



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 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/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 **24.06.2024** 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.

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price <b>10% EMD</b>
Mr. Veeraiya Malachami Thakur (Borrower & Mortgager) (Changodar Branch, Ahmedabad, Mob No: 9909913445, Mr. Ashish Khare, Branch Manager)	<b>03.07.2021</b> <b>Rs.18,91,126.99 + Interest+ Other Charges</b>	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	<b>Rs. 900000</b> <b>Rs. 90000</b> <b>(Physical Possession)</b>
M/s Radhe Krishna Traders (Proprietor & Mortgager- Vijay Laxminarayan Pamnani) (Changodar Branch, Ahmedabad, Mob No: 9909913445, Mr. Ashish Khare, Branch Manager)	<b>03.07.2021</b> <b>Rs.29,32,039.00 + Interest+ Other Charges</b>	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 Railwayppura, Taluka City In The District Of Ahmedabad And Registration Sub District Ahmedabd-1 Gujarat. Sale Deed No. 339 Dated 19-01-2018. Bounded By: East : Wall, West : Passage, North : Shop No. 105, South: Shop No. 103	<b>Rs.1310000</b> <b>Rs.131000</b> <b>(Physical Possession)</b>
M/s. Mahalaxmi Trading Company (Borrower), Mr. Rajesh Anandbhai Chaudhari (Proprietor) and Mrs. Premadevi Anand Chaudhari (Guarantor &	<b>05.07.2021</b> <b>Rs. 98,23,064 + Interest+ Other</b>	Registered Mortgage/Equitable Mortgage Of All That Part And Parcel Of The Immovable Property Of Flat No. H/34, Third Floor, Admeasuring Area Of 120 Sq. Yards, T.P. No. 6, F.P. No. 29, Paiki Old Survey No. 225, P, Satellite Park, New Prabhu Park Co-Op Housing Society Ltd, Opp.	<b>Rs.48,00,000</b> <b>Rs. 4,80,000</b> <b>(Physical Possession)</b>



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

Mortgagor)  (Mithakhali Branch, Mrs. Anjani Rahi, Chief Manager (M) : 9909928868)	<b>Charges</b>	Kameshwar School, Satellite Road, Satellite, Mouje /Village: Jodhpur, Taluka-City & Dist.: Ahmedabad. Gujarat, Bounded By:- On the North : Stair & Lift, On the South : Flat No. H-33, On the East : Balcony In Margin, On the West : Door In Passage	
Mrs. Chandrikaben Abhijitkumar Jha (Borrower & Mortgagor) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	<b>20.06.2019</b> <b>Rs.24,49,126 +</b> <b>Interest+ Other</b> <b>Charges</b>	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	<b>Rs.19,46,000</b> <b>Rs. 1,94,600</b> <b>(Physical Possession)</b>
Mr. Dipalkumar Hasmukhbhai Patel (Borrower) & Mr. Hasmukhbhai Jivabhai Patel (Co-Borrower) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	<b>09.04.2018</b> <b>Rs.26,43,858 +</b> <b>Interest+ Other</b> <b>Charges</b>	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	<b>Rs.26,18,000</b> <b>Rs. 2,61,800</b> <b>(Physical Possession)</b>
M/s. Iodate Laboratories Pvt Ltd (Borrower) Neelamben Subhash Ghelani (Director), Vaibhavi Ravi Thakker (Director), Smit Subhash Ghelani (Guarantor) and Subhash Ghelani(Guarantor/Mortgagor) (Gulbai Tekra Branch, Ahmedabad, Mr. Tejas Dave, Chief Manager, Mobile No: 9909928880)	<b>31.12.2019</b> <b>Rs.4,57,61,026+</b> <b>Interest+ Other</b> <b>Charges</b>	Equitable mortgaged of Residential Property situated at 17/A Swami Gunatitnagar Society, Nr Swami Vivekanand Chowk, Memnagar, Ahmedabad-380052, 179.76 Sq. Mt., Old Survey No.10/1, 10/2, 11 & now final plot No.14 of TP Scheme No.1	<b>Rs.210,56,000</b> <b>Rs.21,05,600</b> <b>(Physical Possession)</b>
Jitendra Jagdish Solanki (Borrower) & Parvatiben Jagdishbhai Solanki (Co- Borrower) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	<b>20.04.2017</b> <b>Rs.12,74,617+</b> <b>Interest+ Other</b> <b>Charges</b>	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.	<b>Rs.10,84,000</b> <b>Rs. 1,08,400</b> <b>(Physical Possession)</b>
M/s. R V Product, Mr. Dipen Jayantilal Thakkar (Proprietor), Late Mr. Jayantilal Ravjibhai Thakkar	<b>19.01.2023</b> <b>Rs.36868575.50 +</b>	1. Equitable Mortgage Of Property Consisting Of Residential House/Plot/Duplex Situated At Siddhi Vinayak Luxurious Duplex Residential C-4, Siddhivinayak Duplex,	<b>Rs.51,00,000</b> <b>Rs.5,10,000</b>



