

CENTRAL BANK OF INDIA

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021

Branch Office: Assets Recovery Branch, 346, Standard Building, 3rd Floor

Dr Dadabhai Naoroji Road, Fort, Mumbai - 400 001

SALE NOTICE FOR SALE OF MOVEABLE/ 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 properties mortgaged/ charged to the Secured Creditor, physical possession, symbolic possession (specifically marked against the property) of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS " and "AS IS WHAT IS " and " WHATEVER THERE IS" as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

| Sr. No | Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch | Demand Notice Date & Due Amount (Rs. In lac) | Details of the property | Reserve price/ EMD/ Bid increase (in lac) |
|--------|--|---|--|---|
| 1 | Manisha Enterprises Arvind Sharma Mrs. Sarla Verma B/o Andheri Raj Kumar Chauhan Mob:8959541005 | 03/12/2018 Rs.454.72 Lacs + Interest + Other Charges thereon from date of notice | Commercial Shop No. 203, Second floor, Madhuli Complex, Near Kadiwala School, Ring Road, Surat-495001, Gujarat. Super Built up area - 1900 sq. Ft (Under Physical Possession) | 59.85/ 5.98/ 0.50 |
| 2 | Sandeep Manohar Sakpal B/o Virar East Deepak Kumar Mob:9967065691 | 03/08/2018 Rs.9.35 Lacs + Interest + Other Charges thereon from date of notice | Flat no. 103,first floor,wing B, Yashwant apartment, Kopari, virar east, Palghar Carpet area - 208.33 Sq. Ft (Under Physical Possession) | 10.13/ 1.02/ 0.50 |
| 3 | Mr. Chandrakant Shaligram Sapkale & Mrs. Haripriya Chandrakant Sapkale B/o Borivali Rekha R Nayar Mob:- 7045852045 | 10/10/2019 Rs.71.23 Lacs + Interest + Other Charges thereon from date of notice | Flat no. - B-204, 2 nd Floor, Mary CHS Ltd, Kai Bhavanimata Road, Ramesh Nagar, Amboli, Andher West - 400058 Area 379.25 sq ft carpet area (Under Physical Possession) | 90.11/ 9.01/ 1.00 |
| 4 | M/s. Eashkrupa Shipping & Logistics (I) Pvt. Ltd. Mrs. Lata Navnath Gole & Mr. Navnath Narayan Gole B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 001, 1 st Ground Floor, Saburi Residency, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 547 SQFT Carpet Area- 455.83 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 14.28/ 1.43/ 0.10 |
| 5 | M/s. Eashkrupa Shipping & Logistics (I) Pvt. Ltd. Mrs. Lata Navnath Gole & Mr. Navnath Narayan Gole B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 002, Ground Floor , Saburi Residency, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 547 SQFT Carpet Area- 455.83 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 14.28/ 1.43/ 0.10 |
| 6 | M/s. Eashkrupa Shipping & Logistics (I) Pvt. Ltd. Mrs. Lata Navnath Gole & Mr. Navnath Narayan Gole B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 301, 3rd Floor, Saburi Residency, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 547 SQFT Carpet Area- 455.83 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 14.28/ 1.43/ 0.10 |
| 7 | M/s. Eashkrupa Shipping & Logistics (I) Pvt. Ltd. Mrs. Lata Navnath Gole & Mr. Navnath Narayan Gole B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 302, 3rd Floor, Saburi Residency, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village | 14.28/ 1.43/ |

