



Asset Recovery Branch, Pune

“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 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 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”, “As is what is”, and “Whatever there is” basis on 23.12.2019 through E-auction platform provided at the web portal (<https://www.centralbank.auctiontiger.net>), for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. Last date of deposit of EMD will be 21.12.2019 and the account number for EMD Deposit is 3059360260, IFSC Code- CBIN0280658, name of account Central Bank of India, Asset Recovery Branch, Pune. The reserve price and the earnest money deposit(EMD) will be as mentioned below.

Branch Name	Name of Borrowers & Guarantors / Mortgagors	Amount outstanding	Description of Property	Reserve Price (RP) & EMD Amt.	Other Encumbrances
Asset Recovery Branch, Pune	1) M/s Nyles Sales & Infra Projects Pvt. Ltd., 2) Mr. Ramsingh Harisingh Raiji, 3) Mrs. Krishna Ramsingh Raiji,	Rs. 14,58,43,102.00 plus interest and charges from 25.01.2019	All that piece and parcel of property situated at SSR Tower, Plot No: P-7, 4th Floor, Kharadi Knowledge Park, Opp Zensar IT Company, Kharadi, Pune.	Rs 6,94,45,838/- (RP) Rs.69,44,584/- (EMD)	Not Known

For detailed terms and conditions of the sale, please refer to the link provided in Central Bank of India website www.centralbankofindia.co.in.

Date: 20.11.2019

Authorised Officer

PLACE: PUNE

Asset Recovery Branch, 317, M.G. Road, Pune 411001
Telephone : 26051532, Fax 26131618
E-Mail - bmpune3743@centralbank.co.in



Asset Recovery Branch, Pune

“APPENDIX- IV-A”

(See Proviso to rule 8(6))

SALE OF IMMOVABLE PROPERTIES

LAST DATE OF SUBMISSION OF EMD ON OR BEFORE 21.12.2019

E-AUCTION DATE : 23.12.2019, TIME : 11.00 AM TO 01.00 PM

E-Auction Sale Notice dated 20.11.2019, 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.

Terms and conditions in details for the auction are as under :

The e-Auction is being held on “AS IS WHERE IS BASIS, “AS IS WHAT IS BASIS” and “WHATEVER THERE IS BASIS”. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances etc.

1. The interested bidder may inspect the property at site during business hours with prior appointment of concerned branch official.

2. The interested bidders shall submit their EMD (as mentioned in sale notice) on or before 21.12.2019 through NEFT/ RTGS in the account number for EMD Deposit is 3059360260, IFSC Code- CBIN0280658, name of account Central Bank of India, Asset Recovery Branch, Pune.

3. The said sale will be done by the undersigned through e-auction platform provided at the web portal (<https://www.centralbank.auctiontiger.net>). After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded on the Web Portal on or before 21.09.2019 viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Aadhaar Card/ Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING OF SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.centralbank.auctiontiger.net>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.

4. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may take assistance of Mr. Akash Karhe, for e-Procurement Technologies Limited – Auction Tiger, Email : akash.karhe@auctiontiger.net (cell. +919833398547) Helpline No. + 079-40005440/401/416/417/418/437 and for any property related query may contact at authorized officers during the working hours & working days (contact details : 9923200353, 020-26051532).

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5. The bidders having valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
6. The interested bidder has to submit their Bid Documents & EMD details through online mode on or before 21.12.2019 upto 5.00 PM, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer.
7. The auction will be held on 23.12.2019 from 11.00 AM to 01.00 PM. There will be Inter-se Bidding and Bidder can improve their Bid Amount as per the Bid Increase Amount i.e. Rs. 10,00,000/- or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
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. Any amount deposited by the bidder shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including the EMD already paid, immediately by next day i.e. 24.12.2019, after 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.
9. The interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
10. The purchaser shall bear all the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, assessment charges, fees etc.
11. The Authorised Officer, is not bound to accept the highest offer and 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.

Date: 20.11.2019

Authorised Officer

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