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

<p>(Mortgagor/Guarantor), Mr. Dipen Jayantilal Thakkar (Legal Heir of Late Mr. Jayantilal Ravjibhai Thakkar), Mr. Anil Jayantilal Thakkar (Legal Heir of Late Mr. Jayantilal Ravjibhai Thakkar), Mr. Satishkumar Ramchandra Vyas (Guarantor/Mortgagor)</p> <p>(Mithakhali Branch, Ahmedabad, Ms. Anjani Rahi, Branch Head, Contact No: 9909928868)</p>	<b>Interest+ Other Charges</b>	Opposite Mahalaxmi Intercity Kathwada Road, Naroda, Ahmedabad-382330, Owned By Satish Kumar Ramchandra Vyas. Regd. Sale Deed Bearing No.-1018 Dated 27/02/2006 Survey No.-557/3 Final Plot No.-441 Of Tps No.-1 Mouje Naroda, Taluka-Asarwa Builtup Area 65.00 Square Meter, Bounded By:East: House No. C/03, West: Harikrupa Society, North: Common Plot South:Naroda-Kathwada Road	<b>(Symbolic Possession)</b>
		2. Equitable Mortgage Of Property Consisting Of Commercial Shop Situated At Ashirvad Avenue No.-K/406, Near Haridarshan Cross Road Nava Naroda Ahmedabad-380006, Owned By Satish Kumar Ramchandra Vyas. Regd. Sale Deed Bearing No.-2150. Dated 17/02/2017 Survey No.-639 Final Plot No.-49 Of Tps No.-121 Mouje Naroda, Taluka-Asarwa Builtup Area 30.00 Square Meter, Bounded By:East: Shop No. K-407, West: Shop No. K -405, North: Common Plot And Ashirwad Flat, South:Margin And 100 Ft Main Road	<b>Rs. 17,00,000</b> <b>Rs.1,70,000</b> <b>(Physical Possession)</b>
		3. Equitable Mortgage Of Property Consisting Of Commercial Shop Situated At Ashirvad Avenue No.-K/407, Near Haridarshan Cross Road Nava Naroda Ahmedabad-380006. Owned By Satish Kumar Ramchandra Vyas. Regd. Sale Deed Bearing No.-2160 Dated 17/02/2017, Survey No.-639 Final Plot No.-49 Of Tps No.-121 Mouje Naroda, Taluka-Asarwa Builtup Area 30.00 Square Meter, Bounded By:East: Shop No. K-408, West: Shop No. K-406, North: Common Plot And Ashirwad Flat, South:Margin And 100 Ft Main Road	<b>Rs. 17,00,000</b> <b>Rs.1,70,000</b> <b>(Physical Possession)</b>
		4. Equitable Mortgage Of Property Consisting Of Residential Premises Situated At Pushkar Residency Residential A-1/204 On Second Floor, Opposite Shankar Ashram Lane, Narayan Nagar Road Paldi, Ahmedabad-380007, Owned By Jayantilal Ravjibhai Thakkar. Regd. Sale Deed Bearing No.-11368. Dated 05/08/2010 Survey No.-9, Final Plot No.-7 Of Tps No.-6 Mouje Paldi, Taluka-Sabarmati Builtup Area 96.15 Square Meter, Bounded By: East: Society Road & Then Common Plot, West: Lift Passage, North: Society Road/Margin & Then Block B South: Common Wall With Flat No. A-1/201	<b>Rs. 51,00,000</b> <b>Rs.5,10,000</b> <b>(Symbolic Possession)</b>

