



सेन्ट्रल बँक ऑफ इंडिया
सेन्ट्रल बँक ऑफ इंडिया
Central Bank of India

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

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 **Physical/Symbolic** 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" on date **19.11.2024** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

S.No	Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price <hr/> 10% EMD
1.	Mr. Lavjibhai Ganabhai Vaghela (Deceased Borrower) and Mrs. Manjulaben Lavji Vaghela (Legal Heirs), Mr. Mansang Lavji Vaghela (Legal Heirs) and Narendra Lavji Vaghela (Legal Heirs) (Through Guardian Manjulaben Lavji Vaghela) (Branch: Naranpura, Mr. Harish Parihar, Branch Head, Contact No: 7567883822)	<u>29.11.2021</u> Rs.1064257.00/- + Interest+ Other Charges	Immovable Property In The Name Of 1) Lavji Ghanshyambhai Vaghela, Bearing Flat No F/48, 3rd Floor, Block-F, New Harshad Bhawani Co. Op Society, Gokuldham Apartment, Mouje- Vejalpur, Dist. - Ahmedabad, Gujrat	Rs.14,40,000.00 <hr/> Rs.144000.00 (Physical Possession)
2.	Mr. DipakKumar Babubhai Solanki (Borrower & Mortgagor) (Branch - GLS Area, Region - Ahmedabad, Mr Nitesh Gupta, Branch Manager, (M): 7567883814) Authorized Officer: Mr. Sunil Bhardwaj, Mob: 7486086232)	<u>30/11/2019</u> Rs.807915.00 + Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Mr. Dipak Kumar Babubhai Solanki, Being Flat No. H-104 1st Floor, Navjivan Flats,Near Asopalav Society, B/H Jain Upashray, Vatva, Ahmedabad-382440, Admeasuring About 471 Sq. Ft.Municipal Tenamentno. 0318-28-880-0001-P, Situated Lying On Non Agriculture Land Of Final Plot No. 33/2(Old Revenue Society No. 1071+1075+1076+1079) Of Draft	Rs.680000.00 <hr/> Rs. 68000.00 (Physical Possession)

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			T.P. Scheme No.86, Mouje-Vatva,Dist.-Ahmedabad along with Proportionate Undevided Share In The Land Of Scheme and Right Titles And Interest And Ownership Right In All Common Amenities Of The Scheme.	
3.	<p>M/s. Riddhi Enterprises (Prop. Shanti Kishor Sharma) Mr. Kishor Madanmohan Sharma (Guarantor & Mortgagor) Mr. Amit Kumar Kishor Sharma (Guarantor)</p> <p>(Branch – Rakhial Road, Region - Ahmedabad, Mr Jetha Ram, Branch Manager, (M): 8758885639)</p> <p>Authorized Officer: Mr. Dipen Panchmatia, Mob: 9909928863)</p>	<p>08/07/2019</p> <hr/> <p>Rs.1879408.00 + Interest+ Other Charges</p>	<p>Equitable Mortgage Of Property In The Name Of Mr. Kishor M Sharma, Bearing Shop No. FF/110, Aakar Complex, Near BRTS Bus Stop, Isanpur-Narol Highway, Ahmedabad, Survey No. 271 P, F P -75, T P S-53, Mouje: Ishanpur Bounded By: North: Shop No.135, East: Main Road, West: Shop No.111 (Back Side), South: Shop No.109</p>	<p>Rs.682000.00</p> <hr/> <p>Rs.68200.00 (Physical Possession)</p>
4.	<p>M/s Radhe Krishna Traders (Prop. & Mortgagor Mr. Vijay Laxminarayan Pamnani Thakkar)</p> <p>(Branch – Changodar, Region - Ahmedabad, Mr Ashish Khare, Branch Manager, (M): 9909913445)</p> <p>Authorized Officer: Mr. Dipen Panchmatia, Mob: 9909928863)</p>	<p>03.07.2021</p> <hr/> <p>Rs.2932039.00+ Interest+ Other Charges</p>	<p>Equitable Mortgage of property consisting of commercial shop in the name of Mr. Vijay Laxminarayan Pamnani, Shop No.104, Mezzanine Floor, Admeasuring Area 137 Sq. Ft. in the scheme known as "Lodhawala Chambers" situated on lease hold land bearing city survey No.1467 paiki of Railwaypura, Taluka City in the district of Ahmedabad and Registration sub district Ahmedabad-1 (City), Gujrat. Sale Deed No.339 Dt 19.01.2018. Bounded By: East: Wall, West: Passage, North: Shop No.105, South: Shop No.103</p>	<p>Rs. 1078000.00</p> <hr/> <p>Rs. 107800.00 (Physical Possession)</p>

