

APPENDIX-IV-A

[See proviso to Rule 8(6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 **Symbolic possession** of which has been taken by the Authorized Officer of **Central Bank of India, Khajuraha Branch** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **4th September 2024** for Recovery of Dues to the Secured Creditors from Borrower/s and Guarantor's. The Reserve Price and Earnest Money Deposit (EMD) is displayed against the details of respective properties.

| S no | Branch | Name of the Borrower | Demand Amt/ Balance | Notice | Description of Immovable Property | Reserved Price/ EMD/ BID Increase Amt |
|------|------------------|---|--|--------|---|--|
| 1 | Khajuraha | M/s Bhore service Station Prop. Shri Nandlal Ram S/o Sarvjeet Ram Village- Chakrwakhas, Post-Bhore Ps.-Bhore, District- Gopalganj Pin-841426, Bihar | Rs.53,35,485/- (Fifty Three Lakh Thirty Five Thousand Four Hundred Eighty five only) as on 22.12.2023 + Further interest & other Legal charges thereon | | EM of property (Land) in the Name of Mr. Nandlal Ram s/o Sarvjeet Ram Vide Sale Deed No. 15341/15235 Situated at - Mauza-Chakrwakhas, Post-Bhore, P.S.-Bhore, District-Gopalganj, Tauzi No.3296, Thana no.-230, Khata no.-11, Survey No.-1708, Area-10 Katha 17 Dhur Property Bounded by: North: Saroj Devi South: Sheela Devi East:45 feet road West: Sheela Devi | Rs. 94,95,155/- Rs. 9,49,516/- Rs. 10,000.00 |

Encumbrance known to the Secured Creditor: NIL

| E-Auction | Date of Inspection & time | Last date & time for deposit of Bid amount | E-Auction Date & time |
|-----------|---|--|---|
| Sr. No.1 | 2 nd September 2024 12.00 PM to 4.00PM | 3 rd September 2024 5:00 PM | 4 th September 2024, 10.00AM to 6.00PM |

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency <https://ebkray.in/> E-auction agency contact details are:

- PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.ebkray@psballiance.com

For Any queries related to bidder registration and EMD payment/refund related queries: Email:

support.ebkray@psballiance.com Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance.

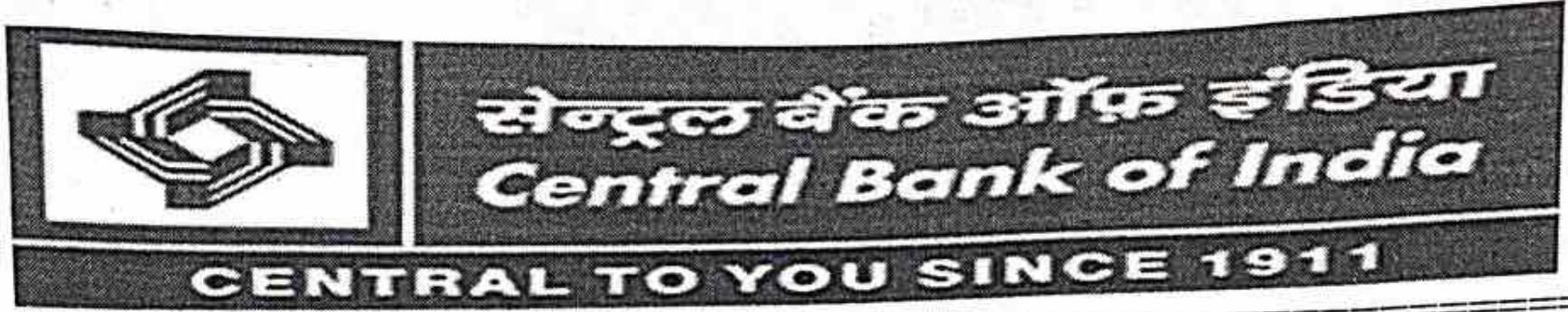
Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://ebkray.in/> using his mobile number and email-id

Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder well in advance.