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|----|--|---|---|---------------------------|
| | | + Interest + Other Charges | Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 547 SQFT Carpet Area- 455.83 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 0.10 |
| 8 | M/s. Eashkrupa Shipping & Logistics (I) Pvt. Ltd. | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 101, 1st Floor, Saburi Park II, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 589 SQFT Carpet Area- 491 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 15.37/ 1.54/ 0.10 |
| 9 | Mrs. Lata Navnath Gole & Mr. Navnath Narayan Gole B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 102, 1st Floor, Saburi Park II, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 620 SQFT Carpet Area- 516.66 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 16.13/ 1.61/ 0.10 |
| 10 | M/s. Eashkrupa Shipping & Logistics (I) Pvt. Ltd. Mrs. Lata Navnath Gole & Mr. Navnath Narayan Gole B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 103, 1st Floor, Saburi Park II, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 480 SQFT Carpet Area- 400 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 12.53/ 1.26/ 0.10 |
| 11 | B/o Goregaon Mr. Ramesh Dhulsada Mob:9920040571 | 05/02/2019 Rs. 187.05 Lacs + Interest + Other Charges | Flat No. 104, 1st Floor, Saburi Park II, Uday Vihar, Lowjee, Post Shilphata, Khopoli, Village Chinchavali, Shekin, Taluka Khalapur, Dist. Raigad- 410203. Builtup Area - 566 SQFT Carpet Area- 471.66 SQFT Stilt+ 4 Upper Floors (Under Physical Possession) | 14.77/ 1.48/ 0.10 |
| 12 | Mr. Arvind Vijayraj Gandhi. (M/S.S. ARVINDKUMAR) B/O Bhiwandi Madhuri Kamble, Mob: 9867798457 | 16/04/2020 Rs. 143.34 lakh + Interest +Other Charges if any | Flat No. 302, 3 rd Floor, Wing-B Shree Neminath Darshan Co-Op Hsg. Soc. Ltd, Gokul Nagar, Bhagwan Mahavir Marg, Khadak Road, Bhiwandi, Maharashtra-421302. Built up Area: 1039 Sq. Ft. (Under Physical Possession) | 47.62/ 4.76/ 0.50 |
| 13 | Mr. Mahesh Dnyaneshwar Dhanke B/o Murbad Akash Kotmire, Mob: 7578822925 / 9167884685 | 19/07/2018 Rs. 17.87 lakh + Interest +Other Charges if any | Flat No. 302,3 rd Floor,B Wing, "B K Nagari" Building, Survey No 29/2, Village-Devgaon, Near Navdurga Hotel, Kalyan Murbad Road, Taluka-Murbad, District- Thane-421401. Built up Area: 750 Sq. Ft. (Under Physical Possession) | 10.26/ 1.03/ 0.20 |
| 14 | Mrs. Sunita Nanda & Mr. Diwan Rahul Nanda (M/S Guardwell Detective Services Pvt. Ltd.) B/o Modellagram S Mudaliyar Ganpathi, Mob: 9167940789 / 9324329894 | 09/04/2021 Rs. 528.79 lakh + Interest +Other Charges if any | Flat No. B/401, 4 th Floor, Samunder Darshan CHSL, 159, N. Datta Marg, Four Bungalows, Mumbai - 400053. Built up Area: 1399 Sq. Ft. (Under Physical Possession) | 311.24/ 31.12/ 2.00 |
| 15 | M/s.ANKIT TRADERS Mr.Satayanarain V Mali (borrower) Mrs.Pooja S Mali (borrower) Prashant R Nikharge (Guarantor/Mortgagor) BORIBUNDER-Mr.Vivekjit Sinha-9920758540 | 14/01/2015 Rs.453.78 Lakh +Interest thereon+Other Charges till date | Shop No. 1&1A, Gr Floor, Satyavijay Apts, Servey No. 187, Hissa No. 9/2-14 of Village More, Virar Road, Opp-Nutan Vidyalay, Nalasopara East, Dist Thane-401209 Built up Area of 1646 sq. ft. (Under Physical Possession) | 75.00/ 7.50/ 0.50 |
| 16 | M/s President International PROP:- Mr. Kaka Kanwaljeet Singh | M/s President International | Commercial Unit No. 204 & 206 on 2nd floor , "Reliance Industrial Estate" on land bearing Plot | 51.57/ 5.16/ |

