



क्षेत्रीय कार्यालय, कटिहार

REGIONAL OFFICE, KATI HAR

APPENDIX-IV-A

[See proviso to rule 8(6)]

**Sale Notice for Sale of Immovable Properties**

- 1) Mr Tarun Kumar S/o. Chandeshwari Prasad Yadav (Borrower), R/o- Sudha Sadan, Radha Nagar, Ward No. 13, Saharsa, Bihar - 852201.
- 2) Mrs. Rinki Kumari W/o. Tarun Kumar (Co-Borrower), R/o- Sudha Sadan, Radha Nagar, Ward No. 13, Saharsa, Bihar - 852201.

**Ref:** Loan Accounts as mentioned in demand notice issued on dated 11.01.2022 under section 13(2) of SARFAESI Act, 2002 in name of Mr. Tarun Kumar (Borrower) & Mrs. Rinki Kumari (Guarantor) of our Saharsa Branch.

**Thirty Days' Sale Notice for sale of Immovable Assets under Securitisation and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Sir/Madam,

In continuation of our demand notice dated **11.01.2022** calling upon the borrower to repay **Rs. 96,24,589.05** as on **11.01.2022** & interest and charges there on under section 13 (2) of SARFAESI Act and our subsequent notice of Possession dated **23.09.2022** both served upon you in the captioned account/sunder section 13 (4) of the said Act, notice is hereby served upon you under rule 6(2) of the Security Interest (Enforcement) Rules, 2002 that the secured assets in the captioned accounts which are mentioned in the sale notice attached herewith, shall be sold on **18.10.2024** by way of e-auction by the under signed at the place and time and on the terms and conditions as mentioned in the said sale notice, under Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act,2002 and the rules made thereunder. The said sale notice shall form an integral part of the notice and all the contents of the attached sale notice shall be read as of mentioned in this place.

Notice is hereby also 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 Creditors, the constructive physical possession of property, which has been taken by the Authorized Officer of Central Bank of India, Secured Creditors, will be sold on "**As is where Is**", "**As is what is**" and "**Whatever there is**" basis on **18.10.2024** for recovery of dues to the Central Bank of India from below mentioned Borrower(s) and guarantor(s). The Reserve price, Earnest Money Deposit (EMD) Amount is displayed against the details of Property.

Authorised Officer  
(प्राधिकृत पदाधिकारी)  
*[Signature]*  
Central Bank of India  
(सेन्ट्रल बैंक ऑफ इंडिया)

Regional Office: Katihar, Sah Katra Market, Rajendra Path, Katihar-854105  
Email: cmkatiro@centralbank.co.in



सेन्ट्रल बैंक ऑफ इंडिया  
Central Bank of India

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Property ID in e-Auction Portal	Description and all the Particulars of the property to be sold	Reserve Price	EMD Rs.
CBIN006101	All the part and parcel of property situated on Mouza: Saharsa, Thana No. 187, Tauzi NO.3541, Anchal : Kahra, Khata No. 317 (O), 184(N), Plot No. 988(O), 1219(N), Area: 35.82 Decimal (08 Kathha) Bounded by : <b>North:</b> Plot No. Haja 988 (O) 1219(N), <b>South:</b> Plot No. Haja 988(O), 1219(N), <b>East:</b> Plot of Nij Khariddar Tarun Kumar, <b>West:</b> N H 107 & Pakki Sadak,	<b>Rs. 1,18,27,445.00</b> (Rupees One Crore Eighteen Lakh Twenty Seven Thousand Four Hundred Forty Five Only).	<b>Rs. 11,83,000.00</b> (Rupees Eleven Lakh Eighty Three Thousand Only) <b>BID Increase Amount</b> <b>Rs. 1,18,300.00</b>

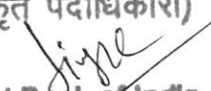
E-Auction **Date:** 18.10.2024, Time:11.00 AM to 4.00 PM with Auto Extension of 10 Minutes Bidder will register on website <https://www.ebkra.v.in/eauction-psb/> and upload required documents and follow other required procedures well before the auction date: The auction will be conducted through the Bank's approved service provider <https://www.ebkra.v.in/eauction-psb/>

E auction will be held "As Is where is", "As Is what is" and "Whatever there Is" basis. For detailed terms and conditions please refer to the link provided in [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) secured creditor or auction platform (<https://www.ebkra.v.in/eauction-psb/>)

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

The Borrower(s) / Guarantor(s) are hereby noticed to pay the sum mentioned as above within 30 days from the date of publication of this notice, falling which bank shall sell the property as per the provision laid down in the SARFAESI Act, 2002.

