

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/ies mortgaged / charged to the secured creditor, the **Physical Possession** of which have 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 is there is" Basis on 29.11.2024 through online portal : <https://ebkray.in> (PSB Alliance Pvt. Ltd.), for recovery of amount due to secured creditor bank. The Reserve Price and earnest money deposit (EMD) is displayed against the details are mentioned in below table. For detailed terms and conditions of the sale, please refer to the link provided in secured creditor's web site : www.centralbankofindia.co.in.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Sr. No.	Name of the Borrower/ Guarantor & Branch	Amount of Demand Notice & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price Rs./EMD Rs./ Bid increase Amount	Name of the Authorised Office & Contact Number
1.	Mr. Hansraj Govindbhai Sharma (Borrower) & Mr. Govindbhai Shrirajaram Sharma (Co-borrower) (Althan Branch)	Rs. 16,97,864/- as on 12.04.2021 + further interest & other charges	All that piece and parcel of immovable property bearing Plot No.E-127, (As per Passing Plan Plot No.D - 127), Ground + 1st floor, Amrut Sarovar Residency, Village-Kathor, Tal-Kamrej, Surat	10.05.2022 Physical Possession	Rs. 6,87,000/- Rs. 68,700/- Rs. 10,000/-	Soni Kumari Chief Manager, Althan Branch (M) : +91-7574884975
2.	Mr. Himmatbhai Dulabhai Gomia (Althan Branch)	Rs. 11,37,199/- as on 12.04.2021 + further interest & other charges	All that piece and parcel of immovable property bearing Plot No.187,(Old Plot No.154) Sr.No.360,Block No.347 Shiv Nagar,Village: Kamrei, Tal: Kamrej,Dist-Surat	30.07.2023 Physical Possession	Rs. 7,97,000/- Rs. 79,700/- Rs. 10,000/-	Soni Kumari Chief Manager, Althan Branch (M) : +91-7574884975
3.	Mr. Janakbhai Chunibhai Sudani (Borrower), Mrs. Artiben Janakbhai Sudani (Co-borrower) (Althan Branch)	Rs. 10,47,043.19 as on 27.12.2021 + further interest & other charges	All that piece and parcel of immovable property bearing Plot No.166, Shiv Nagar,R.S. No.360,Block No.347,Village:Kamrej, Tal.: Kamrej,Dist-Surat	23.08.2022 Physical Possession	Rs. 8,40,000/- Rs. 84,000/- Rs. 10,000/-	Soni Kumari Chief Manager, Althan Branch (M) : +91-7574884975
4.	M/s. M. V. Textile Prop. Divyangkumar Vishnubhai Patel Adajan Branch	Rs. 12,32,135/- as on 30.03.2024 + further interest & other charges	All that piece and parcel of immovable property bearing Flat no. 303 admeasuring 37.69 sq. mtr. on 3rd floor of Windsor C.D. 11 i.e. Shivam Tower C Wing of Pramukh Park Estate (The said flat is identified as Tenement no. 28A-07-1171-0-001 in SMC record) together with undivided proportionate land admeasuring about 24.41 sq.mtr. underneath the said building constructed on the land bearing Revenue Survey No. 25/1, 25/2, 26, 27, 28, 29/1, 29/2, 30/1, 31, 32/1, 32/2, 33, 34 paiki, 35, 36/1 paiki, 36/2, 37/1, 37/2/A paiki, 37/2/B, 37/3, 38/1, 38/2 paki, 39/1, 39/2, 40/1, 40/2, 41, 42, 43, 44, 45, 46/1, 46/2, 48, 49, 50/4, 55/1 and 55/2 of Village: Bhedwad, Tal.: Udhana , Dist.: Surat with all common rights attached herewith the said property • Bounded by: • East : Open Space, • West : Flat No. 304, • North : Entry Passage, Staircase, • South : Open Space.	29.09.2024 Physical Possession	Rs. 10,20,000/- Rs. 1,02,000/- Rs. 10,000/-	Shri Brajesh Tiwari Chief Manager, Adajan Branch, Surat (M) : +91-7576883759
