

Central Office: Chandra Mukhi, Nariman Point, Mumbai - 400 021

Branch Office : Assets Recovery Branch, 346, Standard Building, 3rd Floor, Dr. DadabhaiNaoroji Road, Fort, Mumbai - 400 023

SALE NOTICE FOR SALE OF MOVEABLE/ 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 Guarantors (s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, 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 ” and “AS IS WHAT IS ” and “ WHATEVER THERE IS” on the dates as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property. .

Sr No.	Name of the branch and account	Name of the Borrower	Name of the Director/ Guarantor	Name of the owner of the property	Date of Issuance of Notice u/s 13(2)/ Outstanding as on date of Issuance of Notice u/s 13(2) + Interest + Other	Details of the property	Reserve price (Rs in Lakhs)	EMD (Rs in lakhs)	Bid increase Amount (Rs in Lakhs)	Date & time of inspection of property	Date and time of e-auction	Contact No. & name of Nodal Officer for the inspection of property
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1	SAM Branch, Nariman Point Mumbai. M/s. Rialto Exim Private Limited	M/s. Rialto Exim Private Limited	Mr. Suchit C. Patel Mrs. Manisha C. Patel Mrs. Varsha M. Patel	Mrs. Manisha Chandra Kant Patel & Mrs. Varsha Mahesh Patel	19.04.2016 Rs. 6881.60 lakhs (Both CBI & BoI) + Interest + charges	Office Premises at Office No. 201, 2 nd Floor, "Yashodhan Building", Opp. Dena bank, Near Shivsagar Hotel, Nehru Road, Vile Parle East, Mumbai 400057	407.89	40.80	4.08	25.09.2020 and 03.10.2020 12.00 Noon to 4.00 PM	09.10.2020 2.00 PM TO 4.00 PM	Mr. K. K. Tiwari, AGM, 9167197325
2	Ulhasnagar Camp 4 A/C no-	Naresh Kapur Sood & Rekha Kapoor Sood	Naresh Kapur Sood & Rekha Kapoor Sood	Naresh Kapur Sood & Rekha Kapoor Sood	09/05/17 Rs. 281.59 lacs plus interest and other charges	Flat No- A (13-14) , Ist Floor, China Link CHSL, Swagat Parl, Rajan Pada , Link Road, Malad West, Mumbai 400064	221.85	22.18	0.5	25.09.2020 and 03.10.2020 12.00 Noon to 4.00 PM	09.10.2020 2.00 PM TO 4.00 PM	Mr. Ranjit Kumar 91679408

	39182 32009			No Guarant or	thereon from date of notice							03
3	Kalyan Branch A/C No- 36010 01159 36052 16956	M/S SPU Enterprises Mr Bhaskaran S Mudlaiyar Mr Bhaskaran S Mudlaiyar : Prop	Mr Bhaskaran S Mudlaiyar Guarantor; Govinda A Mudaliyar	Mr Bhaskaran S Mudlaiyar	01.02.2019 Rs. 250.49lacs plus interest and other charges thereon from date of notice	1.Gala No- 118, 119 and 120, 1 st Floor Building No. A/9, Harihar Corporation, Gram Panchayat Hosue no- 545, Vill: Dapode, Tal: Bhiwandi , Dist: Thane 2. Machinery : 109 Machines for stitching cloths 3.Stocks of Shirts, Cloths and Raw Materials	79.92 16.59 12.86	7.92 1.65 1.28	0.2 0.20 0.20	25.09.20 20 and 03.10.20 20 12.00 Noon to 4.00 PM	09.10.20 20 2.00 PM TO 4.00 PM	Ms Kalapana Chandre MOB: 91679407 79 / 98198832 18

4	Kalyan Branch A/C No-4013952242	M/S Auxilium Healthcare Pvt Ltd	Mr, Lalsahab , Mr Sachin Bhagat, Mr surendra K Pal and Mr. Dharmendra G patil. Guarator: Mrs Veena G Pandey and Ms Poonam V Pandey	Mrs Veena G Pandey and Ms Poonam V Pandey	30.07.2019 Rs. 154.37 lacs plus interesr and other charges thereon from date of notice	Flat No- 902, 9 th Floor, D Wing, Kasturi Fulora, Kasturi Park, Chikanghar, Kalyan West 421301 789.30 sq. ft	62.5	6.25	0.2	25.09.2020 and 03.10.2020 12.00 Noon to 4.00 PM	09.10.2020 2.00 PM TO 4.00 PM	Ms Kalapana Chandre MOB: 9167940779 / 9819883218
5	Ulhasnagar Branch A/C no-4006269069	Mr Yogesh Ghanshyam Patil	Mr Yogesh Ghanshyam Patil , Mrs Kavita Yogesh Patil, Mr Kishore Ghanshyam Patil	Mr Yogesh Ghanshyam Patil and Mr Kishore Ghanshyam Patil	04.06.2020 Rs. 52.24 lacs plus interesr and other charges thereon from	Plot No- 94 & 95, Sector- 19, Shop No- 16, Ground Floor, Monarch Orchid, Kharghar, Tq: Panvel, Dist: Raigad	52.5	5.25	0.2	25.09.2020 and 03.10.2020 12.00 Noon to 4.00 PM	09.10.2020 2.00 PM TO 4.00 PM	Mr Mayur Thele Mob; 9167940802 / 7208561224