Step3: EMD amount: The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during 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 the auction time. 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 (\geq EMD amount) at the time of bidding. In case of offers for more than one property bidders

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will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

Please follow the guidelines available at <https://ebkcray.in/> for payment of EMD/bidding during auction process

Step 4: Bidding Process and Auction Results:

Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his/her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

Please follow the guidelines available at <https://ebkcray.in/> for payment of EMD/bidding during auction

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

Date: 29th July 2024
Place: Khajuraha


Authorized Officer, Central Bank of India
E-MAIL ID: recoverysiwaro@centralbank.co.in



E-AUCTION IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 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 symbolic Possession (13.4) 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**" on **04.09.2024** for recovery of Dues to the Central Bank of India (Secured Creditor) from the below mentioned Borrower(s)/Guarantor (s). The reserve price and Earnest Money Deposit (EMD) is **Displayed against the details of respective properties.**

| Sl. No. | Branch | Name of the Accounts/ Borrower/ Guarantor | Demand Amount Dues (Rs) | Description of the Immovable Property | 1. Reserved Price 2. EMD Amount 3. Bid Increase Amount |
|---------|------------------|---|--|--|--|
| 1. | Khajuraha Branch | M/s Bhore service Station Prop. ShriNandlal Ram S/o Sarvjeet Ram, Village-Chakrwakhas, Post-Bhore, Ps.-Bhore, District-Gopalganj, Pin-841426, Bihar | Rs.53,35,485/- (Fifty Three Lakh Thirty Five Thousand Four Hundred Eighty five only) as on 22.12.2023 + Further interest & other Legal charges thereon | EM of property (Land) in the Name of Mr. Nandlal Ram s/o Sarvjeet Ram Vide Sale Deed No. 15341/15235, Situated at – Mauza-Chakrwakhas, Post-Bhore, P.S.-Bhore, District-Gopalganj, Tauzi No.3296,Thana no.-230, Khata no.-11, Survey No.-1708, Area-10 Katha 17 Dhur, Boundary : North: Saroj Devi, South: Sheela Devi, East:45 feet road, West: Sheela Devi | 1. Rs. 94,95,155/- 2. Rs. 9,49,516/- 3. Rs. 10,000,00 |

Encumbrance known to the Secured Creditor: NIL

| E-Auction | Date of Inspection & time | Last date & time for deposit of Bid amount | E-Auction Date & time |
|-----------|---|--|--|
| Sr. No.1 | 2nd September 2024 12.00PM to 4.00PM | 3rd September 2024 5:00 PM | 4th September 2024, 10.00AM to 6.00PM |

For detailed terms and conditions of the sale, please refer to the link provided in Central Bank of India (Secured Creditor's) website i.e <https://www.centralbankofindia.co.in> or Website of E-auction agency <https://ebkray.in>

Note:-(1) Property under sale is loanable and loan may also be obtained from our bank subject to fulfilment of rules
(2) If Bank/ Authorised officer fails to handover the physical possession of the sold secured assets to the purchase within 6 months from the date of auction, the amount deposited by the auction purchaser shall be refunded to the purchaser if request is made by him/her to the Authorised officer of Bank.

Date : 31.07.2024

Place : Khajuraha

Authorised officer
Central bank of India



सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India

क्षेत्रीय कार्यालय: पटेल चौक, सिवान

परिशिष्ट 4 क (नियम 8 (6) के लिए नियम देखें।
अचल सम्पत्ति के विक्रय हेतु विक्रय नोटिस

अचल सम्पत्तियों के विक्रय का विक्रय सूचना

प्रतिभूति हित (प्रवर्तन) नियम 2002 के नियम 8 (6) के परन्तुक के साथ पठित विनीय आस्तियों का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के अधीन अचल आस्तियों के विक्रय हेतु ई-नीलामी विक्रय नोटिस