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5.	<p>M/s Riya Enterprises, Mr. Jagdishbhai Mohanlal Gangwani (Proprietor) & Mrs. Jaywanti Jagdishbhai Gangwani (Guarantor & Mortgagor)</p> <p>(Branch – Changodar, Region - Ahmedabad, Mr Ashish Khare, Branch Manager, (M): 9909913445)</p> <p>Authorized Officer: Mr. Dipen Panchmatia, Mob: 9909928863)</p>	<p>16.11.2022</p> <p>Rs.2719397.50 + Interest+ Other Charges</p>	<p>Equitable Mortgage Of Property Being City Survey No.3987 Admeasuring 40-13-42 Sq. Mtrs. Paiki Consisting Of Shop In The Name Of Mrs. Gangwani Jayvanti Jagdishkumar, At Ground Floor, Admeasuring 362 Sq. Ft. I.E. 33.64 Sq. Mtrs. At Kalupur Ward-1, City In The District Of Ahmedabad And Registration Sub-District Of Ahmedabad-1 (City) Within The State Of Gujarat. Bounded By:-East:-Stairs And Property Of Other, West: Property No.168 City Survey Number, North:-Road, South:-Wall After Ground</p>	<p>Rs.1629000.00</p> <p>Rs.162900.00</p> <p>(Physical Possession)</p>
6.	<p>Ms. Veeraiya Malachami Thakur</p> <p>(Branch – Changodar, Region - Ahmedabad, Mr Ashish Khare, Branch Manager, (M): 9909913445)</p> <p>Authorized Officer: Mr. Dipen Panchmatia, Mob: 9909928863)</p>	<p>03.07.2021</p> <p>Rs.1891126.99 + Interest+ Other Charges</p>	<p>Equitable Mortgage Of Property Consisting Of Residential House In The Name Of Mr. Veeraiya Malachami Thakur, Flat No. E-407, 4th Floor, Naiya Apartment, Opposite Ramol Toll Plaza, S. P. Ring Road To Ramol Village, Ramol Ahmedabad-382339, Gujarat. Admeasuring Area 66.89 Sq. Mtr [Super Built Up Area], Survey No. 724/1, 724/2, 725/1/A, 725/1/B, 725/2/A, 725/2/B, T.P. S.No. 114 (Vastral-Ramol), F.P. No. 110+111/2, Moje Ramol, Ta. Ahmedabad, District Ahmedabad 11 (Asalali) Sale Deed No. 8989 Dated, 21/06/2018. Bounded By East: Passage, West: Block "D", North: Flat No. E/408, South: Society Road</p>	<p>Rs. 931000.00</p> <p>Rs.93100.00</p> <p>(Physical Possession)</p>

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7	M/s. Kotak Agency (Borrower) Mr. Montukumar Dhirajlal Kotak (Mortgagor) (Branch – Sola Road, Region - Ahmedabad, Mr Jitendra Nagar, Branch Manager, (M): 7567883837) Authorized Officer: Mr. Neelabh Singh, Mob: 9909977578)	13.12.2018 <hr/> Rs.28,29,576 + Interest+ Other Charges	1. Equitable Mortgage Of Property In The Name Of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No.341, Third Floor, Admeasuring 11.61 Sq. Mtr, Ratnamani Complex Of Tej Dvelopers & Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No.1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabd, Gujarat, Bounded By: East: Office No.313, West: Common Wall With Office No.314, North: Road, South: Common Stair	<hr/> Rs.563000.00 <hr/> Rs. 56300.00 (Physical Possession)
			2. Equitable Mortgage Of Property In The Name Of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No.441, Fourth Floor, Admeasuring 11.61 Sq. Mtr, Ratnamani Complex Of Tej Dvelopers & Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No.1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabd, Gujarat, Bounded By: East: Office No.413, West: Common Wall With Office No.414, North: Road, South: Common Stair	<hr/> Rs.500000.00 <hr/> Rs. 50000.00 (Physical Possession)
8	M/s. Vision Auto India (Borrower), Mr. Vijay Pratap Singh Makhan Singh Tomar (Proprietor & Mortgagor) And Mrs. Meena Singh Vijay Pratap Singh Tomar (Guarantor & Mortgagor). (Nava Wadaj Branch, Mr. Jeetendra Singh, Senior Manager, (M): 7567883823) Authorized Officer: Mr. Praveen, Mob: 9909928870)	12.05.2022 <hr/> Rs. 77876394.27 + Interest+ Other Charges	1. Equitable Mortgage Of Property Consisting Of Plot And Factory In The Name Of M/S Vision Auto India Proprietor Mr Vijay Pratap Singh Makhan Singh Tomar, Plot No E/400, Sanand -Ii Industrial Estate, Village-Hirapur, Ta. Sanand, Dist: Ahmedabad Revenue Survey No 227/P And 228/P , SRO-Sanand, Gujarat, Admeasuring Area 2149.51 Sq. Meter, Bounded By:East: Plot No E/399, West: Plot No E/401, North: 24 Mtrs. Road,	<hr/> Rs.19160000.00 <hr/> Rs.1916000.00 (Physical Possession)



