



**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 **12.03.2020**, 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 **12.03.2020 by 12:00 PM (Noon) & Date and Time of e-Auction: 12.03.2020 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 EMD Bid Increase Amount
1.	B/o: KLJ Bhiwani Borrower: Mr. Ishwar Kumar S/o Sh. Gian Chand & Smt. Depa Rani W/o Sh. Ishwar Chand	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>23.06.2017</u> Rs. 12.10 Lakh+further intt. & other charges	Smt. Deepa Rani W/o Sh. Ishwar Kumar S/o Sh. Gian Chand Residential House bearing MC UNIT No. YA- 1545, measuring 103.5 Sq. yards situated at New Adarsh Nagar, Near Railway Line, behind Malgodam Road, Tehsil & Distt. Bhiwani vide sale Deed No. 1142 dated 07.05.2013 registered with Sub Registrar Bhiwani Bounded as under: East: MC closed Street West: Property of Railway North: House of Rishi Ram South: House of Phool Devi	24.11.2017 (symbolic) & Phy. Possession taken on 08.02.2018	<b>8.56 Lakh</b> <b>0.86 Lakh</b> <b>0.10 Lakh</b>
2	B/o: Fatehabad Borrower: Mr. Mahesh Narang S/o Sh. Murlidhar Narang & Smt. Anjana Rani W/o Sh. Mahesh Narang	Mr.Rakesh Kumar Pahwa MOB: 8930507161	<u>07.05.2019</u> Rs. 6.62 Lakh+ further Intt. & other charges thereon	Smt. Anjana Rani W/o Sh. Mahesh Narang Mortgage of Commercial property i.e. shop measuring 2 Marla 4 ½ Sarsai (75.32 Sq. yards) i.e. 45/75 share of land measuring 4Marle 1 ½ Sarsai (land 2 Marle 7 Sarsai i.e. 1/54 share of land 7 Kanal 10 Marla comprised in Khasra No. 84//25/2(7-10) & 5/72 share of land measuring 01Kanal i.e. 1 Marla 3 ½ Sarsai total of both land arrived 4 Marle 1 ½ Sarsai) situated at main Gali, Officer Colony near Ashirwad Palace, Fatehabad, (within M.C. Limit) Tehsil & Distt. Fatehabad as per Registered Sale Deed no. 535 dated 27.04.2015 registered with Sub/Joint Registrar Fatehabad Bounded as under: North:	27.11.2019 Symbolic	<b>8.75 Lakh</b> <b>0.88 lakh</b> <b>0.10 lakh</b>

				Vacant Plot South: Street East: Shop of Sunil Kumar West: Office of Haryana Education Board		
<b>3</b>	<b>B.O.:</b> Safidon <b>Borrower:</b> M/s. Prem Chand Ashish Kumar, Sh. Prem Chand S/o Sh. Jagat Ram (Prop),  <b>Guarantor:</b> Smt. Murti Devi W/o Sh. Prem Chand	Mr.Rakesh Kumar Pahwa <b>MOB:</b> 8930507161	06.10.2018 <b>Rs. 41.89 Lac</b> as on date of demand notice + intt. & Charges	Smt. Murti Devi W/o Sh. Prem Chand S/o Sh. Jagat Mortgage of Residential House measuring 168 Sq. yards situated at Anand Colony Ward No. 11, Opp. Rest House Safidon Distt. Jind vide Sale Deed No. 567/1 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.	12.03.2019 <b>Symbolic Possession</b>	<u>56.00 Lakh</u> <u>5.60 Lakh</u> <u>0.20 Lakh</u>
<b>4</b>	<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> <b>Sh. Prem Chand S/o Sh. Jagat Ram</b>	Mr.Rakesh Kumar Pahwa <b>MOB:</b> 8930507161	06-10-2018 <b>Rs. 40.91 Lac</b> as on date of demand notice + intt. & Charges	Sh. Prem Chand S/o Sh. Jagat Ram Mortgage of commercial property i.e. Shop measuring 60 Sq. yards situated at Old Grain Market near Railway Station Safidon Distt. Jind, 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>19.00 Lakh</u> <u>1.90 Lakh</u> <u>0.10 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 12<sup>th</sup> March 2020 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. 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 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: PM on 12.03.2020 (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. UPLOADING SCANNED 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) 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 [recvrothro@centralbank.co.in](mailto:recvrothro@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 10.02.2020 UPTO 12:00PM, 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 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 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 bear 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 3 months from confirmation of sale. 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/ rights over such amount.

(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 nor M/s. C1India Pvt.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), [www.ibaip.co.in](http://www.ibaip.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: 20.02.2020**

**PLACE: Rohtak**

**Authorised Officer**