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| | <p>Guarantor:-</p> <ol style="list-style-type: none"> 1. M/s Akshra Visa's Consultancy Pvt. Ltd 2. Mohd. Mastan Sayed 3. Geeta Ganesh Sangale 4. Ganesh Jayaram Sangale <p>& M/s Just Joy Travels And Tours Pvt. Ltd. Director & Guarantor:-</p> <ol style="list-style-type: none"> 1. Mrs. Judith Fernandes 2. Mr. Narinder Pal Singh <p>Guarantor:-</p> <ol style="list-style-type: none"> 1. M/s Akshra Visa's Consultancy Pvt. Ltd 2. Mohd. Mastan Sayed 3. Geeta Ganesh Sangale 4. Ganesh Jayaram Sangale <p>B/O Crawford Market Divya Ranjan Mob: 9167980363</p> | <p>18.05.2018 Rs.112.95Lakhs +Int+Other Charges if any</p> <p>M/s Just Joy Travels And Tours Pvt. Ltd. 30.11.2018 Rs.171.40Lakhs + Int+ Other Charges if any.</p> | <p>no 2, CTS No. 12778, Near Vithalwadi Railway Station, Ulhasnagar-3, district-Thane. Total Carpet Area: 851 sq. ft.</p> <p>(Under Physical Possession)</p> | 0.50 |
| 17 | <p>M/S. Kajal Trading Co B/o Kalyan West Akhilesh Khare, Mob: 9167940779</p> | <p>14/06/2021 Rs. 52.09 lacs + Interest +Other Charges if any</p> | <p>Shop No.03, Ground Floor, Gaondevi Shopping Centre, Plot No. X25/1 & X25/11 MIDC Residential Area, Sudama Nagar, Dombivli (East). Taluka: Kalyan, District: Thane-421201. Built Area: 225 Sq. Ft. (Under Physical Possession)</p> | 19.13/ 1.92/ 0.20 |
| 18 | <p>M/s Shreyas Enterprises Mrs Shubhangi Amit Shinde-Borrower & Guarantor Mr.Guru Swarup Srivastava-Guarantor B/o ARB Mumbai Nilesh Manwatkar, Mob:9689975791, 022-40345812</p> | <p>16-11-2013 Rs.6,09,75,775/- + Interest +Other Charges if any</p> | <p>NA Plot -Land bearing survey no. 2/ Hissa no. 3A, Near Hindustan Petrol Pump, Pali Village, Bhilpada, Pali Khopoli Highway, SH 52, Taluka, Sudhagadh, Dist. Raigad (area 2529 sq. mters.) (Under Physical Possession) Property ID: CBIN374202202301</p> | 52.65/ 5.26/ 0.50 |
| 19 | <p>M/S. Saijyot Textiles Sunder Tikamdas Wadhvani B/o Thane Latha Ganesh, Mob:75062 66288</p> | <p>09-06-2016 Rs.802.72 lac + Interest +Other Charges if any</p> | <p>1. Industrial Premises Gala no. 201, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003. Area :670 sq.ft built up</p> | 25.33/ 2.53/ 0.25 |
| 20 | | | <p>2. Industrial Premises Gala no. 202, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003. Area :635 sq.ft built up</p> | 24.01/ 2.40/ 0.25 |
| 21 | | | <p>3. Industrial Premises Gala no. 203, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003. Area :635 sq.ft built up</p> | 24.01/ 2.40/ 0.25 |
| 22 | | | <p>4. Industrial Premises Gala no. 204, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003. Area :610 sq.ft built up</p> | 23.06/ 2.31/ 0.25 |
| 23 | <p>M/s Neil Extrulamipack Pvt Ltd 1. Mr Nilesh Hemani 2. Mrs Dimple Hemani ARB Mumbai Mr. Nilesh Manwatkar, Mob No.9689975791 022-40345812</p> | <p>04-08-2016 Rs.63,86,68,085.72 +Interest+ Other Charges if any and Gram Panchayat Property Tax.Rs.2729336/-</p> | <p>Land of factory, Building, at Gut no. 304, S.No. 61, New Satpati Road, Near Shiv Sena Shakha Bhavan Village Dhansar Taluka and Dist Palghar-401 404. (The property is jointly mortgaged with Central Bank of India, Canara Bank and Bank of India) Total area admeasuring 26747 sq.mtrs) Total area of construction is 4420 sq.mtrs i.e 47563 sq.ft. (Under Physical Possession) Property ID: CBIN374201202108</p> | 1850.00/ 18.50/ 10.00/ |
| 24 | <p>Mr. Ravikumar Daujidayal Gupta B/o Murbad Akash Kotmire, Mob: 7578822925 / 9167884685</p> | <p>01/12/2022 Rs. 3.25 lacs + Interest +Other Charges if any</p> | <p>Ford Figo 1.5 TDCI Diesel, BS IV, MH-05-DH-3246. (Under Physical Possession)</p> | 1.70/ 0.17/ 0.15 |
| 25 | <p>M/S Concept Wires Pvt Ltd B/O Bhiwandi Madhuri Kamble, Mob: 9867798457</p> | <p>01/12/2011 Rs. 76.21 lacs + Interest +Other Charges if any</p> | <p>Industrial open Plot, Survey No. 479, Hissa No. A, B &C, Village: Ambiste Budruk, Palsaiphata-Khaniwali Road, Post- Khanivali, Taluka: Wada, Palghar,</p> | 119.88/ 11.99/ 1.50 |

