



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of Immovable Property/ies Mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) 8th SALE NOTICE

Whereas, the Authorized Officer of Central Bank of India had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS" for realization of Bank's Dues + Interest & Charges as detailed hereunder and whereas consequently upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies under rule 8 & 9. The Sale will be done by the undersigned through e-Auction Platform provided at the website: <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp>, on **28.12.2021**

DESCRIPTION OF THE IMMOVABLE PROPERTY

Name of the Borrower & Branch Name	Demand Notice Date & Amount Dues	Description of Secured Assets	Date of Possession	Reserve Price Rs.	EMD Rs.	Bid Increase in Lacs	Authorised Officer Name & Ph.
M/s Gurukrupa Kalyan JV Udaipur Main Branch, Rajasthan	29.12.2017 Rs. 4,99,74,579/- interest + Charges thereon	All that piece, part and parcel of Property Owned by Mr. Mahesh Kumar Vallabh Bhai Timbadia & Mr. Kanti Bhai Puroshottam Bhai Raiyani being at Open Land Plot Survey No-108, Block No-96, Moje Navi Pardi, Kamrej, Surat Gujarat. Area Ademesuring As per sale Deed 27707.00 sq. mt area & as per approval plan 22339.88 sq. mt.	28.03.2018	Rs. 4,00,00,000/-	Rs. 40,00,000/-	Rs. 2.00 Lacs	Ms. Hina Kachhawaha (M) 9982687127

TERMS & CONDITIONS:

- The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".
- The secured asset will not be sold below the Reserve Price.
- For downloading further detail, Please visit : a. <https://www.centralbankofindia.co.in>, b. website address of our E-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp>
- The e-Auction will take place through portal <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp>, on **28.12.2021 from 12:00 PM to 04:00 PM** to onwards with unlimited auto extension of 5 minutes each. **Last Date & Time of Submission of EMD and Document (Online) on or Before : 27.12.2021 up to 4.00 p.m.**
- To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ effecting 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.
- 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 put on auction will be permitted to interested bidders.
- Bidders may visit <https://www.ibapi.in> where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities in advance:
 Step 1 : Bidders/Purchaser Registration : Bidders to register on e-auction platform (link given above) using his mobile number and email Id.
 Step 2 : KYC verification Bidders 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 to bidder Global EMD Wallet : online/Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction Platform.
 Step 4 : Bidding Process and Auction Results : Interested Registered bidders can bid online e-auction Platform after completing Step 1, 2 and 3
 Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date. For any assistance please call MSTC HELPDISK No 033-22901004 or IBAPI helpline number 18001025026 and Phone No 011-41106131
- 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.
- Interested bidders have to submit their Bid Documents for the property (EMD not below 10% of Reserve Price) and required documents (mentioned at Point No.7)) on or before **28.12.2021** after going through the Registration Process (One time) 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.
- 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 e-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 e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
- 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, 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 sale or within such extended period as 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 bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- Neither the bank official / bank nor e-auction service provider will be held responsible for any internet Network problem power failure/any other technical lapses/failure etc. in order to ward of such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back up etc. for successfully participating in the e-auction event.
- The purchaser shall bear the applicable stamp duties/Registration fee/other charges etc, and also all the statutory / non-statutory dues, taxes, assessment charges etc, owing to anybody.
- The Bank is not bound to accept the highest offer and has the absolute rights & Discretion to accept or reject any of all offers (S) or adjourn/postpone/cancel the e-auction or withdraw any body or portion there of from the auction proceeding at any stage without assigning any reason there for.
- The Publication is subject to major clause.
- Sale proceedings/confirmation shall be subject to the outcome of the Securitisation Application pending before DRT, Ahmedabad.
- Bidding at the last moment should be avoided in the bidder's 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.
- For property inspection please contact **Chief Manger- Ms. Hina Kachhawaha - Mob. No. : 9982687127 or Finnarco Corporate Solution Pvt. Ltd. - Haresh Moradiya, Mo. 96012 92636** & Property inspection can be done on **22.12.2021 between 12.00 am to 2.00 pm.**