			Guarantor : Mr Ghanshyam Jagatrao Patil		date of notice							
6	Rewas Bodani Branch A/C No_- 33215 22658	Meghana Madhukar Gurav	Meghana Madhukar Gurav No Guarantor	Shubhan gi Madhuk ar Gurav	05/11/2019 Rs.12.91 lacs- plus interest and other charges	House no. 897 on GAT no. 1189, Village: Nagaon, Taluk: Alibag, Dist: Raigad, Under Gram Panchayat : Nagaon	12.99	1.29	0.10	25.09.20 20 and 03.10.20 20 12.00 Noon to 4.00 PM	09.10.20 20 2.00 PM TO 4.00 PM	Ms. Madhusm ita Mohapatr a Mob:- 84669879 23/ 88796495 75

FOR THE PROPERTIES AT SR. 1 NO. TO 06 ABOVE, LAST DATE FOR DEPOSIT OF EMD AND FOR UPLOADING THE BID IS **07.10.2020 up to 5.00 PM. AND THE DATE OF E-AUCTION IS 09.10.2020.**

TERMS & CONDITIONS :

1.The e-Auction is being held on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS”.

2. To the best of knowledge and information of the Authorised Officer, there are no known encumbrances on any of the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies being 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 existing and future encumbrances, if any. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting the bid. The Inspection of property/ies put on auction will be permitted to interested bidders at site on the dates and at the time as mentioned in the table hereinabove against the property.

4. Please follow the guidelines available at www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com for payment of EMD/bidding during auction

5. The bidders may participate in E-auction from their place of choice and internet connectivity shall have to be ensured by the bidder himself. Bank/Service provider shall not be held responsible for any internet connectivity/ problems, system crash down, power failure etc.

6. Auction/bidding shall be through 'ONLINE ELECTRONIC MODE' with unlimited extensions of five minutes each, if required, through the website of service provider <https://www.mstcecommerce.com>.

7. Bidders has to complete following formalities well in advance

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, www.ibapi.com using his mobile number and email-id

Step 2: KYC verification : Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

Step3:Transfer of EMD amount: Please follow the guidelines available at www.mstcindia.co.in , a www.ibapi.com and www.mstcecommerce.com for payment of EMD/bidding during auction process

Please note that Steps 1 to Step 3 should be completed by bidder well in advance , before e-Auction date

Step 4:Bidding Process and Auction Results:Interested Registered bidders can bid online on e-Auction Platform after completing Step 1,2, and 3.

8. For details on e-auction, for training to participate in e-auction and to obtain user ID and password, please contact :-

Platform <https://www.mstcecommerce.com> for e-Auction will be provided by our e-auction service provider M/s MSTC Limited having its Registered Office at 225-C, A.J.C. Bose Road, Kolkata – 700 020(Contact Phone & Toll free Numbers 079-41072412/411/413 or 1800-103-5342. The intending Bidders /Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This service provider will also provide online demonstration/training on e-auction on the portal.

E-auction agency contact persons details Shri Argha Sengupta Mobile No.9231690249, email:argha@mstcindia.co.in, Smt Sarbani Barai Mobile No.9051077886, Shri Rakesh Ranjan Mobile No.9911700233, for registration related queries and Shri Ratikanta Pradhan Mobile No 09830791997, Shri Bishnupada Barik Mobile No.09088013889, Shri Surajit Hembram Mobile No.09886855560 for EMD payment/refund related queries and Email ID : ibapiop@mstcecommerce.com and for any property related query please contact the nodal officer as mentioned in above table during office hours on the working days.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

9. Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS/on online , and who have duly applied online as mentioned herein above after payment of EMD by the given time and date shall be eligible for participating in the e-Auction process.

10. In case there is sole bidder for any property, the sole bidder will have to participate in the e –auction and will have to increase his/her/its offer atleast by the amount equal to the amount of *bid increase amount* as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

11. The e-auction of above property/ies would be conducted exactly on the scheduled Date/s & Time as mentioned above by way of inter-se bidding amongst the bidders.

12. Any bidder can improve his offer placed in the last 5 minutes of the closing time of the e-Auction, and the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each) every time when offer is improved by any bidder.

13. The bidder, who submits the highest bid amount (not below the Reserve Price) on close of e-Auction process, shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Secured Creditor,

14. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder/s 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, on the day of auction or not later than next working day of the acceptance of bid price by the Authorised Officer, and the balance 75% of the sale price on or before 15th day of confirmation of sale or within such extended period as may be 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 successful bidder shall be forfeited to the secured creditor without notice, and the property shall be re-sold and the defaulting purchaser shall forfeit all claims to the property or to any part of the same for which it may be subsequently sold.

15. The bidder, with the highest submitted bid amount in e-auction in case of single bidder means which shall not be less than the Reserve Price PLUS the amount equal to one ‘bid increase amount’ for the property concerned .

16. The interested bidders have to ensure, in their own interest, that they are technically well equipped for participating in the e-Auction event.

17. No person shall be entitled to participate in the e-auction who has deposited the EMD, but has not uploaded the bid for the properties in the accounts mentioned at Sr. No. 1 to 06 in the table given herein above by 5.00 pm on 07.10.2020

18. 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 authority /anybody.

19. 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 before confirmation of Sale.

20. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of the above mentioned service provider before submitting their bids and taking part in the e-Auction.

21. Sale Certificate shall be issued ONLY IN THE NAME/S OF THE successful BIDDER/S in the format as provided under SARFAESI ACT and the Rules framed there under with suitable modifications, if any, as deemed fit by the Authorised Officer

Date :02.09.2020

Authorised Officer

Place : Mumbai

Central Bank of India, ARB

ID –arwmmzo@centralbank.co.in

MAIL