2



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

M/s Riya Enterprises (Borrower) proprietor Mr. Jagdishbhai Mohanlal Gangwani and Mrs. Jaywanti Jagdishbhai Gangwani (Guarantor and Mortgagor) (Changodar Branch, Ahmedabad, Mr. Ashish Khare, Branch Manager, Mobile No: 9909913445)	<b>16.11.2022</b> <b>Rs.27,19,397.50+</b> <b>Interest+ Other Charges</b>	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, Taluka: 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 No North: Road South: Wall Thereafter Ground	<b>Rs.17,70,000</b> <b>Rs.1,77,000</b> <b>(Physical Possession)</b>
Vijaykumar Tijaram Choukse (Borrower) (Nadiad Branch, Ahmedabad, Mr. Vinod Soni, Chief Manager, Mobile No: 8980015884)	<b>01.09.2017</b> <b>Rs.19,91,408+</b> <b>Interest+ Other Charges</b>	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 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	<b>Rs.11,83,000</b> <b>Rs. 1,18,300</b> <b>(Physical Possession)</b>
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)	<b>24.06.2021</b> <b>Rs.48,70,461 +</b> <b>Interest + Other Charges</b>	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	<b>Rs.4562000.00</b> <b>Rs.456200.00</b> <b>(Physical Possession)</b>
1. M/s. Trovec Exims. Mrs. Jasmin Maganbhai Baldha (Proprietor and Borrower), Mr.	<b>21.06.2022</b> <b>Rs.1,78,28,000.00+</b> <b>Interest+ Other</b>	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	<b>Rs.10785000.00</b> <b>Rs. 1078500</b>

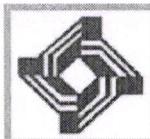


सेन्ट्रल बँक ऑफ इंडिया  
सेन्ट्रल बँक ऑफ इंडिया  
Central Bank of India

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

<p>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>(Gulbai Tekra Branch, Ahmedabad, Mr. Tejas Dave, Authorised Officer, (M) : 09909928880)</p>	<p><b>Charges &amp;</b></p> <p><b>21.06.2022</b></p> <p><b>Rs. 31,05,947.00+</b></p> <p><b>Interest+ Other Charges</b></p>	<p>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: 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 ameneties and bounded to the North : 18 Meter T.P. Scheme Road, South: Unit No. - 2, East : 7.50 Meter Road, West : Pancham Pushp Scheme</p>	<p><b>(Physical Possession)</b></p>
<p>M/S H V Synthetics Pvt Ltd (Borrower), Mr Haygreev Kishorkumar Chavda ( Director ), Mr Naranbhai Dahyabhai Chavda ( Director ), Mrs Ratanben Kishorkumar Chavda (Guarantor) (Bhudarpura Branch, Mr Dheeraj Prajapati, Senior Manager, (M): 9909925785</p>	<p><b>19.06.2021</b></p> <p><b>30437997.01+</b></p> <p><b>Interest+ Other Charges</b></p>	<p>Equitable Mortgage Of Property Consisting Of Flat/ Residential House In The Name Of Mrs Ratanben Kishorkumar Chavda And Mr Haygreev Kishorkumar Chavda Flat No F-91, 9th Floor, Akash Towers, Near Judges Bungalows, Bodakdev, Ahmedabad 380054, Measuring Area - 316 Sqmt, Situated On Final Plot No 221 Of T P Scheme No 1/B, ( Old Survey No 337/ 1+2+3 ) Mouje Bodakdev, Ta - City, Dist Ahmedabad, In The Sub District Ahmedabad - 3 ( Memnagar ) Which Is Bounded By: East: Judges Bungalows. West: Block - E, Aakash Towers, North: Janmangal Society, South: Block No - A, Akash Towers.</p>	<p><b>Rs.18066000.00</b></p> <p><b>Rs. 1806600.00</b></p> <p><b>(Physical Possession)</b></p>
<p>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</p>	<p><b>11.10.2022</b></p> <p><b>41000249.71+</b></p> <p><b>Interest+ Other Charges</b></p>	<p>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</p>	<p><b>Rs.994000.00</b></p> <p><b>Rs.99400.00</b></p> <p><b>(Physical Possession)</b></p>

