



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 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 **31/03/2020** 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	Mr. Vinodchandra Khodidas Acharya (Borrower & Mortgagor) (Bavla Branch, Ahmedabad, Mr. Subodh Singh, Manager, Mobile No: 07567883805)	<u>03/07/2019</u> Rs. 3,99,004 + Interest + Other Charges	Equitable Mortgage of Property In The Name of Mr. Vinodchandra Khodidas Acharya, Bearing Flat No. 16, Situated On 2nd Floor, Admeasuring 71.06 Sq. Mtrs. Along With Total Construction Thereon In The Scheme Known As “Shubham Apartment” , Girls School Road, Bavla On The Land Of Revenue Survey No. 60/1+2, TP Scheme No. 1, Final Plot No. 115 Paiki, Mouje Bavla, Taluka Bavla, Dist. Ahmedabad, Bounded By: East: Flat No.15, West: Flat No. 11, North: Flat No.13, South: Road	<u>Rs.7,91,000/-</u> <u>Rs.79,100/-</u> Possession Type Symbolic Possession
2	Ms. Kausarbanu Faridmiya Sipai (Borrower & Mortgagor) (Bavla Branch, Ahmedabad, Mr. Subodh Singh, Manager, Mobile No: 07567883805)	<u>12/11/2019</u> Rs. 2,12,260 + Interest + Other Charges	Equitable Mortgage of Property In The Name of Ms. Kausarbanu Faridmiya Sipai, Bearing Shop No.14, First Floor, Madhav Complex, Near Sanand Cross Road, Bavla, Tal Bavla, Dist Ahmedabad-382220, Gujarat, Revenue Survey No.1627 Paiki & 1629 Paiki, Area 15.79.30 Sq. Meter, NA Land, Mouje Bavla, Taluka Bavla, Dist Ahmedabad, Gujarat, Bounded By: East: Residential Flats Of Madhav Complex, West: Bavla-Sanand Road, North: Shop No.15, South: Shop No.13	<u>Rs.5,05,000/-</u> <u>Rs.50,500/-</u> Possession Type Symbolic Possession



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3	<p>Mr Pravin Bhikhabhai Panchal Proprietor M/s Chamunda Engineering Works and Mr. Keshavlal Hemchandrabhai Panchal (Guarantor)</p> <p>(Relief Road Branch, Ahmedabad, Mr. Vinay Sankhdhar, Chief Manager, Mobile No: 07567883829)</p>	<p><u>12/12/2019</u> Rs.10,68,032.06 + Interest + Other Charges</p>	<p>Equitable/Registered Mortgage Of Immovable Property I.E. Plot/Tenament In The Name Of Mr.Keshavlal Hemchand Panchal, Bearing Plot No B-43, Prerna Co-Operative Housing Society Ltd, Near Kathwada GIDC, Singarwa, Survey No 385 Paiki 4 (Block No 385 To 392 And 399 Paiki, Old Survey No 778,783,794,795,796,798 And 813), Admeasuring About 86.96 Square Meters (104 Square Yards), Mouje Kathwada, Tal: Dascroi, Registration District And Sub-District: Ahmedabad -7 (Odhav), Bounded By East: Society Road, West: Plot No 54, North: Plot No 44, South: Plot No 42</p>	<p><u>Rs.38,70,000/-</u> <u>Rs.3,87,000/-</u></p> <p>Possession Type Symbolic Possession</p>
4	<p>M/s Kotak Agency (Through its proprietor Mr. Parthiv Dhirajlal Kotak), Mr. Montukumar Dhirajlal Kotak (Thakkar) - Guarantor and Mr. Dhirajlal Narbheram Thakkar -Guarantor</p> <p>(Sola Road Branch, Ahmedabad, Mr. Deepak Shah, Senior Manager, Mobile No: 07567883837)</p>	<p><u>13/12/2018</u> Rs. 28,29,576 + Interest + Other Charges</p>	<p>1) Equitable Mortgage Of Property In The Name Of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No.341, Third Floor, Admeasuring 11.61 Sq. Mts., Ratnamani Complex Of Tej Developers And Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No. 1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabad, Gujarat. Bounded By: East: Office No.313, West: Common Wall With Office No. 314, North: Road South: Common Stair</p> <p>2) Equitable Mortgage Of Property In The Name of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No. 441, Fourth Floor, Admeasuring 11.61 Sq. Mts., Ratnamani Complex Of Tej Developers And Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No. 1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabad, Gujarat. Bounded By: East: Office No. 413, West: Common Wall With Office No. 414, North: Road, South: Common Stair</p>	<p><u>Rs.8,00,000/-</u> <u>Rs.80,000/-</u></p> <p>Possession Type Physical Possession</p> <p><u>Rs.5,85,000/-</u> <u>Rs.58,500/-</u></p> <p>Possession Type Physical Possession</p>



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5	Mr. Pareshkumar Jayantilal Bhatt (Borrower), Mrs. Bhaktiben Pareshkumar Bhatt (Borrower) & Mr. Pravinsinh Natvarsinh Raulji (Guarantor) (Dakor Branch, Kheda, Mr. Tushar Pandya, Manager, Mobile No: 07574841871)	02/08/2019 Rs. 19,13,614 + Interest + Other Charges	Equitable Mortgage Of Property In The Name Of Mrs. Bhaktiben Pareshkumar Bhatt W/O Mr. Pareshkumar Jayantilal Bhatt, Row House Measuring 108 Sq. Mt Situated At Plot No. B/9, City Survey No.3630, Dakor Nagar Palika No.4656, Dakor, Dist Kheda, Gujarat. Bounded By: East: Way Of This Survey No, West: Property Of Mahesh V Soni Plot No. B/10, North: Property Of Pradipbhai T Barot Plot No. B/8, South: Way Of This Survey No	Rs.9,99,000/- Rs.99,000/- Possession Type Symbolic Possession
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Date of Inspection & Time: **23/03/2020** between 12 Noon to 2 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: **30/03/2020** 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: **31/03/2020**, 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.

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

Date: 24/02/2020, Place: Ahmedabad

Sd/- Authorised Officer, Central Bank of India



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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: **31/03/2020** 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 **30/03/2020** 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.
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.**



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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: 23/03/2020 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.

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



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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: 24/02/2020

Place: Ahmedabad

Authorized Officer, Central Bank of India