND SIGNATURE BUNGLOWS, OPP. GANESH CORPORATION HOUSE, THALTEJ – HEBATPUR ROAD, NR. S.G. HIGHWAY, FINAL PLOT NO. 225, T.P.S. NO.-38, MAUJE THALTEJ, TAL DASCROI, DIST. AHMEDABAD – 380059, ADMEASURING SUPER BUILT UP AREA IS ABOUT 96 SQ. YARD AND TERRACE AREA 79 SQ. YARD. BOUNDED BY: EAST: OPEN SPACE, WEST: PASSAGE THEN FLAT NO. D- 302, NORTH: OPEN PLOT, SOUTH: FLAT NO. D- 304	Rs.79,55,000/- Rs.7,95,500/-
2	Mr. Lavkumar Dahyabhai Parmar (Borrower & Mortgagor) (Kubernagar Branch, Ahmedabad, Mr. G R Meena, Chief Manager, Mobile No: 07567883840)	30/10/2019 Rs. 9,03,272 + Interest + Other Charges	EQUITABLE MORTGAGE OF PROPERTY IN THE NAME OF MR. LAVKUMAR DAHYABHAI PARMAR, BEARING FLAT NO. 6, BLOCK NO. C-3, GROUND FLOOR, VIDHATA (RAKHIAL) CO-OPERATIVE HSG. SOCIETY LTD., SATYAM APARTMENT, SURVEY NO. 2226/27 PAIKI, T.P. NO.11, F.P. NO. 47, RAKHIAL, TAL CITY, SUB DISTRICT AHMEDABAD -7 (ODHAV), DIST. AHMEDABAD, GUJARAT, ADMEASURING AREA 47 SQ. YARD. BOUNDED BY: EAST: FLAT NO. C/4/3, WEST: FLAT NO. C/3/3, NORTH: COMMON PASSAGE, SOUTH: FLAT NO. C/3/5	Rs.7,85,600/- Rs.78,560/-



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3	Mr. Asarafali Iqbalali Shaikh ALIAS Mr. Shaikh Asarafali Iqbalali Panwala (Borrower & Mortgagor) (Bopal Branch, Ahmedabad, Mr. Ranjeet Kumar, Senior Manager, Mobile No: 07567883806)	11/10/2019 Rs. 15,16,729 + Interest + Other Charges	EQUITABLE MORTGAGE ALL THAT PIECE AND PARCEL OF PROPERTY IN THE NAME OF MR.SHAIKH ASARAFALI IQBALALI PANWALA, BEARING RESIDENTIAL FLAT NO. 209 ON SECOND FLOOR ADMEASURING ABOUT 62.71 SQ. MTRS. I.E. 75 SQ. YARDS (SUPER BUILT UP AREA) IN SURVEY / BLOCK NO.758, HISSA NO.2 DRAFT TP SCHEME NO. 89 (VATVA-1) FINAL PLOT NO. 2/1+2/2 IN THE SCHEME WHICH IS KNOWN AS "SILICON VALLEY" BEING AND LYING MOUJE-VILLAGE: VATVA SIM, TAL-VATVA, DIST.-AHMEDABAD SRO-11 (ASLALI), GUJARAT. BOUNDED BY: EAST: AFTER MARGIN TP ROAD, WEST: FLAT NO.205, NORTH: FLAT NO.208, SOUTH: FLAT NO.203	Rs.15,09,000/- Rs.1,50,900/-
4	Mr. Dipakkumar Babubhai Solanki (Borrower & Mortgagor) (GLS Area Branch, Ahmedabad, Mr. Jagdish Bhagat, Chief Manager, Mobile No: 07567883814)	30/11/2019 Rs. 8,07,915 + Interest + Other Charges	ALL THAT PIECE PART AND PARCEL OF PROPERTY OWNED BY SHRI DIPAKKUMAR BABUBHAI SOLANKI, BEING FLAT NO H-104, 1ST FLOOR, NAVJIVAN FLATS, NEAR ASOPALAV SOCIETY, B/H JAIN UPASHRAY, VATVA, AHMEDABAD 382440 ADMEASURING ABOUT 471 SQ.FT. MUNICIPAL TENEMENT NO. 0318-28-880-0001-P, SITUATED LYING ON NON AGRICULTURE LAND OF FINAL PLOT NO 33/2 (OLD REVENUE SURVEY NO 1071 + 1075 + 1076 + 1079) OF DRAFT T.P. SCHEME NO 86, MOUJE VATVA, DIST. AHMEDABAD ALONG WITH PROPORTIONATE UNDIVIDED SHARE IN THE LAND OF SCHEME AND ALL RIGHT TITLES AND INTEREST AND OWNERSHIP RIGHTS IN ALL COMMON AMENITIES OF THE SCHEME, WITHIN THE STATE OF GUJARAT BOUNDED BY: EAST: PASSAGE, WEST: BLOCK G, NORTH : STAIR CASE, SOUTH: H- 103	Rs.8,80,000/- Rs.88,000/-

Date of Inspection & Time: **08/04/2020** between 12 Noon to 2 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: **16/04/2020** 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: **17/04/2020**, 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://www.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; gujarat@c1india.com or respective Branch or Authorized Officer Mr. G R Meena, Contact No; 07567883840 during the office hours on any working days.



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

STATUTORY 30 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: 16/03/2020, 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: **17/04/2020** 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 & Gujarat@c1india.com
4. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer on or before 4:00 PM on **16/04/2020** 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.



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- 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 the sale price on or before 15th 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: 08/04/2020 Between 12.00 to 2.00 PM.**
8. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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; 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://www.bankauctions.com> before submitting their bids and taking part in the e-Auction
15. The publication is subject to the force major clause.



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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.
- 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: 16/03/2020

Place: Ahmedabad

Authorized Officer, Central Bank of India