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| | | | Thane-421103.. Area: 7400 Sq. Mtrs. (Under Physical Possession) | |
| 26 | Dr. Bharat Kumar Jaiswar B/o Ambernath Manjeet Kumar, Mob: 9714025279 / 9167940766 | 07/04/2021 Rs. 36.85 lacs + Interest +Other Charges if any | Shop no. 02,Gr. Floor, 1 st Mezanini Floor, 2 nd Floor, Shree Balaji Plaza Shopping Complex, R.No.1,BK.NO.1892,E.NO.78, Sheet NO.69,Section NO.2C,Ulhasnagar-5,Thane-421005. Built up Area: 1245 Sq. Ft. (Under Physical Possession) | 55.81/ 5.58/ 0.50 |
| 27 | Mr Sunil Uddhav bhadve (Borrower) Mr Uddhav Kashinath badve B/O BOribander Mr Saurav Kumar Mob No 7588706569 | 25.05.2022 Rs 25,28,348 | <u>Flat no 303 3rd floor building Tharwani Ariyana Survey no 133 Hiss no 1A vill - Chikhloli,Ambernath West.Pin 421503</u> <u>Built up Area -473 sq ft</u> <u>Carpet Area-394 sq ft</u> | 29.80/ 2.98/ 0.50 |
| 28 | M/s RONISH GEMS Name of Partners /Guarantors 1. Ronish U Shah 2. Dharmesh Shah 3. Jarin Narottamdas Shah B/O OPERA HOUSE Divakar Mitra Mob No 9821077255 | 04/05/2021 Rs 21542176 | <i>Industrial Unit no 2 admeasuring about 1434 sq ft builtup area on Ground floor,Vardhman Hitex Industrial Estate Behind petrol pump,S.V Road,Dahisar East,Mumbai 400068 bearing Survey no 120,Hissa no 6 and 10,Survey no 121,Hissa no 1(part),Survey no 135,Hissa no 2 and Survey no 136,Hissa no 1 and 8 totally admeasuring 23698 sq yards equivalent to 19813.85 sq.mtrs or thereabout situate lying and being at village Dahisar,Taluka -Bandra,Dist Mumbai</i> | 206.50/ 20.7/ 0.50 |
| 29 | Mrs.Jyoti Girish Prabhakar Anusuya Girish Prabhakar B/O Babulnath Prince Massey Mob No 7387143474 | 04/01/2019 Rs 1278236 | MS Mateshwari Hills Park, Flat No. -204, 2nd floor, A Wing, Plot No. 1 to 16 , Survey No. 17, Village Gundage, Distt- Raigad 395 sq. ft Carpet area. | 10.94/ 1.10/ 0.50 |
| 30 | Mr. Vijaykumar Jassumal Bijlani B/O-Ulhasnagar (Main) Sainath V Hamand, Mob: 9167940802 | 09/05/2022 Rs. 40.26 lacs + Interest +Other Charges if any | Flat No. 302, 3 rd Floor, Sai Aashika Palace Building, Room No. 1236 Block No. C-618, near Ganesh Hospital, Taulka-Ulhasnagar, Thane-421005. Built up Area: 1080 Sq. Ft. (Under Physical Possession) | 54.95/ 5.50/ 0.50 |
| 31 | Mr. Jitendra Niranjandas Purswani B/O-Ulhasnagar (Main) Sainath V Hamand, Mob: 9167940802 | 03/03/2020 Rs. 24.79 lacs + Interest +Other Charges if any | Residential Flat-303, 3 rd Floor, Krishna Park Building No.C, Survey No-112 (Old Survey No. 42/5a) Village-Dhamote, Taluka-Karjat, Dist-Raigad. Built up Area: 675 Sq. Ft. (Under Physical Possession) | 22.97/ 2.30/ 0.25 |
| 32 | Mrs. Sudha Satish Mishra B/O-Ulhasnagar (Main) Sainath V Hamand, Mob: 9167940802 | 09/08/2019 Rs. 20.00 lacs + Interest +Other Charges if any | Residential Flat-304, 3 rd Floor, Krishna Park Building No. C, Survey No-112(Old Survey No. 42/5a) Village-Dhamote, Taluka-Karjat, Dist-Raigad. Built up Area: 670 Sq. Ft. (Under Physical Possession) | 22.80/ 2.28/ 0.25 |

| E-Auction | Date of Inspection & time | Last date & time for deposit of Bid amount | E-Auction Date & time |
|-----------------|---|--|---|
| Sr. No.1 to 26 | 20 th Oct,2023 12.00PM to 4.00PM | 25 th Oct,2023 5.00 PM | 26 th Oct, 2023, 10.00AM to 6.00PM |
| Sr. No.27 to 32 | 22 th Nov,2023 12.00PM to 4.00PM | 27 th Nov,2023 5.00 PM | 28 th Not, 2023, 10.00AM to 6.00PM |

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com E-auction agency contact details are:

MSTC Central Helpdesk No.033-23400020 up-to 22 Email:helpdesk@mstcindia.co.in

For Registration related queries: Email:ibapiop@mstcecommerce.com

Senior Manager 033-23400027 & Assistant Manager 033-23400029

For EMD payment/refund related queries: Email:ibapifin@mstcecommerce.com

DM (F&A) / SM (F&A) -telephone: 033-23400028

Please contact the officials as mentioned above during office hours on the working days

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

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, www.ibapi.com using his mobile number and email-id

Step 2: KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 3 working days).

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

Step3: EMD amount: Interested bidder may deposit Pre-Bid EMD with MSTC before the close of e-Auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in MSTC's Bank account and updation of such information in the e-auction website. 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 www.mstcindia.co.in, www.ibapi.com, www.mstcecommerce.com 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 www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com 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: 10th Oct, 2023

Place: Mumbai

Authorised Officer, Central Bank of India, ARB

E-MAIL ID: arwmmzo@centralbank.co.in