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			South: Plot No E/417	
			2. Power coating plant with oven chamber of size 30*20', centrifugal fans with conveyer system year of manufacturing 2018	Rs. 840000.00 Rs.84000.00 (Physical Possession)
9	M/s. Kiran Enterprise (Prop. & Mortgagor Kiran Vishnu Thadani) (Branch - Shahpur Road, Region - Ahmedabad, Mr Ankit Bhargav, Branch Manager, (M): 7567883835) Authorized Officer: Mr. Praveen, Mob: 9909928870	10.12.2018 Rs. 2238887.00 + Interest+ Other Charges	Equitable mortgage of property in the name of Mrs. Kiran Vishnu Thadani bearing residential Flat No.13/4, New G Ward, Near Saint Mira School, Kubernagar, Ahmedabad, All that piece and parcel of residential flat bearing municipal tenement No.02255600010001-P (Paiki) on second floor of property bearing city survey No.2030 (Paiki) of Ahmedabad city admeasuring Sq. Mts. 24, Sq. Mts (i.e 4/5 undivided share of schedule property admeasuring about 30 Sq. Mtr.) in the registration district Ahmedabad. Bounded by: East: Radhakrishna Flat, West: Saint Mira English School, North: Footpath Way, South: Main Road	Rs. 1080000.00 Rs.108000.00 (Physical Possession)
10	M/S. Bansidhar Rice Mill (Through Its Partners), Mr. Milankumar Narendrabhai Panchal (Partner/Borrower), Mr. Vivekkumar Atulbhai Panchal (Partner/Borrower, Mr. Brijeshkumar Narendrabhai Panchal (Partner/Borrower), Mrs. Heminaben Atulbhai Panchal (Guarantor), Mr. Dhruv Atulbhai Panchal (Guarantor), Mr. Dilipbhai Pujabhai Panchal (Guarantor), Ms. Nishitaben Daughter Of Nrendrabhai Pujabhai Panchal (Guarantor), Mrs. Lilaben Pujabhai Dahyabhai Panchal	11.10.2022 Rs.41000249.71+ Interest+ Other Charges	Registered Mortgage Of Property In The Name Of Mr. Vivekkumar Atulbhai Panchal, Mrs. Heminaben Atulbhai Panchal, Mr. Dhruv Atulbhai Panchal, Property Situated At Suthar Vado Limbasi, Ta Matar Dist Kheda Gujarat 387520, Panchayat Property No- 1032/1, 1032/2, 1032/3, 1032/4, Measuring 106.95 Sq. Mt. With Ground Floor, First Floor And Second Floor Construction. Bounded By: East: Way, West: Suthar Faliyu, North: Property Of Gopalbhai Laljibhai South: Way	Rs. 883000.00 Rs.88300.00 (Physical Possession)

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	(Deceased) through her legal heirs (Guarantor). (Branch - Limbasi, Region - Ahmedabad, Mr. Rahul Singh, Branch Manager, Mob No: 8980015881) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)			
11	M/S. Medil Health care (Borrower) Mr. Kumarpal Kiritpal Shah (Guarantor & Mortgagor) Mrs. Amitaben Kumarpal Shah (Guarantor) (Branch - Vasna, Region - Ahmedabad, Mr. Sandeep Shrivastava, Branch Manager and Authorized Officer, Mob No: 7567883842)	18.06.2021 Rs.2742441.00 + Interest+ Other Charges	Equitable Mortgage of property consisting of office No.216 on second floor, Medicine Market, Dava Bazar Owner Association, T.P Scheme No. 3/5 (Varied), Final Plot No.795, Mouje village: Chhadavad, Taluka - Sabarmati, Dist. Ahmedabad, Rg. Sub Dist. Ahmedabad - 3, (Memnagar) Admeasuring Area 21.36 Sq. Mtrs. i.e. 230 Sq. ft. In the name of Mr. Kumarpal Kirtilal Shah. Bounded by: East: Office No. 217, West: Office No.215, North: Window, South: Entrance	Rs.1328000.00 Rs. 132800.00 (Physical Possession)
12	M/s. Khushi Engineering (Prop. Mr. Vipulbhai Ramanbhai Suthar (Borrower & Mortgagor) (Branch - Vasna, Region - Ahmedabad, Mr. Sandeep Shrivastava, Branch Manager and Authorized Officer, Mob No: 7567883842)	11.06.2019 Rs.74,71,517 + Interest+ Other Charges	1. Equitable Mortgage Of Property In The Name Of Mr. Vipulkumar Ramanbhai Suthar, All The Piece And Parcel Of Shop No. 5 admeasuring about 20.878 Sq. Mtr., Shop No. 6 admeasuring about 20.878 Sq. Mtr., Shop No.7 admeasuring about 20.878 Sq. Mtr, Shop No. 8 admeasuring about 17.45 Sq. Mtrs (Super Built Up Area) on 2nd Floor In Block - B In The Scheme Known As "Convenience Shopping" situated lying and being at Block No. 707 Paiki, Khata No. 491 Paiki, situated at Mouje - Shiholi Moti Gam, Taluka Gandhinagar in the registration district & Sub - District Gandhinagar, Bounded by: East: Lower Terrace, West: Stairs, North: Parking, South: Gallery	Rs. 2563000.00 Rs.256300.00 (Physical Possession)

