



Central Bank of India
(Govt. of India Undertaking)
HEAD OFFICE: Chandra Mahal, Nariman Point, Mumbai - 400 021
REGIONAL OFFICE: P-63, MIDC Sector, Nashik - 422 007

**E-AUCTION
SALE NOTICE**

APPENDIX- IIA

[See proforma to rule 8 (B)]
Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (B) of the Security Interest(Enforcement) Rules, 2002

E Auction Date: 25.11.2021 Time: 12:00 Noon to 3:00 PM
Date of Inspection And time : 22.11.2021 Time: 12:00 Noon to 03:00 PM

Notice is hereby given to the public in general and in particular to the Borrower (a) and Guarantor (b) that the below described immovable property mortgaged/charged to the Secured Creditor, the 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", "As is what is", and "Whatever there is" basis on 25.11.2021 for recovery of dues to the Central Bank of India from below mention Borrower(s) and Guarantor(s). The Reserve Price, Earnest Money Deposit (EMD) and Bid Increase Amount is displayed against the details of respective properties.

DESCRIPTION OF IMMOVABLE PROPERTIES :

Name of the Branch & Borrowers	Demand Notice Date & Due Amount	Description of Immovable Property	Reserve Price (Rs.) EMD Bid Increase Amount	Other Encumbrances
Canada Circle Branch Borrower : M/s. S Y Techno Engineers Prop. Mr. Satish Jagannath Yewale	22.11.2017 @ Rs.2,20,78,152.00 (Rupees Two Crores Twenty Lakhs Seventy Thousand One Hundred Fifty Two only)	1. Flat No. B-08, measuring area 520.00 Sq. ft. (148.33 Sq. Mtrs) built up, Silt First Floor, (Second floor) Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 8,82,700/- Rs. 88,270/- Rs. 10,000/-	Not known
		2. Flat No. B-10, measuring area 543.00 Sq. ft. (150.47 Sq. Mtrs) built up, Silt First Floor, (Second floor) Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,21,600/- Rs. 92,160/- Rs. 10,000/-	Not known
		3. Flat No. B-11, measuring area 540.00 Sq. ft. (150.19 Sq. Mtrs) built up, Silt Second Floor(Third floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,16,650/- Rs. 91,665/- Rs. 10,000/-	Not known
		4. Flat No. B-14, measuring area 565.00 Sq. ft. (152.52 Sq. Mtrs) built up, Silt Second Floor(Third floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,59,090/- Rs. 95,909/- Rs. 10,000/-	Not known
		5. Flat No. B-15, measuring area 543.00 Sq. ft. (150.47 Sq. Mtrs) built up, Silt Second Floor(Third floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,21,600/- Rs. 92,160/- Rs. 10,000/-	Not known
		6. Flat No. B-23, measuring area 600.00 Sq. ft. (55.77 Sq. Mtrs) built up, Silt First Floor(First floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 10,18,500/- Rs. 1,01,850/- Rs. 10,000/-	Not known
		7. Flat No. B-26, measuring area 543.00 Sq. ft. (150.47 Sq. Mtrs) built up, Silt First Floor(Second floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,21,700/- Rs. 92,170/- Rs. 10,000/-	Not known
		8. Flat No. B-27, measuring area 600.00 Sq. ft. (55.77 Sq. Mtrs) built up, Silt First Floor (Second floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,59,090/- Rs. 95,909/- Rs. 10,000/-	Not known
		9. Flat No. B-28, measuring area 520.00 Sq. ft. (148.33 Sq. Mtrs) built up, Silt First Floor, (Second floor) Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 8,82,700/- Rs. 88,270/- Rs. 10,000/-	Not known
		10. Flat No. B-30, measuring area 540.00 Sq. ft. (150.19 Sq. Mtrs) built up, Silt First Floor (Second floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,16,650/- Rs. 91,665/- Rs. 10,000/-	Not known
		11. Flat No. B-31, measuring area 543.00 Sq. ft. (150.47 Sq. Mtrs) built up, Silt Second Floor(Third floor), Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,21,700/- Rs. 92,170/- Rs. 10,000/-	Not known
		12. Flat No. B-32, measuring area 565.00 Sq. ft. (152.52 Sq. Mtrs) built up, Silt Second Floor(Third floor) Sai Laxmi Park Building, constructed on Gat No. 191/1D, Gangasagar, Near Saptashringi Chowk, Kadepathar, Near Carbon Naka, Shramik Nagar, Pimpalgaon Bahula, Tal & Dist. Nashik. Owned by M/s. J. P. Constructions.	Rs. 9,59,090/- Rs. 95,909/- Rs. 10,000/-	Not known
		Land at Gat no. 469, Behind Arnie Residence, Behind Vinda da Dhaba (old name Standard & Poors restaurant), Off. Mumbai Agra road, Village-Padali-Deshmukh, Tal. Igatpuri, Dist. Nashik.	Rs. 15,00,000/- Rs. 1,50,000/- Rs. 10,000/-	Not known