आम लोगों को तथा विशेष रूप से उधार लेने वाले और प्रत्याभूति-दाता को यह नोटिस दिया जाता है कि नीचे वर्णित अचल सम्पत्ति जो प्रतिभूत लेनदार के पास गिरवी/प्रभारित है, जिसका प्रालक्षित कब्जा सेन्ट्रल बैंक ऑफ़ इंडिया (प्रतिभूत लेनदार) के प्राधिकृत अधिकारी द्वारा लिया गया है, बैंक की बकाया राशि एवं ब्याज तथा अन्य शुल्क की वसूली के लिए निम्नलिखित सम्पत्तियों को “ जहाँ है, जैसा है और जो कुछ भी है” के आधार पर दिनांक 04.09.2024 को बेची जाएगी। प्रत्येक सम्पत्ति के लिए आरक्षित मूल्य एवं ईएमडी राशि नीचे दी गई है।

| क्र. सं. | शाखा का नाम | कर्जदार/जमानतदार/बंधककर्ता का नाम एवं पता | माँग सूचना राशि/बकाया | अचल सम्पत्ति का विवरण | 1. आरक्षित मूल्य 2. निविदा राशि 3. बोली वृद्धि की राशि |
|----------|-------------|--|--|--|--|
| 1. | खजुराहा | ऋणी- मेसर्स भोरे सर्विस स्टेशन प्रो. श्री नंदलाल राम पुत्र सर्वजीत राम, ग्राम-चक्रवाखास, पोस्ट-भोरे, थाना-भोरे, जिला-गोपालगंज, पिन-841426, बिहार | रु. 53,35,485 (तिरपन लाख पैंतिस हजार चार सौ चचासी रूपया मात्र) दिनांक 22.12.2023 तक + आगे का ब्याज एवं अन्य विधि शुल्क | बंधक सम्पत्ति (भूमि) श्री नंदलाल राम पिता सर्वजीत राम के नामित। सेल डीड संख्या 15341/15235, स्थित - मौजा-चक्रवाखास, पोस्ट-भोरे, थाना-भोरे, जिला-गोपालगंज, तौजी नंबर- 3296, थाना नं.-230, खाता नं.-11, सर्वे नं.-1708,रकबा-10 कट्टा 17 धुर, चौहद्दी- उत्तर- सरोज देवी, दक्षिण- शीला देवी, पूरब- 45 फीट रोड, पश्चिम- शीला देवी | 1. रु. 94,95,155/- 2. रु. 9,49,516/- 3. रु. 10,000/- |

प्रतिभूत लेनदार की जानकारी में कोई भार : नहीं

| ई-नीलामी | निरीक्षण की तिथि एवं समय | ईएमडी जमा करने का अंतिम तिथि एवं समय | ई-नीलामी की तिथि तथा समय |
|----------|--|--------------------------------------|--|
| क्र. सं. | 02.09.2024 को 12.00 बजे पूर्वाह्न से 04:00 बजे अपराह्न तक। | 03.09.2024 को 05:00 बजे संध्या | 04.09.2024 को 10.00 बजे पूर्वाह्न से 04:00 बजे अपराह्न तक। |

बिक्री के नियम एवं शर्तों को विस्तृत जानकारी के लिए, सेन्ट्रल बैंक ऑफ़ इंडिया (प्रतिभूत लेनदार) को वेबसाइट, अर्थात् <https://centralbankofindia.co.in> or <https://ebkraj.in> लिंक को देखें।

नोट - (1) उपरोक्त वर्णित संपत्ति ऋण योग्य है, ऋण हमारे बैंक से भी लिया जा सकता है, व शर्तें ऋण के सभी शर्तों, मान्यता को पूरा करने योग्य हो, (2) यदि बैंक / अधिकृत अधिकारी नीलामी के दिनांक से छह (6) माह तक संपत्ति पर भौतिक कब्जा क्रेता को नहीं दे पाते हैं तो क्रेता के अनुरोध पर जमा राशि क्रेता को वापस कर दी जाएगी।

दिनांक: 31.07.2024
स्थान : खजुराहा

नोट : विवाद की स्थिति में अंग्रेजी पाठय मान्य होगा।

प्राधिकृत अधिकारी
सेन्ट्रल बैंक ऑफ़ इंडिया