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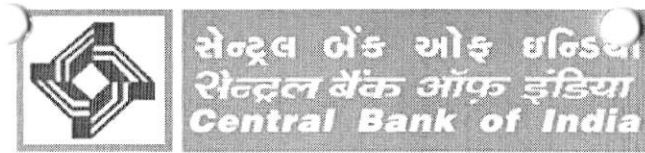
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			<p>2. Equitable Mortgage Of Property In The Name Of Mr. Devabhai Malabhai Rabari (Guarantor), All that Piece And Parcel Of Shop No. 5 on 1st floor admeasuring about 20.914 Sq. Mtr. in The Scheme Known As "Convenience Shopping" situated lying and being at Block No. 707 Paiki, Khata No. 491 Paiki, situated at Mouje - Shiholi Moti Gam, Taluka Gandhinagar in the registration district & Sub - District Gandhinagar, Bounded by: East: Shop No.4, West: Stairs, North: Gallery, South: Parking</p> <p>3. Equitable Mortgage Of Property In The Name Of Mr. Devabhai Malabhai Rabari (Guarantor), All that Piece And Parcel Of Shop No. 4 on 1st floor admeasuring about 20.914 Sq. Mtr. in The Scheme Known As "Convenience Shopping" situated lying and being at Block No. 707 Paiki, Khata No. 491 Paiki, situated at Mouje - Shiholi Moti Gam, Taluka Gandhinagar in the registration district & Sub - District Gandhinagar, Bounded by: East: Shop No.3, West: Shop No.5, North: Gallery, South: Parking</p>	<p>Rs.1575000.00</p> <hr/> <p>Rs.157500.00 (Physical Possession)</p>
13	<p>Mr. Diptiben Shaileshbhai Shah (Borrower & Mortgagor) and Mr. Shailesh Kumar Babulal Shah (Co-Borrower)</p> <p>(Branch - S G Highway, Region - Ahmedabad, Mr. Hitesh Kothari, Branch Manager, Mob No: 7567883831) Authorized Officer: Mr. Tejas Dave, Mob: 9909928880)</p>	<p>20.11.2021</p> <hr/> <p>Rs.24,38,079.81/- + Interest+ Other Charges</p>	<p>All that piece and parcel of non-agriculture for residential & commercial purpose immovable property bearing fifth floor flat No.503 ADM. About 100.00 Sq. Yards (Super built up area) in building/scheme known as Raj Avenue Vikas Mandal which is presently known as Raj Avenue and constructed on land bearing survey No. 174 of survey sheet No.28 which is constructed on land of panchayat No.147 admeasuring land area 357.50 Sq. Mtrs. Or thereabouts situate, lying and being at mouje</p>	<p>Rs.21,00,000</p> <hr/> <p>Rs.210000.00 (Physical Possession)</p>

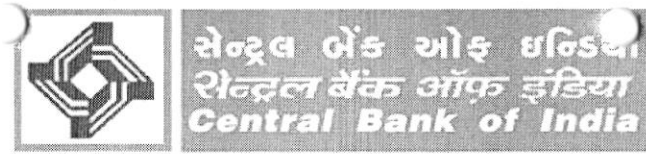
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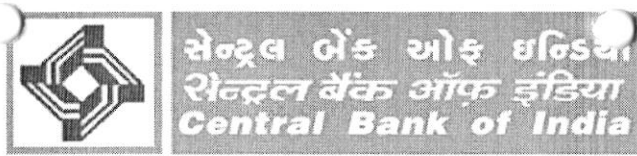
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			village Thaltej, Taluka Dascroi, and registration district of Ahmedabad and Sub district of Ahmedabad, State of Gujrat. The said land is bounded as under: East: Flat No.501, West: Vankar Vas, North: Stairs, South: Flat No.502	
14	<p>M/S. K Ritesh Kumar (Prop. Mr. Ritesh Kumar Mohanlal Motwani) Mr. Mohandas Teumal Motwani (Mortgagor/Guarantor)</p> <p>(Branch - Vasna, Region - Ahmedabad, Mr. Sandeep Shrivastava, Branch Manager and Authorized Officer, Mob No: 7567883842)</p>	<p>02/05/2022</p> <p>Rs.13569843.00 + Interest+ Other Charges</p>	<p>Equitable Mortgage of property consisting of plot of land and Tenement Residential house in the name of Mohandas Teumal Motwani bearing Tenement No.22, Having Plot area admeasuring 100 Sq. Mtrs. (108.56 Mtrs as per city survey property Rule card) Gopal Park co-op Housing society, constructed, situated and lying on freehold NA land bearing city survey No.1975/B/12 mouje ward: (Sardanagar) in the registration district sub-district Ahmedabad-6 (Naroda), Taluka city (East) Ahmedabad within the state of Gujrat. Bounded by: East: House No.21, West: House No.23, North: Approach Road, South: Marginal Space</p>	<p>Rs.5355000.00</p> <p>Rs.535500.00 (Physical Possession)</p>
15	<p>1. <u>M/s. Trovec Exims.</u> Mrs. Jasmin Maganbhai Baldha (Proprietor and Borrower), Mr. Maganbhai Premajibhai Patel (Guarantor/Mortgagor).</p> <p>2. M/s. Everest Laboratories Pvt. Ltd., Mrs. Jasmin Maganbhai Baldha (Director) and Mr. Maganbhai Premajibhai Patel (Director / Guarantor/Mortgagor)</p> <p>(Branch - Gulbai Tekra, Region - Ahmedabad, Mob No: 9909928880, Mr. Tejas Dave, Branch Manager and Authorized officer)</p>	<p>21.06.2022</p> <p>Rs.1,78,28,000.00+ Interest+ Other Charges</p> <p>&</p> <p>21.06.2022</p> <p>Rs. 31,05,947.00+ Interest+ Other Charges</p>	<p>All the Piece And Parcel Property of Mr. Maganbhai Premjibhai Patel of Unit No. 1 Having A Super Plot Area Of 268.60 Sqr Mtr (2981 Sqr Ft)(141.12 Sq Mtr=1519.10 Sq Ft Actual Plot Area +127.48 Sq Mtr=1372.24 Sq Ft Undevided Interest In Common Road And Common Plot)And 196.95 Sqr Mtr= 2120 Sqr Ft Constructed Area (95.41 Sqr Mtr-1027 Sq Ft On The Ground Floor And 101.54 Sqr Mtr=1093 Sqr Ft On The First Floor(As Per Sale Deed), In The Scheme Known As Radhey Residency, On The Freehold Non-Agriculture Land, Situate Lying And Being Mouje: Gotri, Survey No. 104, City Survey No. 2733, Taluka: Vadodra, In The Registration District:</p>	<p>Rs.10030000.00</p> <p>Rs.1003000.00 (Physical Possession)</p>