Authorised Officer  
(प्राधिकृत पदाधिकारी)

  
Central Bank of India  
(सेन्ट्रल बैंक ऑफ इंडिया)  
Authorised Officer  
Central Bank of India

Date: 13.09.2024  
Place: Katihar



क्षेत्रीय कार्यालय, कटिहार

REGIONAL OFFICE, KATI HAR

### TERMS & CONDITIONS

1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.ebkray.in/eauction-psb/> on **18.10.2024** (11.00 AM to 04.00 PM) with auto extension of 10 Minutes. The inspection of property put on auction will be permitted to interested bidders at site between 03.00 pm to 05.00 pm on working days, with **prior appointment with Branch Manager/Authorized Officer**. The intending Bidders/Purchasers are requested to register on portal (<https://www.ebkray.in/eauction-psb/>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents and follow other required procedures well before the auction date.
2. The registration e-KYC, verification of e-KYC documents and other required procedures like Bank Details 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 wallet, the interested bidder will be able to bid on the date of e-auction. Bidders wallet should have sufficient balance ( $\geq$ 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.
3. Bidders, not depositing the required EMD in 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.
4. 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.ebkray.in>. Bidders may visit <https://www.ebkray.in> where guidelines for bidders are available. The interested bidder who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to <https://www.ebkray.in> on their Contact Number or email to [psba@psballiance.com](mailto:psba@psballiance.com).
5. 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-se 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. IN NO CIRCUMSTANCES (INCLUDING THE CASE OF SOLE BIDDER FOR ANY SECURED ASSET/S), THE SECUREDASSET/S SHALL BE SOLD at THE RESERVE PRICE or below thereof.
6. Intending Bidders are advised to properly read the Sale notice, Terms & conditions of the

Regional Office: Katihar, Sah Katra Market, Rajendra Path, Katihar-854105  
Email: [cmkatiro@centralbank.co.in](mailto:cmkatiro@centralbank.co.in)

Authorised Officer  
(अधिकृत पदाधिकारी)  
Central Bank of India  
(सेन्ट्रल बैंक ऑफ इंडिया)



क्षेत्रीय कार्यालय, कटिहार

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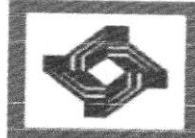
auction, Operational part of e-auction available on the Web Portal <https://www.ebkray.in/eauction-psb/> and [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) before submitting their bids and taking part in e auction and follow them strictly.

7. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of e-Auction Service provider (<https://www.ebkray.in/eauction-psb/>).
8. The successful bidder shall have to deposit 25% of the bid amount, less EMD amount deposited through NEFT/RTGS in A/c Name: Regional Office, Katihar ,A/C No # 3778621488, IFSC: CBIN0280066, the same day or not later than next working day and the remaining amount shall be paid within 30 days of sale or within such extended time as agreed upon in writing by and solely at the discretion of the Authorized Officer. 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 Authorized Officer shall have the liberty to conduct a fresh auction /sale of the property & the defaulting bidder shall not have any claim /right in respect of property/amount deposited.
9. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Income tax Act 1961.
10. 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 the 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. Further, in no circumstances, interest/damages if any will not be paid on the amount deposited during this period.
11. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms & conditions of the sale without any prior notice and without assigning any reason including calling upon the next higher bidder to perform in case the earlier bidder fails to perform.
12. 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 and 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

Regional Office: Katihar, Sah Katra Market, Rajendra Path, Katihar-854105  
Email: cmkatiro@centralbank.co.in

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Central Bank of India  
(सेंट्रल बैंक ऑफ इंडिया)





सेन्ट्रल बैंक ऑफ़ इंडिया  
Central Bank of India

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REGIONAL OFFICE, KATI HAR

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).

13. 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 must comply with the provisions of Income Tax regarding purchase of property and to pay the tax to the authorities as per applicable rates.
14. 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/power failure etc).
15. The sales is subject to confirmation by the Bank/Authorized Officer.
16. The intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title documents and other documents available with the Bank, the intending bidder may contact Central Bank of India, Concerned Branch during office hours.]
17. For further details contact Central Bank of India, Saharsa Branch Head, Mr. Nirbhay Kumar Jha, Mob # 9167362751, and Authorised Officer Mr. Ravi Kant Singh, Mob #9264291809 or Mr. Dhananjay Kumar, Sr. Manager (Recovery) Mob # 9264291821.
18. The sale 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.

