



सेन्ट्रल बैंक ऑफ़ इंडिया  
Central Bank of India

CENTRAL TO YOU SINCE 1911

REGIONAL OFFICE: ROHTAK

ZONE: CHANDIGARH

**E-Auction Sale Notice of Immovable Assets under 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 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 (whichever is applicable) possession of which has been taken by the Authorized Officer of **Central Bank of India**, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **23.12.2019**, for recovery of amount dues to the bank. Reserve Price & EMD and other details are in below table. The date for submission of Bids on or before **23.12.2019 by 12:00 AM (Noon) & Date and Time of e-Auction: 23.12.2019 From 2.00 P.M. to 04:00 P.M. (with unlimited extension of 5 minutes each)**. For detailed terms and conditions of the sale, please refer to the [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) or [www.bankeauctions.com](http://www.bankeauctions.com)

**DESCRIPTION OF MOVABLE/IMMOVABLE PROPERTIES**

Sr . No	Name of the Branch /Borrower/ Guarantor/ Mortgagor	Authorised Officer	Demand Notice Date  Amt. dues	Name of the owner of the Properties/Details of Properties	Date of Possession	Reserve Price <u>EMD</u> Bid Increase Amount
1.	<b>B.O.:</b> Rasoi <b>Borrower:</b> Arun Kumar	Mr. Rakesh Kumar Pahwa MOB: 8930507161	<u>03.09.2019</u> Rs.19.94 lakh as on date of demand notice + intt. & Charges	Mortgage of Flat No. J-4-004, Block No. J-4, on Ground Floor of measuring area 1264 Sq. ft. (117.42 Square Meters) approximately, in Kingsbury at TDI City in Revenue Estate of Village Kundli, Nangal Kalan Rasoi, Atarna, Patla, Badkhalsa, Jhakoli and Sersa, Tehsil Rai Distt. Sonapat, Haryana in the name of Shri Arun Kumar S/o Sh. Ombir Singh bounded as under: East: Open Space West: J-4-003, North: Green Facing South: parking Space	16-11-2019 Symbolic Possession	24.45 lakh 2.45 lakh 0.10 lakh
2	<b>B.O.:</b> Pillukhera <b>Borrower:</b> Mrs. Premo Devi W/o Sh. Satbir & Sh. Deepak Kumar S/o Sh. Satbir  <b>Guarantor:</b>	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>31-05-2019</u> Rs. <b>8.10 Lakh</b> as on date of demand notice + intt. & Charges	Mortgage of residential property i.e. house measuring 125 Sq. yards comprised in Khewat No. 271, Khata No. 343 total kitte 2, situated at laxmi Nagar Near Govt School, Pillukhera, Mandi, Pillukhera Tehsil Safidon Distt. Jind in name of Smt. Mrs. Premo Devi W/o Sh. Satbir, vide Deed No. 1072 dated 13.09.2006, duly registered with Joint/Sub Registrar Pilukhera.	21.09.2019 Symbolic Possession	<u>11.06 Lakh</u> <u>1.11 Lakh</u> <u>0.05 Lakh</u>
3	<b>B.O.:</b> Safidon <b>Borrower:</b> M/s. Prem Chand Ashish Kumar, Sh. Prem Chand S/o Sh. Jagat Ram (Prop),	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>06.10.2018</u> Rs. <b>41.89 Lakh</b> as on date of demand notice + intt. &	Mortgage of Residential House measuring 168 Sq. yards situated at Anand Colony Ward No. 11, Opp. Rest House Safidon Distt. Jind in name of Smt. Murti Devi W/o Sh. Prem Chand S/o Sh. Jagat Ram vide Sale Deed No. 567/1	12.03.2019 Symbolic Possession	<u>65.07 Lakh</u> <u>6.51 Lakh</u> <u>0.20 Lakh</u>