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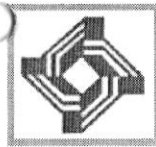
			Vadodra/Baroda, And Sub District: Vadodra /Baroda-4(Gorva) and owned by the present holders being the aforesaid person/s with right to use and occupy the same and common amenities and bounded to the North : 18 Meter T.P. Scheme Road, South: Unit No. - 2, East : 7.50 Meter Road, West : Pancham Pushp Scheme	
16	M/S. Siddhi Industries (Partnership Firm - Borrower) Mr. Prakashkumar Chamnaji Singhal (Partner), Mr. Mohanji Radhuji Thakor (Partner & Mortgagor), Mr. Rajeshbhai Jethalal Thakkar (Guarantor & Mortgagor) (Gulbai Tekra Branch, Mr. Tejas Dave, Authorised Officer, Contact No: 09909928880)	<u>02/08/2019</u> Rs. 9,99,59,104/- + Interest+ other Charges	Property 1: Factory Land & Building 295/1, Revenue Survey Survey No.295/1, Khata No.728, Near Dudhsagar Dairy Jamanpur Road, Harij Dist Patan 14562 Sq Meter With Construction in the name of Rajesh Kumar Jethalal Thakkar Bounded As: East : Farm Of Pandya Naranlal Chandulal, West : Land Of Nonoda Rambhai Gagabhai & Thakor Vershiji Ajmaji, North : Public Way From Harij To Jamanpur, South : Land Of Tirupati Ginning Factory.	<u>Rs. 36125000.00</u> <u>Rs. 3612500.00</u> (Physical Possession)
17	Mr. Hiralal Motilal Guru (Borrower & Mortgagor) (Branch - Petlad Road, Region - Ahmedabad, Mob No: 8980015889, Mr. Vikash Kumar, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)	<u>20.09.2016</u> Rs.13,63,596+ Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Mr. Hiralal Motilal Guru,T-li/508,Karmvir Sundervatika-I Opp. Prabhu Kutir ,Manjipura Road,Taluka-Nadiad,District-Kheda,State-Gujarat Survey No.26, H.R.A.5.44.32, Bounded By: East :Approch Road, West: Plot No 507, North:Plot No-506, South: Approach Boundary	<u>Rs.827000.00</u> <u>Rs. 82700.00</u> (Physical Possession)
18	Mr. Prakash Kumar Jagdish Bhai Vyas (Borrower & Mortgagor) (Branch - Petlad Road, Region - Ahmedabad, Mob No: 8980015889, Mr. Vikash Kumar, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)	<u>12.04.2016</u> Rs.1338255 + Interest+ Other Charges	Equitable Mortgage of property in the name of Mr. Prakash Kumar Jagdish Bhai Vyas, Karmvir Sundervatika-1, Tower- 2, Flat No.501, Manjipura Road, Nadiad, Distt- Kheda, Gujrat. Bounded by: East: Flat No.502, West: Approach Road, North: Main Road of Society, South: Flat No.503	<u>Rs.827000.00</u> <u>Rs.82700.00</u> (Physical Possession)
19	Mrs. Archnaben Maheshbhai Nariyani & Mr.	<u>27.08.2019</u>	Equitable Mortgage Of Property In The Name	<u>Rs.827000.00</u>