Date: 13.09.2024

Place: Katihar

Authorised Officer  
(प्राधिकृत पदाधिकारी)

*Jingle*  
Central Bank of India  
(सेन्ट्रल बैंक ऑफ़ इंडिया)  
Authorized Officer

Central Bank of India

15-30 days sale notice to borrower/guarantors has already been sent by regu. post at their last known address. In case they do not receive the said notice then this E-auction sale Notice may be treated as substituted mode of service.

Date : 10.09.2024

Place : Purnea

Authorized Officer  
State Bank of India, SARB, Patna



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Central Bank of India

REGIONAL OFFICE,  
KATIHAR

E-Auction Sale Notice  
Date of Auction : 18.10.24

**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 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 **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 is" "As is what is" and "Whatever there is" on **18.10.2024** between **11:00 AM to 04:00 PM** 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.

Sr. No	Branch/Borrower(s), Co-Borrower(s), Guarantor (s) Name	Description of Property	Encumbrance known to the Secured Creditor	Demand Notice Date	Reserve Price
				Possession Date	EMD
				Outstanding Amount As Per Demand Notice	Bid Increase Amount
1	SAHARSA BRANCH Mr. Tarun Kumar S/o. Chandeshwari Pd. Yadav (Borrower) & Mrs. Rinki Kumar W/o. Mr. Tarun Kumar (Guarantor)	EM of landed Property in the name of Mr. Tarun Kumar S/o. Chandeshwari Pd. Yadav situated at Mouza: Saharsa, Thana No. 187, Tauzi NO.3541, Anchal: Kahra, Khata No. 317 (O), 184(N), Plot No. 988(O), 1219(N), Area: 35.82 Decimal (08 Kathha) Bounded by : North: Plot No. Haja 988 (O) 1219(N), South: Plot No. Haja 988(O), 1219(N), East: Plot of Nij Khariddar Tarun Kumar, West: N H 107 & Pakki Sadak, PROPERTY ID:CBIN006101	NIL Except us	13(2) issued on 11.01.2022 13(4) issued on 23.09.2022 Rs. 96,24,589.05 Plus Interest and other charges	Rs. 1,18,27,445.00 Rs. 11,83,000.00 Rs. 1,18,300.00

**TERMS & CONDITIONS:**

- Date of Time of E-Auction: **18.10.2024** from 11.00 AM to 4.00 PM with auto extension of 10 minutes.
- Last date & Time of Submission of EMD and Documents is on or before **17.10.2024** till 4.00 PM
- For participating in the E-auction sale, the intending bidders should register their details with the service provider <https://ebkcray.in/eauction-psb/> well in advance and shall get user ID & PASSWORD. Intending bidders advised to change only the password. For details of terms and conditions of the sale please refer to the link provided in [www.ebkcray.in/eauction-psb/](http://www.ebkcray.in/eauction-psb/) and Secured Creditor's website i.e [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in). The interested bidders, who requires assistance in creating Login ID & Password, verifying E-KYC, submitting bid, training on e-bidding process etc, may contact to [www.ebkcray.in/eauction-psb/](http://www.ebkcray.in/eauction-psb/) through email id : [psba@psballiance.com](mailto:psba@psballiance.com) & support.ebkcray@psballiance.com or their Helpdesk Number: 91-8291220220.
- Bidder will register on website [www.ebkcray.in/eauction-psb/](http://www.ebkcray.in/eauction-psb/) and verify KYC by the service provider subsequently EMD to be deposited in wallet.
- For any property related query & inspection, bidders may contact **Mr. Nirbhay Kumar Jha**, Branch Head (Saharsa Branch) Mob # **9167362751** or Authorized Officer: **Mr. Ravi Kant Singh**, Chief Manager, Regional Office, Katihar Mob # **9264291809** or **Mr. Dhananjay Kumar**, Sr. Manager (Recovery) Mob # **9264291821** during working days between 3.00 pm to 5.00 pm with proper appointment and consultation with the Branch Head/Authorized Officer.
- All charges for stamp duty and registration charges, any statutory dues/rates/ taxes/ registration fee/ miscellaneous expenses/ government dues/ dues of any authority etc. as applicable shall be borne by the successful bidder/ purchaser only.
- This is also a notice to the borrower/ guarantors of the above said loan about holding of auction sale on the above-mentioned date, time, and venue, if their outstanding dues are not paid in full
- Authorized Officer reserves the right to postpone/ cancel or vary the terms and conditions of e-auction without assigning any reason thereof.

**STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6)/RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR PROPERTIES.**

**NOTE:** The Borrower/Guarantor 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: 13.09.2024

Place: KATIHAR

Authorized Officer.  
Central Bank of India.