5.	Ravi Mangal Aadiwasi (Borrower), Kavita Ravi Aadiwasi (Co-borrower) Ankleshwar Branch	Rs. 14,76,737/- as on 02.05.2024 + further interest & other charges	All the piece and parcels of Plot No. 180, situated in Sai Darshan Residency erected over land bearing R.S. 204/205-B adm. of 44.59 sq. mtr. situated in Sim of Village: Kapodara Tal.: Ankleshwar Dist.: Bharuch together with the buildings standing thereon. • Bounded by: • East : Plot No. 179, • West : Plot No. 181, • North : Plot No.191, • South : Society Internal Road.	03.07.2024 Physical Possession	Rs. 10,10,000/- Rs. 1,01,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
6.	Hasan MohamadNamul Mehadi (Borrower), Ruksana Hashan (Co-borrower) Ankleshwar Branch	Rs. 6,94,564/- as on 08.02.2024 + further interest & other charges	All the piece and parcel of Flat no. 109, situated on 1st floor of Padmavati Complex Super built up area 48.87 sq. mtr. (542 sq. ft.) and Lagu parking area 8.18 sq. mtr. on Land Block Survey No. 818, Khata No. 48 in Mouje Gam Kosamadi, Tal.: Ankleshwar, Dist.: Bharuch • Bounded by: • East : Road, • West : Flat No. 108, • North : adj. Passage, • South : Road.	03.07.2024 Physical Possession	Rs. 8,75,000/- Rs. 87,500/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
7.	M/s Shirja Sarees Prop.: Khemkaran Badriprasad Sharma Dindoli Branch	Rs. 76,96,851/- as on 30.03.2024 + further interest & other charges	All that piece and parcel of immovable property bearing Flat no. C-201 adm. 1710 sq. ft. i.e. 158.92 sq. mtr. on the 2nd Floor of C Building together with undivided proportionate share in land under the said building situated in residential complex known and named as "Royal Residency" developed and standing on land bearing Revenue Survey No. 43/2, Block no. 87 adm. 6273.00 sq. mtr., T.P. Scheme No. 53 (Magob – Dumbhal), Final Plot no. 29 adm. 2508.00 sq. mtr. of Village Magob, Tal.: Udhna, Dist.: Surat standing in the name of KhemkaranBadriprasad Sharma	11.09.2024 Physical Possession	Rs. 76,05,000/- Rs. 7,60,500/- Rs. 10,000/-	M. N. Roy Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
8.	M/s Sanvee Fashion Prop.: Kailashi Khemkaran Sharma	Rs. 76,80,284/- as on 30.03.2024 + further interest & other charges	All that piece and parcel of immovable property bearing Flat no. C-201 adm. 1710 sq. ft. i.e. 158.92 sq. mtr. on the 2nd Floor of C Building together with undivided proportionate share in land under the said building situated in residential complex known and named as "Royal Residency" developed and standing on land bearing Revenue Survey No. 43/2, Block no. 87 adm. 6273.00 sq. mtr., T.P. Scheme No. 53 (Magob – Dumbhal), Final Plot no. 29 adm. 2508.00 sq. mtr. of Village Magob, Tal.: Udhna, Dist.: Surat standing in the name of KhemkaranBadriprasad Sharma	11.09.2024 Physical Possession	Rs. 76,05,000/- Rs. 7,60,500/- Rs. 10,000/-	M. N. Roy Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
9.	M/s Rudra Tradex Prop. Ramilaben Rameshbhai Karkar (Dindoli Branch)	Rs. 1,01,44,920.21 as on 20.05.2024 + further interest & other charges	All that piece and parcels of the immovable property bearing of Flat no. E-904 on the 9th Floor of Building no. E project known as "MADHAV RESIDENCY" situated at Adajan, land bearing R.S. No. 639 paiki admeasuring 128.72 sq. mtr. of village: Adajan, Tal.: Adajan (Surat City), Dist.: Surat Flat built up area admeasuring 128.72 sq. mtr. • Bounded by: • East : Flat No. 903, • West : Society Road, • North : Entry & Passage, • South : Society's Road.	25.07.2024 Physical Possession	Rs. 58,58,000/- Rs. 5,85,800/- Rs. 10,000/-	M. N. Roy Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