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	Maheshbhai Ramchandra Nariyani (Branch – Petlad Road, Region - Ahmedabad, Mob No: 8980015889, Mr. Vikash Kumar, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)	Rs.13,10,638 + Interest+ Other Charges	Of Mrs. Archnaben Maheshbhai Nariyani & Mr. Maheshbhai Ramchandra Nariyani, Bearing Flat No.504, Tower-Ii, Karamvir Sundarvatika-I, Opp. Prabhu Kutir, Manjipura, Nadiad. Village Mauje- Manjipura, District Kheda & Sub-District Nadiad, Survey No.26, Flat Admeasuring Area 45 Sq. Meter. Bounded By: East: Approach Road, West: Common Passage, North: Flat No.502, South: Common Stairs,	Rs.82700.00 (Physical Possession)
20	Shambhu Shivpujan Yadav (Branch – Petlad Road, Region - Ahmedabad, Mob No: 8980015889, Mr. Vikash Kumar, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)	08.06.2016 Rs.17,96,853 + Interest+ Other Charges	Registered Mortgage Of Property In The Name Shambhu Shivpujan Yadav Survey No.109 House No.A/84 At Marida A/84 Karmvir Nagar -VIII, Nr.Express Way, At.Marida, Ta.Nadiad.Dist.Kheda Bounded By: North: House No A/83, South: House No A/85 East: 6 Mts Approach Road, West: 6mts Approach Road	Rs.1072000.00 Rs.107200.00 (Physical Possession)
21	Mr Rupesh Rameshwar Sharma (Borrower & Mortgager) (Branch - Pij, Region - Ahmedabad, Mob No: 8980015890, Ms. Chetna Marhwa, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)	01.07.2016 Rs.18,94,108.00 + Interest+ Other Charges	Registered Mortgage of property in the name Mr. Rupesh Rameshwar Sharma situated at A-94, Karmveer Nagar -8, Behind Karmveer Nagar -2, Near Express Way, At Marida, Ta. Nadiad, Dist Kheda, Gujarat admeasuring area 920 sq. feet whose 85.56 sq. meters. Bounded By: NORTH: There is House No. A/95, SOUTH: After boundry House No. B1, EAST: There is R. S. No. 106, WEST: There is 6 meter wide approach road	Rs. 1432000 Rs. 143200 (Physical Possession)
22	Mr. Nileshkumar Vijaykumar Chavla (Borrower & Mortgager) (Branch - Pij, Region - Ahmedabad, Mob No: 8980015890, Ms. Chetna Marhwa, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)	11.04.2018 Rs. 1562953.00 + Interest+ Other Charges	Registered Mortgage Of Property In The Name Mr. Nileshkumar Vijaykumar Chavla Situated At Karmveer Sundervatika -I, Tower Ii Being Flat P/2, 7th Floor, Near Express Way, At Manjipura, Tal Nadiad, Dist Kheda, Gujarat, Admeasuring Area 45 Sq. Mtr. Bounded By: North: Society Main Road, South: There Is Flat No P/4 East: Society Approach Road	Rs.7,84,000 Rs. 78400 (Physical Possession)

प्राधिकृत अधिकारी / AUTHORISED OFFICER
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REGIONAL OFFICE, AHMEDABAD.



सेन्ट्रल बँक ऑफ इंडिया
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Central Bank of India

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

			West: Flat P/1	
23	<p>Mr. Subhashchandra Kailashbhai Kansara & Mrs. Pujaben Subhashchandra Kansara (Borrower & Mortgagor) (Branch - Pij, Region - Ahmedabad, Mob No: 8980015890, Ms. Chetna Marhwa, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)</p>	<p>11.12.2018 Rs.24,70,727 + Interest+ Other Charges</p>	<p>Registered Mortgage Of Property In The Name Mr. Subhashchandra Kailashbhai Kansara & Mrs. Pujaben Subhashchandra Kansara Bearing At E/204, Karmvir Sundarvan-1ii, Manjipura Village, Tal Nadiad, Dist Kheda, Survey No.26, Gujarat, Admeasuring Area 75.00 Sq. Mtr. Bounded By: East: Plot No. E 209, West: Approach Road, North: Plot No. E 203, South: Plot No. E 205</p>	<p>Rs.16,37,000 Rs. 1,63,700 (Physical Possession)</p>
24	<p>Mrs. Ragini Sanjaykumar Pandey (Borrower & Mortgagor) (Branch - Pij, Region - Ahmedabad, Mob No: 8980015890, Ms. Chetna Marhwa, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)</p>	<p>13.02.2017 Rs.16,20,706 + Interest+ Other Charges</p>	<p>Registered Mortgage of property in the name Mrs. Ragini Sanjaykumar Pandey, situated at Karmveer Sundervatika -I,Tower I being flat no 405, 4th floor Near Express Way, At Manjipura, Ta. Nadiad, Dist Kheda, Gujarat admeasuring area 45 sq. mt whose 62.24 sq meters. Bounded By: NORTH: There is Common Lift, SOUTH: There is flat no 407, EAST: There is common Passage, WEST: Society Road</p>	<p>Rs.8,71,000 Rs. 87100 (Physical Possession)</p>
25	<p>Mr. Hiralal Motilal Shah (Borrower & Mortgagor) (Branch - Pij, Region - Ahmedabad, Mob No: 8980015890, Ms. Chetna Marhwa, Branch Manager) Authorized Officer: Mr. Vinod Soni, Mob: 8980015884)</p>	<p>11.09.2015 Rs.17,68,087.00 + Interest+ Other Charges</p>	<p>All That Piece And Parcel Of Land Or Ground Situated Property In The Name Of Hiralal Motilal Shah At Karmvirnagar-Viii, Lying And Being At House No. A/85, Survey No.109, Dist. Kheda Within Village Limits Of Marida, Taluka Nadiad And Registration Sub District Kheda In The State Of Gujarat Admeasuring 85.56sq.Mtrs Land 70.00 Sq.Mtrs Unfinished Construction Or Thereabout Together With Building And Fixed Structures Ets. Constructed There On And Boundaries As Follows: East: 6 Mtrs Approach Road, West: 6 Mtrs Approach Road North: House No.A/84 , South: 6 Mtrs Approach Road</p>	<p>Rs.14,00,000 Rs.1,40,000 (Physical Possession)</p>