Terms and conditions

- The sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstccommerce.com> on 25.11.2021 at 12:00 Noon to 03:00 PM. The intending Bidders/ Purchasers are requested to register on portal (www.mstccommerce.com) using their mobile number and email id. Further they are requested to upload requisite KYC documents. Once the KYC documents are verified by a auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidders Global Wallet should have sufficient balance (i.e. EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS/Transfer (After generation of challan from <https://www.mstccommerce.com>) in bidders Global EMD Wallet. NEFT/RTGS/Transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not possessing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
- Platform for e-auction will be provided by our e-auction service provider MSTC limited having its Registered Office at 225-C, A. J. C. Bose Road, Kolkata - 700020. The intending Bidders/ Purchasers are requested to participate in the e-auction process at e-auction service providers website <https://www.mstccommerce.com>. This Service Provider will also provide online demonstration/training on e-auction in the public sale notice. The Sale Notice containing the General Terms and conditions of Sale is available in the Banks website/ webpage portal <https://www.centralbankofindia.co.in>, <https://www.bai.in> and <https://www.mstccommerce.com>. The intending participants of e-auction may download free of cost, copies of sale notice, Terms and conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-Bidder IDAR portal (<https://www.zoap.in>).
- The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The bidder shall improve their offer in multiple of the Bid Increase Amount (BIA) as mentioned in the public sale notice. The property will not be sold below the reserve price mentioned in the sale notice. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice (i.e. 1% or 5% or 10% or 15% or 20% or 25% or 30% or 35% or 40% or 45% or 50% or 55% or 60% or 65% or 70% or 75% or 80% or 85% or 90% or 95% or 100% or more). The bid improvement shall be allowed for a maximum of 10 minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to the bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. Intending bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
- In case of any difficulty or assistance is required before or during e-auction process they may contact authorized representative of our e-auction Service Provider (www.mstccommerce.com), details of which are available on the e-auction portal.
- The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-auction process shall be declared as a successful bidder by the Authorised Officer/Secured Creditor, after required verification.
- The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day or not later than next working day after the acceptance of bid by the Authorised Officer and the balance 75% of the sale price on or before 15th day or within such extended period but not more than 3 months as agreed between the purchaser and Secured Creditor, from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorised Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, transfer charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outstanding to the existing and future relating to properties.
- No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The sale certificate will be issued only in the name of the successful bidder.
- The sale certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DIAT/High Court or any other Appropriate Court against the issue of sale certificate. Further no interest/damages will be paid on the amount deposited during this period.
- The Authorised Officer has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
- 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 properties put on auction will be permitted to interested bidders at sites as mentioned in public sale notice.
- The intending bidder can inspect the property on date and time mentioned above at his/her expenses. For inspection about the title document & other documents available with the Bank, the intending bidders may contact respective Branches of Central Bank of India mentioned in public sale notice. Mr. Devnand Cuthing-739890728, 739890734.
- The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/other statutory authorities regarding the encumbrances and claims/rights/dues/charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrances, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or representation of the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues other than mentioned above if any. No claim of whatsoever nature regarding the property put for sale/charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
- The bank does not undertake any responsibility to procure any permissions/licenses, NOC, etc. in respect of the property for sale or for any dues like outstanding water charges, transfer fees, electricity dues, dues to the Municipal Corporation/Local Authority/Co-operative Housing Society, or any other dues, taxes, levies, fees, transfer fees of any in respect of and/or in relation to the sale of the said property. Successful bidder has to comply with the provision of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- The sale is subject to confirmation by the Bank.
- The sale is subject to conditions/ Rules/ Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details, if any, prospective bidders may contact the authorized officer/Branch Manager of the respective branch on the contact numbers given in the sale notice.

Date: 18.10.2021
Place: Nashik

Authorized Officer
CENTRAL BANK OF INDIA