9



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

Pujabhai Panchal (Guarantor), Ms. Nishitaben Daughter Of Nrendrabhai Pujabhai Panchal(Guarantor), Mrs. Lilaben Pujabhai Dahyabhai Panchal (Deceased) through her legal heirs (Guarantor). (Limbasi Branch, Mr. Rahul Singh, Senior Manager, (M): 8980015881)			
Mr. Kishan Laxmichand Sharma (Borrower) and Mrs. Guddi Kishan Sharma (Co Borrower) (S M Road Branch, Ahmedabad, Mr. Deepak Singh, Chief Manager, Mobile No: 9558804790)	<b>26.06.2019</b> <b>Rs. 28,91,313</b> <b>Interest+ other Charges</b>	Equitable Mortgage Of Property In The Name Of Mr. Kishan Laxmichand Sharma, Flat No. 2nd & 3rd Floor, Shakti Sagar Complex, Near Raipur Gate, BRTS Bus Stand, Ahmedabad-380001, Old Survey No.182 Paiki Tps-05., F.P. No. 80 Paiki, Mouje - Khadia, Ward -02, Ahmedabad, Gujarat, Bounded by East: Survey No. 181 184 185 F.P. No.81, West: Survey No. 183F.P. No. 79, North: Public Road, South: 25 Ft. Wide Road.	<b>Rs.1800000</b> <b>Rs.180000</b> <b>(Physical Possession)</b>
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)	<b>02/08/2019</b> <b>Rs. 9,99,59,104/- +</b> <b>Interest+ other Charges</b>	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.	<b>Rs. 36125000</b> <b>Rs. 3612500</b> <b>(Physical Possession)</b>
M/s. Hincasa Corporation (I) Pvt Ltd (Borrower) Mr. Chintan Himanshubhai Thakkar (Director) Mr. Bharatkumar Babulal Jambukiya (Director) and Mrs. Ninaben Himanshubhai Thakkar (Guarantor)  (Lal Darwaja Branch, Ahmedabad, Mr. Sunil Bhardwaj, Chief Manager, Mobile No: 7506986811)	<b>01.05.2018</b> <b>Rs.3,08,72,194+</b> <b>Interest+ Other Charges</b>	1) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Shop No. 4,5,6,7,8 And 9 On Ground Floor, Total Admeasuring 66.53 Sq. Yards I.E. 55.63 Sq. Mtrs. Situated At Opposite Jain Derasar, Nr. Saurashtra Vasan Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying And Situate At Mouje Surendranagar, Taluka: Vadhvan, District: Surendranagar Gujarat Bounded By: East: City Survey No. 1354 And 1355. West: Passage north: City Survey No. 1360.	<b>Rs.144,00,000</b> <b>Rs.14,40,000</b> <b>(Physical Possession of Shops only)</b>

2



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

		<p>South: Road Shop No. 8 And 9 Are Bounded As Under As Mentioned In Title Deeds. East: Passage West: Shop No. 11 And 12 North: City Survey No. 1360. South: Toilet Block</p> <p>2) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Shop No. 11,14 And 10 Paiki Northern Side Space Total Admeasuring 22.64 Sq. Yards I.E. 18.93 Sq. Mtrs. On Ground Floor, Situate Opposite Jain Derasar, Nr. Saurasthra Vasam Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2,Being, Lying And Situate At Mouje Surendranagar,Taluka:Vadhvan,District: Surendranagar Gujarat</p> <p>Shop No. 10 Is Bounded As Under As Mentioned In Title Deed: East: Passage West: Passage, North: Shop BI 11 South: Stair</p> <p>Shop No. 11 Is Bounded As Under As Mentioned In Title Deed. East: Shop No. 9 West: Passage North: Shop No. 12 South: Shop No. 10</p> <p>Shop No. 14 Is Bounded As Under As Mentioned In Title Deed East: Passage West: Other Property North: Shop No. 13 South: Shop No. 15</p> <p>3. Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Bearing Office No. 5,6,7,8,9,10,11,12,13 And 14 On First Floor Total Admeasuring 150.30 Sq. Yards I.E. 125.67 Sq. Mtrs. Along With Right To First Floor To Sky, Situate Opposite Jain Derasar, Nr. Saurasthra Vasam Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2,Being Lying And Situate</p>	
--	--	---	--

