



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 **26.03.2020**, 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 **26.03.2020 by 12:00 PM (Noon) & Date and Time of e-Auction: 26.03.2020 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 or 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:Bhiwani Borrower: M/s Khushi Trading Co.- Prop. Karamvir Singh S/o Sh. Bani Singh	Mr.Rakesh Kumar Pahwa MOB: 8930507161	26.06.2019 Rs. 20.66 Lakh+further intt. & other charges	Residential Property Measuring 0K 12M (355 Sq. yards) i.e. 12/160 share of land measuring 8 Kanal 0Marla comprised in Khewat No. 988. Khatoni No. 1230 Khasra No. 64//13(8-0) as per Jamabandi for the year 2006-07 vide registered Transfer of immoveable property within Blood relation Deed No. 4867 dated 19.08.2015 and as per Tartima No.6421 dated 09.10.2015 and land measuring 0K 07M (210 Sq. yards) i.e. 07/160 share of land measuring 8 Kanal 0 Marla comprised in Khewat No. 988 Khatoni no.1230 Khasra No. 64//13(8-0) as per Jamabandi for the year 2006-07 vide registered Transfer of Immoveable property within Blood relation Deed no. 7951 Dated 21.11.2014 and as per Tartima No. 6422 Dated 09.10.2015 (both properties have been merged so total area is 355+210=565 Sq. yards) vakia mouja Bhiwani Jonpal -1 situated in Jeetu Wala Johar Tehsil & Distt. Bhiwani in name of Sh. Karamvir Singh S/o Sh. Bani Singh Registered with Joint/Sub Registrar Bhiwani. Bounded as under: North: Dinod Road South: Plot Karambir East: Property of Jai Singh, West: Amit Singh Tigdania	22.11.2019 (symbolic)	45.70 Lakh 4.57 Lakh 0.10 Lakh
2	B/o: Bhiwani Borrower: M/s Uma Shankar Trading Co.- Prop.	Mr. Rakesh Kumar Pahwa MOB: 8930507161	21.06.2019 Rs. 13.28 Lakh+ further Intt. & other charges	Residential Property Measuring 3 Marla i.e. 86 Sq. Yards, 3/991 share of land 44 Kanal 11 Marla, Comprised in Khasra No.	21.09.2019 Symbolic	19.94 Lakh 2.00 lakh 0.10 lakh



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	Sh. Parveen Kumar S/o Sh. Kundan Lal		thereon	60/11(1-17, 20/2(1-8) & 61//6/1(5-4), 14(7-12),15(8- 0),16(8-0),17(8-0),25/1(3-11) total Kite 8, as per Jamabandi year 1996-97, situated at Bhiwani Jonpal-1 Distt, Bhiwani within MC Limit (Now Known opp. Vikas High School, Durga Colony, Old Dinod Road, Bhiwani) in the name of Sh. Ajay Kumar & Sh. Parveen Kumar Ss/o Sh. Kundan Lal S/o Gabdhu Ram Vide sale Deed no. 5243 Dated 20.11.2003 Registered with Sub Registrar Bhiwani. Bounded as under: North: House Of Smt. Kavita South: House of Parveen East: Street, West: Smt. Suman Rani		
3	B.O.: Ratia Borrower: Smt. Vavita @ Babita Rani W/o Sh. Purshotam Kumar (Borrower), Guarantor: Sh. Kapil Kumar S/o Sh. Bharat Bhushan	Mr. Rakesh Kumar Pahwa MOB: 8930507161	<u>05.12.2015</u> Rs. 15.74 Lac as on date of demand notice + intt. & Charges	Residential land and building measuring 140.41 Sq. Yards i.e. 42/99 share of total land 0Kanal 11 Marla, Comprised in Khewat No. 712 Khatoni No. 929 Khasra No. 27//3/3(0-11), situated at Ward No. 15, Fatehabad Road Ratia, within MC Limit Ratia Distt. Fatehabad as per Sale Deed No. 1879 dated 30.07.2013 in the name of Sh. Kapil Kumar S/o Sh. Bharat Bhushan Registered with Sub Registrar Ratia. Bounded as under: North: Main Road South: Gali East: Owner Property West: Property of Lovely Mehta	10.03.2016 Symbolic	<u>3.03 Lakh</u> <u>0.31 Lakh</u> <u>0.05 Lakh</u>
4	B.O.: Pillukhera Borrower: M/s. Anand Parkash Somesh Kumar- Prop- Sh. Surender Kumar	Mr. Rakesh Kumar Pahwa MOB: 8930507161	<u>21.09.2019</u> pub on 06.10.2019 Rs. 44.49 Lac as on date of demand notice + intt. & Charges	Equitable Mortgage of Residential cum commercial Shop bearing Shop No. 45 measuring 188.88 Sq. Yards (20x85), Situated at New Grain Market Pillukhera, Distt. Jind, in the Name of Sh. Surender Kumar S/o Sh. Mukandi Lal, Vide Conveyance Deed No. 2011 Dated 31.03.2005, Registered with Sub /Joint Registrar Pillkhera. Bounded as under: North: Shop No. 44 South: Shop No. 46 East: Street West: Phad Mandated 30.05.2001 registered with Joint/Sub Registrar Safidon. Bounded as under: 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	12.12.2019 Symbolic	<u>77.24 Lakh</u> <u>7.73 Lakh</u> <u>0.20 Lakh</u>
5	B.O. VAKM Bahadurgarh	Mr. Rakesh	<u>18.09.2019</u>	Mortgage of house measuring Total 50 Sq. Yards (33.33 Sq.	27.11.2019 symbolic	<u>8.86 lakh</u>



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	<p>Borrower: Shri Bhagwan S/o late Sh. Jai Singh & Mrs. Kavita W/o Shri Bhagwan (borrowers)</p>	<p>Kumar Pahwa MOB: 8930507161</p>	<p>Rs. 5.91 lakhs as on date of demand notice + intt. & Charges</p>	<p>yards +16.67 Sq. yards parts of Sale Deed no. 1728 dated 14.09.1992) being 2/3 share of land measuring 50 Sq. yards (owner Sh. Jai Singh deceased) i.e. 33.33 Sq. yards was transferred to (Shri Bhagwan) legal heir of late Sh. Jai Singh by other 2 legal heirs (out of total three heirs), and rest 1/3 share of land i.e. 16.67 Sq. yards ownership transferred through inheritance to Shri Bhagwan S/o Lt. Jai Singh, situated in Mustil No. 23 & Kila No. 1/3 (as per Tartima Deed No. 6466 dated 01.12.2017) Rakba Parnala Netaji Nagar Gali No. 6 Line Paar Bahadurgarh, within M.C. Limit Bahadurgarh, Tehsil Bahadurgarh Distt. Jhajjar. The 2/3 share was transferred by TRANSFER OF IMMOVEABLE PROPERTY WITHIN BLOOD RELATION registered with Joint/Sub Registrar Bahadurgarh vide Transferred Deed No. 993 dated 11.05.2017 in name of Sh. Shri Bhagwan S/o Sh. Jai Singh. As per Mutation No. 16339 & 16343 Sh. Shri Bhagwan became absolute owner of 50 Sq. yards. Boundaries as under: East: Gali 15', West: Plot of others, North: Plot of other, South: Plot of others</p>		<p>0.89 lakh 0.10 lakh</p>
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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 26th 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 26.03.2020 (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 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 recvrohtro@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 26.03.2020 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 15th 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. C1 India 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>andwww.centralbankofindia.co.in,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