



## Regional Office, Indore

Date: 19.02.2021

### 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 Central Bank of India (Secured Creditor), the physical possession of which has been taken by the Authorised Officer of Central Bank of India, Regional Office, Indore, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **26.03.2021** for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price & EMD and other details as below table.

 <b>सेन्ट्रल बैंक ऑफ इंडिया Central Bank of India</b>		<b>REGIONAL OFFICE</b> 6/3, Race Course Road, Indore Ph. : 0731-2434512, 2434738			
<b>E-AUCTION FOR SALE OF IMMOVABLE PROPERTY</b>					
<b>E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE ASSETS UNDER THE SECURITILZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) &amp; 6(2) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.</b>					
Notice is hereby given to the public in general and in particular to the following Borrower(s) and Guarantor(s) that the below described movable/immovable properties mortgaged/charged to Central Bank of India (secured creditor), the possession of which has been taken by the Authorized Officers of Central Bank of India will be sold on "as in where is basis", "as is what is basis and "whatever there is basis" for recovery of respective dues as detailed hereunder against the secured assets mortgaged/charged to Central Bank of India from the respective Borrower(s) and Guarantor(s). The reserve price and the earnest money deposit is shown there against each secured asset.					
S. No.	Branch Name & Contact No.	Name of Borrowers/ Guarantors	Description of Properties	Outstanding Dues (₹)	Reserve Price EMD Bid Increase Amt. (₹)
1.	<b>Siyaganj Branch Mob.: 8370012070</b>	<b>M/s Passion Engineering Solutions Pvt. Ltd. (Formerly M/s Nimbus Fast-O-Forge P. Ltd.)</b>	Residential Plot No.64, Sector-C, Treasure Fantasy, Avenue No. 3, Street No. 17, CAT-RAU Road, Vill: Rangwasa, Indore, <b>Owner: Mr. Vishnu Sharma S/o. Govind Ram Sharma, Total Area: 1440 Sq.ft. Bounded: North: Road, South: Plot No. C-65, East: Plot No. C-63, West: Road</b>	<b>1,72,29,013.73</b> + Interest, Other Charges	<b>37,44,000</b> <b>3,74,400</b> <b>25,000</b>
2.	<b>Airport Road Branch Mob.: 8370012001</b>	<b>M/s Aashirwad Enterprises</b>	<b>1. Flat No. G-1, Ground Floor, Block-B, Shanti Cottage, Sector-A, Plot No. 226, 227 &amp; 228, Shivdham Colony, Village Limbodi, Khandwa Road, Indore, Owner: Mr. Nanak Mata, Area: 1425 Sq.ft. (Super Built-up), Bounded: North: Other House, South: Flat No. G-2, East: Plot No. 212, 213 &amp; 214, West: Colony's Road</b> <b>2. Property at Survey No 29/6 (Old) 98/3 (New), Village Punjabura, Bagli, Udaynagar Road, Tehsil Bagli, District Dewas (M.P.), Owner: Mr. Chiman Singh S/o Mr. Narednra Singh Rajput, Area: 0.79 Hectare, Bounded: North: Punjabura-Udaynagar Road, South: Land of Khadikar, East: Forest Road, West: Remaining Land of Seller</b>	<b>93,54,331.00</b> + Interest, Other Charges	<b>22,00,000</b> <b>2,20,000</b> <b>25,000</b> <b>22,46,000</b> <b>2,46,000</b> <b>25,000</b>



## Regional Office, Indore

Terms and Conditions of the E-Auction are as under:

**E-Auction Date & Time: 26.03.2021 (Friday) From 12.00 Noon to 4.00 PM**  
**Last Date & Time of submission of EMD & Documents (Online): 24.03.2021 up to 4:00 PM.**  
**Bank A/c Details for Depositing Earnest Money Deposit (EMD), A/c No.: 3283786076**  
**Name of A/c: Authorised Officer, Central Bank of India, Regional Office, Indore, IFSC CODE: CBIN0280765**

**TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:**

1. E-Auction is being held on "as is where is basis", "as is what is basis" and "whatever there is basis" and will be conducted Online.  
2. For downloading further details, Process Compliance and Terms & Conditions, Please visit: a. <https://www.centralbank.co.in>, b. Website of our E-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> 3. Bidders may visit <https://www.ibapi.in>, where guidelines for bidders are available with educational videos. Bidders have to complete following formalities well in advance: (1) Bidders/Purchasers registration: Bidder to register on e-auction platform (link given above) using his mobile no. & email id. (2) KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days) (3) Transfer of EMD amount to Bidder Global EMO Wallet: Online/offline transfer of fund using NEFT/Transfer, using challan generated on e-auction platform. (4) Bidding Process & Auction Results: Interest registered bidders can bid online on e-auction platform after completing step (1), (2), (3). **Note: Step (1) to (3) should be completed by bidder well in advance, before e-auction date.** For information related to e-auction, MSTC helpdesk No. Contact **033-22901004** or IBPI helpline number **18001025026** or phone number **011-41106131**. 4. To the best of knowledge and information of the bank, there is no encumbrance on the properties. However before submitting the bid, intending bidders should make their own independent inquiries regarding the encumbrances, title of property and claims/rights/dues/disputes affecting the property. The e-Auction advertisement does not constitute and will not be deemed to constitute and 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. No claim of whatever nature will be entertained after submission of the online bid regarding properties put for sale. 5. Bids shall be submitted through online procedure only. 6. Bidders shall be deemed to have read & understood the terms & conditions of sale & be bound by them. 7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. 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. 9. The Earnest Money Deposit shall not bear any interest. The successful bidders shall have to deposit 25% of the sale price including EMD already paid, immediately on acceptance of bid price by the Authorised Officer and 75% balance of the sale price on or before 15th day of sale. The auction sale is subject to confirmation by the Bank. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re auction and the defaulting bidder shall have no claim/right in respect of property/amount. 10. Neither the Authorised Officer/Bank nor e-Auction service provider will be held responsible for any Internet, Network, problem/Power failure/any other technical lapses/failure etc. In order toward of such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-Auction event. 11. The purchaser shall bear the applicable stamp duties/Registration fee/other charges etc. and also all the statutory/non-stutory dues, taxes, assessment charges, etc. owing to anybody. 12. The Bank is not bound to accept the highest offer and has the absolute right & discretion to accept or reject any of all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any body or portion thereof from the auction Proceedings at any state without assigning any reason there for. 13. The Sale Certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s). 14. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Further details/enquiries if any on the terms and conditions of sale can be obtained from the respective branches on the contact numbers given.

**30 DAYS SALE NOTICE FOR SR. NO. 1 PROPERTY OF SIYAGANJ BRANCH & 15 DAYS SALE NOTICE FOR SR. NO. 2 PROPERTY OF AIRPORT ROAD BRANCH UNDER SECURITIZATION ACT 2002**  
Borrower/Guarantor are requested to pay the above given amount before the date of E-Auction Sale Notice otherwise above described property will be sold and outstanding amount & other charges will be recovered through E-Auction.

**Date: 19.02.2021, Place: Indore** **Authorised Officer, Central Bank of India**

For detailed terms and conditions of the sale, please refer to Central Bank of India Secured Creditor's website i.e. [www.centralbank.co.in](http://www.centralbank.co.in) and website of service provider <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>

**Date:** 19.02.2021  
**Place:** Indore

**Authorised Officer**  
**Central Bank of India**