कृते, सेन्ट्रल बँक ऑफ इंडिया
For, Central Bank Of India

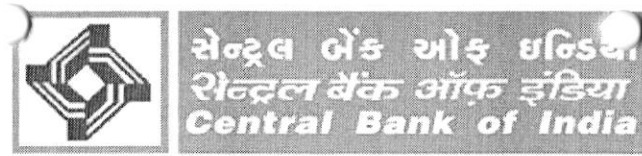
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क्षेत्रीय कार्यालय, अहमदाबाद.
REGIONAL OFFICE, AHMEDABAD.



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Central Bank of India

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26	Mrs. Chandrikaben Abhijitkumar Jha (Borrower & Mortgagor) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	20.06.2019 Rs.24,49,126 + Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Mrs. Chandrikaben Abhijitkumar Jha, Plot No- G/A/1, Karmvir Sundervan-III, Manjipura Road, Tal Nadiad, District Kheda, Gujrat, Survey No-26, Admeasuring 56.25 Sq Mtr + 30 Sq Mtr Common Plot Total 86.25 Sq Mts Together With Building And Fixed Structure. Bounded By:East : After Boundary Of Karmvir Sundervan-III Shops West: Approach Road North: After Boundary Of Karmvir Sundervan-III Shops & Common Road South: House No G-1	Rs.1513800.00 Rs. 151380.00 (Physical Possession)
27	Mr. Dipalkumar Hasmukhbhai Patel (Borrower) & Mr. Hasmukhbhai Jivabhai Patel (Co-Borrower) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	09.04.2018 Rs.26,43,858 + Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Mr. Dipalkumar Hasmukhbhai Patel And Mr. Hasmukhbhai Jivabhai Patel, Being At B-42, Karmvir Sundervan, Survey No. 29, Within Village Limit Of Manjipura, Taluka Nadiad, District Kheda, Gujrat. Admeasuring area 104 Sqmt. .Bounded By:East: 6 Meter Approach Road West: Plot No B/29north: Plot No B-41 South: Approach Road	Rs.2013000.00 Rs. 201300.00 (Physical Possession)
28	Jitendra Jagdish Solanki (Borrower) & Parvatiben Jagdishbhai Solanki (Co-Borrower) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	20.04.2017 Rs.12,74,617+ Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Mr. Jitendra Jagdish Solanki, Situated At Karmvir Sundervatika - I, Tower - II, Lying And Being At Flat No. 507, Mouje Marida, R Survey No.26, Within Village Limit Of Manjipura, Taluka Nadiad And Sub District Kheda, Admeasuring Area 45.00 Sq. Mtrs., Bounded By:- East : Flat No. 508, West : Approach Road, North : Flat No. 505, South : After Boundary Agricultural Land.	Rs.783900.00 Rs. 78390.00 (Physical Possession)
29	Vijaykumar Tijaram Choukse (Borrower) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	01.09.2017 Rs.19,91,408+ Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Mr. Vijaykumar Tijaram Choukse, Situated At Plot No: F/12, Karmvir Sundervan- III, Near Karmvir Sundervatika, Manjipura Road, Nadiad, Taluka- Nadiad, Distt- Kheda, Gujrat	Rs.900000.00 Rs. 90000.00 (Physical Possession)