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	<b>Guarantor:</b> Smt. Murti Devi W/o Sh. Prem Chand		Charges	dated 13.06.1980 Registered with Joint/Sub Registrar Safidon. <b>Bounded as under:</b> North: House of Kishan Chand, South: Road, East: House of Hukam Chand, West: House of Sh. Ram Kumar.		
4	<b>B.O.:</b> Safidon <b>Borrower:</b> M/s. Pardeep Trading Co. Sh. Pardeep Kumar S/o Sh. Prem Chand (Prop)  <b>Guarantor:</b> Sh. Prem Chand S/o Sh. Jagat Ram	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>06-10-2018</u> Rs. <b>41.91 Lac</b> as on date of demand notice + intt. & Charges	Mortgage of commercial property i.e. Shop measuring 60 Sq. yards situated at Old Grain Market near Railway Station Safidon Distt. Jind in name of Sh. Prem Chand S/o Sh. Jagat Ram , vide Sale Deed No. 436/1 dated 19.06.1998 & 370/1 dated 30.05.2001 registered with Joint/Sub Registrar Safidon. <b>Bounded as under:</b> North: Mandi Far and Road, South: Property of Sh. Lakhmi Chand, East: Shop of Satish Kumar Ashok Kumar, West: Shop of Sh. Tara Chand, North: House of Sh. Laxmi, South: Phar Mandi	12.03.2019 <b>Symbolic Possession</b>	<u>21.82 Lakh</u> <u>2.18 Lakh</u> <u>0.10 Lakh</u>
5	<b>BO.:</b> M.T.Sonepat <b>Borrower:</b> Mr. Suresh Kumar & Mr. Raj Kumar Ss/o Sh. Ramehar Singh  <b>Guarantor:</b>	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>01-07-2019</u> Rs. <b>14.56 Lac</b> as on date of demand notice + intt. & Charges	Residential House No. 161 measuring 210 Sq. yards part of Killa No. 5/33 situated at Baiyanpur Khurd Rajiv nagar Near Holy Child School within Municipal limit Sonepat in the name of Mr. Suresh Kumar S/o Sh. Ramehar vide Sale Deed No. 13084 dated 16.03.2016 registered with Sub Registrar Sonepat. South:-Property of Raj Kumar north: property of Sevak Ram East: Gali West: Gali	20.09.2019 Symbolic Possession	<u>30.20 Lakh</u> <u>3.02 Lakh</u> <u>0.10 Lakh</u>
6	<b>BO.:</b> VAKM Bahadurgarh <b>Borrower:</b> Mr. Anil Kumar Mishra S/o Sh. Virender Kumar Mishra & Mr. Rahul Kumar Mishra S/o Sh. Anil Kumar Mishra (jointly) <b>Guarantor:</b>	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>12-09-2018</u> Rs. <b>7.82 Lac</b> as on date of demand notice + intt. & Charges	Equitable Mortgage of Residential House No. 661/3, measuring 100 Sq. yards comprised in Min Jumla araji Khasra No. 2686,2687,2688 mouja Bahadurgarh vakya Shankar Garden Line Paar Bahadurgarh within M.C. Limit Bahadurgarh Distt. Jhajjar in the name of Sh. Anil Kumar Mishra S/o Sh. Virender Kumar Mishra vide Sale Deed No. 1319 dated 04.06.2015 registered with Joint/Sub Registrar Bahadurgarh. <b>Bounded as under:</b> East: Plot of Asha	22.01.2019 Symbolic Possession	<u>17.15 Lakh</u> <u>1.72 Lakh</u> <u>0.10 Lakh</u>