10.	M/s Avanti Food Product Prop. Usha Prakashbhai Shettigar (Dindoli Branch)	Rs. 98,36,400.75 as on 20.05.2024 + further interest & other charges	1) All that piece and parcels of the Office no.309, 3rd floor of the building known and named As "WESTERN BUSINESS HUB" situated at Pal, Land bearing revenue Survey No. 339, Block no.- 316, paikie T.P. No. 14 (PAL) final Plot no. 39, admeasuring about 34.19 sq.mtr. Village: Pal, Adajan (Surat City), Dist.: Surat • Bounded by: • East : Block No. 318, • West : 60 Ft Road, • North : Flat No. 37, • South : 80 Ft Road. 2) All that piece and parcels of Property Flat no. 104 on 1st floor of the Building no. H project known and named as "MILESTONE" situated at Jahangirabad, Land bearing R.S. No.- 115/3 & 115/4, Block no. 29/1 paikie admeasuring 11399.00 sq. mtrs of village: Jahangirabad, Taluka: Adajan (Surat City), Dist.: Surat, Flat built up area admeasuring 80.36 sq. mtr. + along with undivided proportionate share admeasuring 42.58 sq. mtr. in underneath and thereon. • Bounded by: • East : Building I, • West : Open Space, • North : Pyramid Township, • South : Building G	25.07.2024 Physical Possession	Rs. 14,53,000/- Rs. 1,45,300/- Rs. 10,000/-	M. N. Roy Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
11.	Mr. Ankit Nareshbhai Patel Dasturwad Branch	Rs. 15,37,252/- as on 25.06.2021 + further interest & other charges	All that piece and parcel of immovable property bearing at Flat No 3, First Floor Admeasuring 1240 Sq. Ft. I. E. 115.24 Sq. Mtr. Super Built Up Area 80.66 Sq. Mtr. Built-up Area Alongwith Undivided Share In The Land Admeasuring 12.60 Sq. Mtr. Bearing Karchelia Village Panchayat House No. 1549 On First Floor Of Building Named "Khushabu Complex" Constructed On Village Karchelia Block No. 677/66 Non-agricultural Land Admeasuring 520.80 Sq. Mtr. Situated At Karchelia Tal. Mahuva Dist Surat In The Name Of Mr. Ankit Nareshbhai Patel. • Bounded by: • East : Flat No. 4, • West : Road, • North : Road, • South : Flat No. 2	24.05.2022 Physical Possession	Rs. 14,92,000/- Rs. 1,49,200/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
12.	Mr. Ankit Nareshbhai Patel Dasturwad Branch	Rs. 23,28,475/- as on 25.06.2021 + further interest & other charges	All the piece or parcel of the land bearing at Flat No 5, Third Floor Admeasuring 1730 Sq. Ft. I. E. 160.78 Sq. Mtr. Super Built Up Area 112.55 Sq. Mtr. Built-up Area Alongwith Undivided Share In The Land Admeasuring 12.60 Sq. Mtr. Bearing Karchelia Village Panchayat House No. 1561 On Third Floor Of Building Named "Khushabu Complex" Constructed On Village Karchelia Block No. 677/66 Non-agricultural Land Admeasuring 520.80 Sq. Mtr. Situated At Karchelia Tal. Mahuva Dist Surat In The Name Of Mr. Ankit Nareshbhai Patel. • Bounded by: • East : Open Land, • West : Flat No. 4, • North : Road, • South : Open Land.	24.05.2022 Physical Possession	Rs. 20,82,000/- Rs. 2,08,200/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
13.	Mrs. Bhumiben Ankit Patel Dasturwad Branch	Rs. 18,38,840.50 as on 05.04.2022 + further interest & other charges	All the piece or parcel of Property at Flat No 3, Second Floor Admeasuring 1240 Sq. Ft. I.E. 115.24 Sq. Mtr. Super Built Up Area 80366 Sq. Mtr. Built-up Area Alongwith Undivided Share In The Land Admeasuring 12.60 Sq. Mtr. Bearing Karchelia Village Panchayat House No. 1554 On Second Floor Of Building Named "Khushabu Complex" Constructed On Village Karchelia Block No. 677/66 Non-agricultural Land Admeasuring 520.80 Sq. Mtr. Situated At Karchelia Tal. Mahuva Dist Surat In The Name Of Mrs.bhumiben Ankit Patel. • Bounded by: • East : Flat No. 4, • West : Road, • North : Road, • South : Flat No. 2	24.05.2022 Physical Possession	Rs. 14,92,000/- Rs. 1,49,200/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
14.	Mr. Hardikbhai Bhalubhai Khuman (Borrower) & Mrs. Geetaben Hardikbhai Khuman (Co-borrower) Ghod Dod Road Branch	Rs. 13,94,597/- as on 28.11.2022 + further interest & other charges	All that piece and parcels of being the Plot no. 69, Swami Residency, Ghaludi-Shekhpur Road, Shekhpur, Surat.	06.06.2023 Physical Possession	Rs. 11,55,000/- Rs. 1,15,500/- Rs. 10,000/-	Mr. Rajeev Nayan Chief Manager, Ghod Dod Road Branch (M) : +91-7567883871
