



सेंट्रल बैंक ऑफ इंडिया
Central Bank of India

1911 से आपके लिए "केन्द्रित" "CENTRAL" TO YOU SINCE 1911

Central Bank of India

NAVANAGAR BRANCH, SITE No. 24, SECTOR
18, OPPOSITE MUNICIPAL
CORPORATION, NAVANAGAR, 587102
DISTRICT: BAGALKOT

E-AUCTION SALE NOTICE

APPENDIX-IV-A [See provision to rule 8(6)] Sale notice for sale of immovable property

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 provision 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 Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Central Bank of India-Secured Creditor, will be sold on "As is where", "As is what is", and "Whatever there is" on the date and time specified herein below, for the recovery of the amount due to the Central Bank of India-Secured Creditor from the Borrower(s) and the Guarantor(s). The Reserve price and the earnest money deposit of the property is mentioned herein below.

Name of the Branch: Central Bank of India, NAVANAGAR, BAGALKOT

Account : JAI KISAN TRACTOR Prop: Yousuf G Mulla - A/c No : 2981675723

Outstanding Amount as per Demand Notice dated. 04.01.2019 Rs. 55,09,729-00 as on 04.01.2019 (Plus Interest & Charges From 04.01.2019)

SCHEDULE OF PROPERTY 1: All that part and parcel of residential open plot belonging to 1.Smt.Rihanabegum 2.Smt.Saleema 3.Sri.Fayazahamad 4.Sri.Usufahamad 5.Smt.Shabana & 6.Smt.Reshma bearing Plot NO.123G, Ward No.X, Measuring to an extent of East to West 20 Ft and North to South 30 ft totally 600 Sqft situated at Bagalkot Taluk, Bagalkot District and bounded as follows: Boundaries :- East By: Govt Stream, West By: Land of Mr.Rayawaa B Kattikar, North By: Land of Sri.Ramanna Galagal, South By: Road

SCHEDULE OF PROPERTY 2: All that piece and parcel of the residential house consisting of Ground Floor & First floor along with super structure belonging to 1.Smt.Rihanabegum 2.Smt.Saleema 3.Sri Fayazahamad 4.Sri.Usufahamad 5.Smt.Shabana and Smt.Reshma bearing plot NO.123D/1, Ward No X, Tota; Extent of site measuring 2161 Sqft situated at Bagalkot Taluka, District Bagalkot and bounded as follows East By: Plot No 123E, West By: Plot No 124E, North By: Road, South By: Plot No 123 C

Reserve price Property 1 : Rs.9,90,000/- ,

EMD: Rs.99,000/- ,

Increment Value : Rs. 1,00,000/-

Reserve price Property 2: Rs.75,18,000/- ,

EMD :7,51,800/- ,

Increment Value :Rs.1,00,000/-

Date and Time of e-Auction: 31.12.2021, Between 11.00AM to 03:00PM,

Last Date & Time of Submission of EMD and Documents on 30.12.2021 up to 04.00 PM

EMD Remittance Details: BY RTGS TO Account No: 3776041523 Account Name: REGIONAL OFFICE HUBLI ADJUSTMENT ACCOUNT, CENTRAL BANK OF INDIA BRANCH HUBLI MAIN BRANCH, BR IFSC Code: CBIN0280862.

TERMS & CONDITIONS

01. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" BASIS.

02. The E-Auction will take place through portal <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp> on 31.12.2021 from 11:00AM to 3:00 PM with auto extension of 10 minutes.

03. For downloading further details, Process Compliance and Terms & Conditions, 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>. Bidders may visit <https://www.ibapi.in> or <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp> 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.

04. Platform (<https://www.mstcecommerce.com>) 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 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 onlinedemonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. <https://www.centralbankofindia.co.in>, <https://ibapi.in> and <http://www.mstcecommerce.com>. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-B -IBAPI portal (<https://www.ibapi.in>). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to www.mstcecommerce.com on their Central Helpdesk Number 033-22901004.

05. 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. Bidder's Global Wallet should have sufficient balance (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.

06. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT 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 depositing 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 Earnest Money Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.

07. The property will not be sold below the reserve price set by the Authorized Officer. 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/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to 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.

08. To the best of the knowledge and information of the Authorized Officer, any encumbrance is not known on properties. 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.

09. 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.

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 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 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.

11. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid through NEFT/RTGS in the account Number and IFSC mentioned in the Sale Notice of Respective Branch, on the same day or not later than next working day after the acceptance of bid price by the Authorized 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 Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

12. 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 anybody.

13. The Authorized Officer is not bound to accept the highest offer and the Authorized 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.

14. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing both 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.

15. The Authorized Officer/Bank 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.

16. 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, encumbrance, 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 any representation of the bank. The Authorized 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.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service 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 if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC <https://www.mstcecommerce.com> and www.centralbankofindia.co.in before submitting their bids and taking part in the e-Auction.

19. 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.

20. The sale is subject to confirmation by the Bank.

21. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Central Bank of India during office hours .

22. For the further details contact -Central Bank of India, Navanagar Main Branch.

1. Mr.Milind Kungare (Authorized Officer)(M), +91-9538867546 2.Mr. Sachin G Raskar (Branch Manager)+91-9538867535

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/guarantors are hereby notified to pay the sum as mentioned above along with upto date 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 :30/11/2021

Place HUBLI

Sd/- Authorised Officer

Central Bank of India