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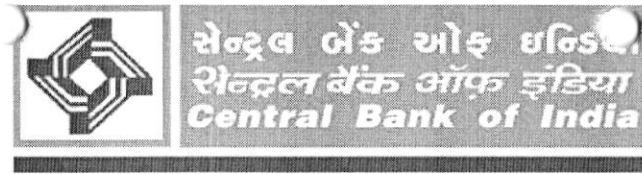
			Survey No. 26 Index No. 1856, Admeasuring 44.00 Sq.Mtr. Bounded By:East :Plot No F/65 West: Approach Road North: Plot No. F/13 South: Plot No. F/11	
30	M/s Balaji Metal Corporation (Through its proprietor) Mr. Ashwin Vishnuprasad Adhikari (Borrower & Mortgagor). (Shahpur Road Branch, Mr. Ankit Bhargav, Senior Manager, Mob. No: 07567883835) Authorized Officer: Mr. Praveen, Mob: 9909928870)	24.06.2021 <u>Rs.48,70,461</u> + Interest + Other Charges	Equitable Mortgage Of Property Consisting Of All The Piece And Parcel Of Residential Flat No C/43 On Forth Floor(Third Floor As Per Approved Plan) Admeasuring 125.58 Sq.Mtrs Along With Undivided Share In The Land Of Omkar Members Association, Situated In Scheme Known As "Shri Om Villa" A Scheme Of Omkar Members Association, Duly Constructed Upon Non Agricultural Land Of Final Plot No 6 Of Town Planning Scheme No 17,Being ,Lying And Situated At Mouje: Dariyapur-Kazipur,Taluka Ahmedabad City-East, District Ahmedabad In Registration District Ahmedabad And Sub District Ahmedabad-6(Naroda) Within The State Of Gujarat Bounded By: East: Flat no C/44, West: Om Towers, North: Army Ground, South: Flat No. C/42	<u>Rs.4562000.00</u> <u>Rs.456200.00</u> (Physical Possession)

सेन्ट्रल बँक ऑफ इंडिया
For Central Bank Of India

प्राधिकृत अधिकारी / AUTHORISED OFFICER
क्षेत्रीय कार्यालय, अहमदाबाद.
REGIONAL OFFICE, AHMEDABAD.

E-Auction	Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
	11th November 2024 02.00 PM to 4.00PM	19.11.2024 up to 2.30 PM	19th November 2024 01.00 PM to 3.00PM

The auction will be conducted through the Bank's approved service provider <https://ebkray.in> (PSB Alliance Pvt. Ltd.), Bidder to register on e-Auction Platform <https://ebkray.in/> using his mobile number and email-id, As a part of e-KYC the documents will be verified by the system, 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



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

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. 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. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in or auction platform <https://ebkray.in> (PSB Alliance Pvt. Ltd.). For further details contact Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Ahmedabad, during the office hours on any working days. Contact: Mr. Vishnu Kumar Sharma, (M) 8103522858

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) & 6(2) OF THE SARFAESI ACT, 2002

Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor.

Date: 26.10.2024
Place: Ahmedabad

सेंट्रल बँक ऑफ इंडिया
For, Central Bank Of India

प्रतिष्ठित अधिकारी / AUTHORIZED OFFICER,
क्षेत्रीय कार्यालय, अहमदाबाद.
REGIONAL OFFICE, AHMEDABAD.

Terms and condition for E-Auction

1. The Sale will be done through e-auction platform provided at the Website <https://ebkray.in> on **19.11.2024 (1:00PM to 3:00PM)**, E-auction agency contact details are:
 - PSB Alliance eBKray Helpdesk No. [+918291220220](tel:+918291220220) Email: support.ebkray@psballiance.com

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/her 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. 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. 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-



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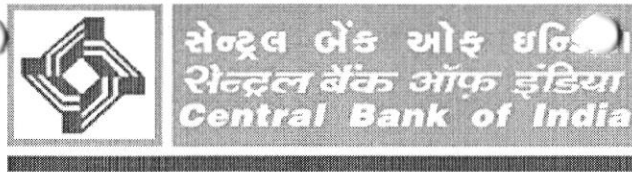
auction. In case of offer for more than one property bidders will have to deposit EMD for each property. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem

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.

2. 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 on **Date of Inspection & Time: 11.11.2024 between 2:00PM to 4:00 PM.**
3. The bid price 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. The bidder shall improve their offer in multiple of **Rs. 10,000.00 (Reserve price upto Rs.50Lakh), Rs.50000.00 (Reserve price of Rupees upto 1.00Cr) & Rs.100000.00 (Reserve price of Rupees 1.00Cr & above)** which will be the bid Increase Amount". 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 multiplies 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.
4. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
5. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (<https://ebkray.in>), details of which are available on the e-Auction portal.
6. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
7. The successful bidder shall have to deposit 25% [Twenty Five Percent] of the bid amount, less EMD amount deposited through NEFT/RTGS in Account No: 3473309790, IFSC-CBIN0280546 (Lal Darwaja Branch, Ahmedabad), the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale (**subject to approval of the bid by 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



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forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other money paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
11. 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.
12. 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.
13. The Sale Certificate will not be issued in case of pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the success full bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
14. 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.
15. 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 on 11.11.2024.**
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




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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 sale is subject to confirmation by the Bank.
19. The sale is 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 respective authorized officer on their Mob Numbers or respective Branch Managers.

Date: 26.10.2024
Place: Ahmedabad

For, Central Bank Of India

प्राधिकृत अधिकारी / AUTHORISED OFFICER
Authorized Officer, Central Bank of India
REGIONAL OFFICE, AHMEDABAD.