15.	Mr. Somaprasad Kanubhai Vyas (Borrower) , Mrs. Jagritiben Somaprasad Vyas (Co-borrower) (Ghod Dod Road Branch)	Rs. 10,98,292/- as on 05.05.2022 + further interest & other charges	All that piece and parcels of being the property at Plot no. 948, Shubhmandini Residency Vibhag-2, Revenue Block no. 250/A, 250/B, 251, 252, 253, 255/A, 255/B (After inclusive new block no. 250/A) - (After Re-Survey Block no. 276), Moje: Derod, Sub Dist.: Kamrej, Dist.: Surat. • Bounded by: • East : Plot No. 930, • West : Society Road, • North : Plot NO. 947 • South : Plot No. 947	15.09.2022 Physical Possession	Rs. 10,62,000/- Rs. 1,06,200/- Rs. 10,000/-	Mr. Rajeev Nayan Chief Manager, Ghod Dod Road Branch (M) : +91-7567883871
16.	Mr. Haribhai Vashrambhai Mandani (Borrower) Mrs. Hansaben Haribhai Mandani (Co-borrower) (Ghod Dod Road Branch)	Rs. 11,22,120/- as on 30.06.2021 + further interest & other charges	All that piece and parcel of immovable property bearing Flat no. 203, 2nd Floor, Building No. B-6, HRP Residency, R.S. No. 116 and 118, Block no. 112, Village: Kathodara, Tal.: Kamrej, Dist.: Surat • Bounded by: • East : Flat No. 204, • West : Building No. B-5, • North : Entry & Passage, • South : Internal Road.	08.09.2021 Physical Possession	Rs. 9,23,000/- Rs. 92,300/- Rs. 10,000/-	Mr. Rajeev Nayan Chief Manager, Ghod Dod Road Branch (M) : +91-7567883871
17.	Mr. Ramesh Nanaji Chaudhari Gurukul Supa Branch	Rs. 9,20,899/- as on 21.08.2023 + further interest & other charges	All that piece and parcel of the property VijalporeKhata No.7910, RS No. 174/1/1-174/3-178/1-179-180-181-182/2 & 182-3, paiki Non-agricultural Plot No.213/B, 214/B, 215/B, paiki Plot No.1 admeasuring 450 Sq.feet i.e. 41.82 Sq. meters alongwith construction thereupon bearing Vijalpore Municipal Ward No.4, House No.1574/0 situated at Maruti Nagar, Vijalpore, Tal. Jalalpore, Dist. Navsari. • Bounded by: • East : Road, • West : Lane, • North : Plot No. 2, • South : Same Survey No. Land	24.11.2023 Physical Possession	Rs. 9,30,000/- Rs. 93,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
18.	Mr. Vijaybhai Amrashibhai Khorasiya & Mrs. Parulben Vijaybhai Khorasiya Lal Darwaja Branch	Rs. 20,81,254.85 as on 20.04.2024 + further interest & other charges	All that piece and parcels of th Immovable Property bearing Plot No.178 ,adm.40.18 sq.mtrs (As per spot adm.12 sq.feet * 36 sq.feet) (As per Village Form No.7/12 Revised Block/Survey No.5663,adm.40.18 sq.mtrs) with proportionate undivided inchoate share of Road and C.O.P land in "Tulsi Homes" with all appurtenances pertaining thereto standing on land bearing R.S.No.283, Block No.249, lyig being & situated at,Vill-Shekhpur, Tal.Kamrej, Dist.Surat • Bounded by: • East : Society's Road, • West : Plot NO. 191, • North : Plot NO. 179 • South : Plot No. 177	20.06.2024 Physical Possession	Rs. 11,18,000/- Rs. 1,11,800/- Rs. 10,000/-	Shri Mohit Singhi Chief Manager, Lal Darwaja Branch, Surat (M) : +91-7506061451
19.	Mrs. Chhayaben Yogesh Suryawanshi & Mr. Yogesh Vinod Suryawanshi Orna Branch	Rs. 12,39,344/- as on 17.05.2021 + further interest & other charges	All that piece and parcel of the immovable property in the name of Mrs. Chhayaben Yogesh Suryawanshi and Mrs. Yogesh Vinod Suryawanshi being plot no. 183 paiki adm. about 46.82 sq. mtr. (As per KJP adm. 86.09 sq. mtr. paiki 46.82 sq. mtr.) with proportionate undivided inchoate share of COP adm. 8.41 sq. mtr. and Road-Rasta , Margin adm. 22.32 sq. mtr., in Jolva Residency with all appurtenances pertaining thereto, standing on land bearing, Block no. 223, R.S. No. 182 lying being and situated at Village Jolva, Tal.: Palsana, Dist.: Surat. • Bounded by: • East : Plot no. 214, • West : Society Road, • North : Plot No. 184 • South : Plot No. 183/A	05.07.2024 Physical Possession	Rs. 9,95,000/- Rs. 99,500/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
