

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 charges | 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 |
|---------------|---------------------------------------|-----------------------------|--|--|--|--|---|--------------------------|---|---|--|---|
| 01 | SAM-II BKC Mumbai Parekh | Parekh Aluminex Ltd. | Director- 1)Prasenjit Goswami 2) Diwakararao | Late Amitabh Arun Parekh | Issuance of 13/2 on dated 18.05.2016 O/S – Rs.11391.00 | Flat No. 3102 ,on the 31 st Floor of the Building known as “The Imperial”, along with 2 Car | Rs.1240.0 0 (Excluding property tax & | 124.00 | 12.00 | 25.09.2020 and 03.10.2020 12.00 Noon to | 09.10.2020 2.00 PM TO 4.00 PM | Mr. Mangesh Bhure, Manager , Mobile |

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|--|-------------------|--|---|--|-------|---|------------------------------|--|--|---------|---|---|
| | Alumine x ltd. | | Akkala 3) Abdul Majeed Khan Sirguroh 4) Taher Hasanali Pothiswala | | lakhs | Parking Space,122 &122A in the South Tower in the building, lying and being situated at Cadastral Survey Nos. 725(pt), 1/725(pt), of Malabar and Cumbala Hill Division, B.B Nakashe Marg, Tardeo, Mumbai- 400 034, admeasuring 1783.07 sq feet carpet area. | soceity maintena nce.) | | | 4.00 PM |) | no. 88259431 13 Mr.Arvind kanth ,CM 96191482 34 |
|--|-------------------|--|---|--|-------|---|------------------------------|--|--|---------|---|---|

FOR THE PROPERTIES AT SR. 1 , 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).

Step 3: Transfer of EMD amount: Please follow the guidelines available at www.mstcindia.co.in , a www.ibapi.com nd 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 in the table given herein above by 5.00 pm on 07.09.2020

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 :17.09.2020

Place : Mumbai

**Authorised Officer
Central Bank of India, ARB
MAIL ID –arwmmzo@centralbank.co.in**