2



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

		<p>At Mouje: Surendranagar, Taluka: Vadhvan, District: Surendranagar Gujarat. East: City Survey No. 1354 And 1355 West: City Survey No. 1349 North: Rana Chambers South: Office No. 1 To 4.</p> <p>4. Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Bearing Office No. 3 And 4 On First Floor Total Admeasuring 39.92 Sq. Yards I.E. 33.58 Sq. Mtrs., Situate Opposite Jain Derasar, Nr. Saurashtra Vasan Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying Situate At Mouje: Surendranagar, Taluka: Vadhvan, Dist: Surendranagar Gujarat office No. 3 Is Bounded As Under As Mentioned In Title Deed. East: Office No. 4 West: Road north: Stair South: Road Office No. 4 Is Bounded As Under As Mentioned In Title Deed. East: City Survey No. 1354 And 1355 West : Office No. 3 North: Office No. 5 South : Road</p> <p>5. Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Bearing Open Terrace Space Upon Office No. 1 To 4 Upto Sky, Total Admeasuring 89.96 Sq. Yards I.E. 75.22 Sq. Mtrs. Situate Opposite Jain Derasar, Nr. Saurashtra Vasan Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying And Situate At Mouje: Surendranagar, Taluka: Vadhvan, District: Surendranagar, Gujarat, East : City Survey No. City Survey No. 1354 And 1355, West : City Survey No. 1349, North : Open Terrace Of Office No. 5 To 14, South : Road</p> <p>6. Equitable Mortgage Of Property In The Name Of Mrs. Ninaben Himanshubhai Thakkar Bearing Sub Plot No. 11, Having Plot Of Land Admeasuring 327.84 Sq. Mtrs Alongwith</p>	
--	--	---	--

2



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

		Construction Admeasuring 135 Sq.Mtrs, Included In Records Of Wadhwan City Survey Ward-3 By City Survey No. 158, Forming Part Of Land Of Final Plot No. 156 Of Wadhwan Town Planning Scheme No. 1,Situated In Rajiv Co. Operative Housing Society Limited,Near Old Women Centre, Being, Lying And Situated At Mouje Wadhwan, Taluka Wadhwan And District Surendranagar Gujarat, East: 63.00 Feet Block No. 12 and Compound Wall West: 63.00 20 Feet Wide Road North: 55.00 Feet Block No. 12 And Compund Wass South :Other Land Of Tejalben Chandulal Thakkar	
--	--	--	--

**Date of Inspection & Time: 14.06.2024 between 2:00 PM to 4:00 PM**

**The intending Bidders/Purchasers has to transfer the EMD amount using online mode in his/her Global EMD Wallet well in advance before the auction time**

**E - Auction Date: 24.06.2024, Time: 1 PM to 3 PM with Auto Extension of 10 Minutes**

The auction will be conducted through the Bank's approved service provider <https://www.mstcecommerce.com>. Bidder will register on website <https://www.mstcecommerce.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD Wallet through NEFT /RTGS/transfer (after generation of challan from <https://www.mstcecommerce.com>). For detailed terms and conditions please refer to the link provided in [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) or auction platform <https://www.mstcecommerce.com> . Helpline No. 033-22901004 or 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) 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: 01.06.2024  
Place: Ahmedabad

प्रतिष्ठित अधिकारी/ AUTHORIZED OFFICER  
For, Central Bank Of India  
01/06/2024  
Sd/- Authorized Officer, Central Bank of India  
REGIONAL OFFICE, AHMEDABAD.



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

Terms and condition for E-Auction

1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on **24.06.2024 (1 PM to 3 PM)**. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ( $\geq$ EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
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: 14.06.2024 between 2:00PM to 4:00 PM**.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders, not depositing the required EMD in his 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. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the Banks websites/webpage portal. <https://www.centralbankofindia.co.in>, <https://ibapi.in> and <https://www.mstcecommerce.com>. The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-  
ब्रूय - IBAPI portal (<https://www.ibapi.in>).
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. The bidder shall improve their offer in multiple of **Rs. 10,000.00 (Upto Reserve price of amount 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

2



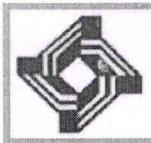
सेन्ट्रल बँक ऑफ इंडिया  
सेन्ट्रल बँक ऑफ इंडिया  
Central Bank of India

**क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001**

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.

6. 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.
7. 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 ([www.mstcecommerce.com](http://www.mstcecommerce.com)), details of which are available on the e-Auction portal.
8. 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).
9. 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 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.
10. 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 monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
11. 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.
12. 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.
13. 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.
14. The Sale Certificate will not be issued 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 successful 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

2



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

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

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.

15. 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.
16. 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 14.06.2024.**
17. 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 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.
18. 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.
19. The sale is subject to confirmation by the Bank.
20. 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: 01.06.2024  
Place: Ahmedabad

सेन्ट्रल बँक ऑफ इंडिया  
For, Central Bank Of India

01/06/2024

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