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				Sharma, West: Plot of Harikishan, North: Plot of Kusum Batra, South: Gali		
7	<b>BO.:</b> VAKM Bahadurgarh <b>Borrower:</b> Karan Singh S/o Sh. Banwari Lal and Sh. Narender Singh S/o Sh. Karan Singh (jointly) <b>Guarantor:</b>	Mr.Rakesh Kumar Pahwa <b>MOB:</b> 8930507161	01.10.2018 Rs. <b>5.89 Lac</b> as on date of demand notice + intt. & Charges	Equitable Mortgage of Residential House No. 739/13 (old No. 682/13), measuring 125 Sq. yards comprised in Khasra No. 991, vakya Rasta Isherhedi Wala back side, within M.C. limit Bahadurgarh now situated at Near Hardayal Public School, Bank Colony Gali No. 12, Najafgarh Road Bahadurgarh Distt Jhajjar in the name of late Sh. Karan Singh S/o Sh. Banwari Lal vide Sale Deed No. 2680 dated 27.08.2003 registered with Joint/Sub Registrar Bahadurgarh. <b>Bounded as under:</b> East: Plot of Dharampal, West: Plot of Sewak Ram, North: Plot of Others, South: Gali	22.01.2019 Symbolic Possession	<u>17.96 Lakh</u> <u>1.80 Lakh</u> <u>0.10 Lakh</u>
8	<b>BO.:</b> Bahadurgarh <b>Borrower:</b> M/s. Ram Electric Co. (Prop. Mrs. Shanti Singhal W/o Mr. Jai Bhagwan Singhal) <b>Guarantor:</b> Mr. Jai Bhagwan Singhal	Mr.Rakesh Kumar Pahwa <b>MOB:</b> 8930507161	30.08.2017 Rs. <b>124.53 Lac</b> as on date of demand notice + intt. & Charges	Mortgage of Commercial property bearing shop No. 2151/2 (ground floor only) measuring 45 Sq. yards situated Chah Indara, Dr. H.C. Sen Road, Kauria Pul, Bhagirath Palace, New Delhi-110006, vide registered Sale Deed No. 5133, Book No. 1 Volume 7609 Registered with Sub Registrar 1, New Delhi in the name of Smt. Shanti Singhal W/o Sh. Jai Bhagwan Singhal resident of Kothi No. 20, Road No. 23 East Punjabi Bagh New Delhi 110076.	16.03.2018 Physical Possession	<u>67.50 Lakh</u> <u>6.75 Lakh</u> <u>0.20 Lakh</u>

**TERMS & CONDITIONS:**

- (1) Thee-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS”.
- (2)The secured asset will not be sold below the **Reserve Price**.
- (3) The Auction Sale will be online through e-auction portal.
- (4) The e- Auction will take place through portal <https://www.bankeauctions.com> on 23<sup>rd</sup> DECEMBER 2019 from 02.00 PM to 04:00 PM and if bid is received in last 5 minutes auto extension of 5 minutes each will be given.
- (5)To the best of knowledge and information of the Authorized 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. Thee-Auction advertisement does not constitute and will not be deemed to constitute any



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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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

(6) 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 as mentioned against each property description. (7) The interested bidders shall submit their bid along with proof of having deposited the EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through **NEFT/RTGS in the following Account No.: 1268172955, Nature of the A/c: Current A/c, Name of the Bank- Central Bank of India, Name of Beneficiary: REGIONAL OFFICE A/c- IFSC Code: CBIN0280394), before 12: AM on 23.12.2019 (Date & Time)**. Please note that the Cheques/Demand Draft shall not be accepted as EMD amount. 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 in the Web Portal before the Last Date & Time of submission of the Bid Documents 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 Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. UPLOADINGS CAN NOT BE COPY OF ANNEXURE-II&III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase-II, Golf Petrochem Building No. 301 Gurgaon, Haryana-122015. Support No.: 0124-4302020/21/22/23/24, & Contact No. 91-9813887931 (Mr. Vinod)+ 91-7291981124 Mr. Dita Jaiswal) Support e-mail ID: [support@bankeauctions.com](mailto:support@bankeauctions.com)** and for any property related query may contact at 8930501761 (Authorised Officer) or 8901508220 (Recovery Deptt.) during the working hours & working days or mail us on [recvrohtro@centralbank.co.in](mailto:recvrohtro@centralbank.co.in). (8) Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.

(9) The interested bidder has to submit their Bid Documents specified against each property [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.5)] on or before **23.12.2019 UPTO 12:00AM**, after going through the Registering Process (Onetime) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. (10) During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) 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'll 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 Authorized Officer/ Secured Creditor, after required verification.

(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 be any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid on the spot or within 24 hours after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15<sup>th</sup> day of confirmation 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 auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.





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(12) The prospective qualified bidders may avail online training on e- Auction from **M/s.C1IndiaPvt. Ltd.** Prior to the date of e-Auction. Neither the Authorised Officer/Bank or **M/s. C1IndiaPvt.Ltd.** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

(13) 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 body.

(14)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.

(15)The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s. C1India Pvt. Ltd.** , <https://www.bankeauctions.com> and [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) before submitting their bids and taking part in the e-Auction.

(16)The Publication is subject to major clause. (17)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.(18) In case the date of deposit of EMD & e-Auction date is declared holiday then the date will be automatically extended to the very next working day.

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with up to dated 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: 21.11.2019**

**PLACE: Rohtak**

**Authorised Officer**