20.	Mr. Bipinbhai Popatbhai Radadiya, Mrs. Vilashben Bipinbhai Radadiya (Sahara Darwaja Branch)	Rs. 13,41,761.10 as on 03.05.2021 + further interest & other charges	All that piece and parcel of Immovable Property bearing as per booking plan Plot no. C-172 and as per passing plan Plot no. M-172 (as per KJP Block no. 514/361/M/172), admeasuring 40.12 sq. mtrs. Together with undivided proportional share in road and COP in "Amrut Sarover Residency" situated on the land bearing block no. 514,515,516/paiki1, 516/paiki2 and 518 after consolidation new block no. 514 adm 64745 sq.mtrs. of Village- Kathor, Tal- Kamrej, Dist- Surat	14.07.2021 Physical Possession	Rs. 10,67,000/- Rs. 1,06,700/- Rs. 10,000/-	Shri Himansu Ranjan Chief Manager, Sahara Dawaja Branch (M) : +91-9909948871
21.	Mr. Maheshkumar Babubhai Pokiya, Mr. Rajesh Babubhai Pokiya (Sahara Darwaja Branch)	Rs. 13,72,979.50 as on 03.05.2021 + further interest & other charges	All that piece and parcel of property bearing M type Plot No. C-171 (as per KJP block no. 514/362/M/171), admeasuring 40.15 sq. mtrs. Together with undivided proportional share in road and COP in "AmrutSarover Residency" situated on the land bearing block no. 514,515,516/paiki2 and 518 after consolidation new block no. 514 adm 64745 sq. mtrs. of Village- Kathor, Tal- Kamrej, Dist- Surat	14.07.2021 Physical Possession	Rs. 10,67,000/- Rs. 1,06,700/- Rs. 10,000/-	Shri Himansu Ranjan Chief Manager, Sahara Dawaja Branch (M) : +91-9909948871
22.	Mr. Vipulbhai Manjibhai Babriya & Mrs. Manishaben Manjibhai Babriya (Sahara Darwaja Branch)	Rs. 14,52,731/- as on 03.05.2021 + further interest & other charges	All that piece and parcel of Immovable Property known as open Plot no. 101 consisting of land admeasuring 42.42 sq. mtrs. Alongwith undivided proportional share in the common roads and COP in the housing estate and named as "Shiv Darshan Residency" constituting the land bearing sub plot no. 2 adm 33818.25 sq. mtrs. Of Block no. 13 (RS no. 4+314+315,310,311,312 & 313) adm 74445 sq. Mtr. of Village- Shekhpur, Sub Dist- Kamrej, Dist- Surat	14.07.2021 Physical Possession	Rs. 6,39,000/- Rs. 63,900/- Rs. 10,000/-	Shri Himansu Ranjan Chief Manager, Sahara Dawaja Branch (M) : +91-9909948871

DATE & TIME OF INSPECTION : 20.11.2024 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 29.11.2024, TIME: 12.00 NOON TO 4.00 PM (with Auto Extension Clause In Case Of Bid In Last Of 10 Minutes Before Closing)

- Details of Encumbrances over the property as known the bank : Not Known.
- For participating in the e-auction sale, the intending bidders should register their details with the service provider <https://ebkray.in> (PSB Alliance Pvt. Ltd.) well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit <https://ebkray.in> (PSB Alliance Pvt. Ltd.) for bidders are available with educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website : www.centralbankofindia.co.in.
- For the further details contact Central Bank of India, Regional Office, Surat, Shri Gunjan Gattani (Chief Manager), M : 91-8239452548.
- The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

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

Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured towards realization of outstanding dues of secured creditors. **Sd/-**
Date : 23.10.2024 **Authorised Officer,**
Place : Surat **Central Bank of India**