



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

NAME OF THE BORROWER/ GUARANTORS / MORTGAGORS : M/s Seven Ocean Tours & Travels Pvt. Ltd., Mr. Shaikh Gause, Mrs. Khaliza Bi Shaikh
Demand Notice Date & Due Amount (Rs. In lac) : 07/09/2021 524.84 Lakh + Interest + Other Charges (if any) **Symbolic Possession on :** 11/01/2022

DETAILS OF THE PROPERTY

| Details of Property | Reserve price/ EMD/ Bid Increase (in lac) |
|--|---|
| All that Residential Plot admeasuring 485.10 sq mt. of the property denominated as "RAMAPOILI MORCHANDI" half of "CODAODY" surveyed under survey No. 377/4 (part) of Village Benaulim, within the jurisdiction of Village Panchayat of Cana-Benaulim, Sub-District of Salcete, District of South Goa, 403602 admeasuring an area of 485.10 Sq. Mtrs, owned by Mr. Shaikh Gause and Mrs. Khaliza Bi Shaikh. Bounded as : East: Road across is another plot having compound wall. West: House of Caetania Queros e Goes, North: Adjoining plot with compound wall. South: Katcha road between two plots. | 106.10/ 10.61/ 0.20 |

NAME OF THE BORROWER/ GUARANTORS / MORTGAGORS : M/s Muktar Automobiles Pvt. Ltd,
Mr. Shaikh Muktar, Mrs. Shamshun Shaikh, M/s S.M. Engineering Works, Mr. Custodio S Fernandes, Mr. Maheed Xec
Demand Notice Date & Due Amount (Rs. In lac) : 06/12/2019 1066.38 Lakh + Interest + Other Charges (if any)
Symbolic Possession on : 29/02/2020 **Physical Possession on :** 30/12/2022

DETAILS OF THE PROPERTY

| Details of Property | Reserve price/ EMD/ Bid increase (in lac) |
|--|---|
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. A-33 of the property Surveyed under S. No. 104/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 465.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By plot no. A-34, West: By plot no. A-32, North: By comunidade property & property "Galli" of Joaquim Jose Roque da Costa, South: By 6 mtrs. Wide road. | 45.66/ 4.57/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. A-36 of the property Surveyed under S. No. 104/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 390.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By plot no. E-1, West: By 6 mtrs. Wide road, North: By plot no. A-35, South: By plot no. A-37 | 38.29/ 3.83/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. A-38 of the property Surveyed under S. No. 104/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 360.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By 6 mtrs. Wide road, West: By plot no. A-40, North: By plot no. A-39, South: By 8 mtrs. Wide road. | 35.35/ 3.54/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. B-8 of the property Surveyed under S. No. 96/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 504.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By plot no. B-9, West: By plot no. B-7, North: By plot no. B-35, South: By 10 mtrs. Wide road. | 41.35/ 4.14/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. B-11 of the property Surveyed under S. No. 96/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 405.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By plot no. B-12 & B-30, West: By plot no. B-10, North: By plot no. B-32, South: By 10 mtrs. Wide road | 33.23/ 3.33/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. B-25 of the property Surveyed under S. No. 96/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 695.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By plot no. B-24, West: By plot no. B-26, North: By 6 mtrs. Wide road, South: By plot no. B-15 & B-16 | 57.01/ 5.71/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. B-33 of the property Surveyed under S. No. 96/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 454.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By plot no. B-32, West: By plot no. B-34, North: By 6 mtrs. Wide road, South: By plot no. B-10 | 37.24/ 3.73/ 0.20 |
| All that piece & Parcel of property known as "MACC GARDENS" bearing Plot No. D-47 of the property Surveyed under S. No. 96/1, situated at Village St. Jose De Areal, Taluka & Sub District of Salcete, District South Goa - 403602 admeasuring an area of 271.00 Sq. Mtrs. Owned by Shaikh Shamshun Muktar Bounded as : East: By 6 mtrs. Wide road, West: By plot no. D-30, North: By plot no. D-46, South: By 6 mtrs. Wide road | 22.23/ 2.23/ 0.20 |
| All that piece and Parcel of property in Plot No. L-76 along with structure/building constructed thereon under Survey No:34, Village Nagao at Verna Industrial Estate, Taluka & Sub District of Salcete, District South Goa-403722 admeasuring an area of 4790.00Sq Mtrs., owned by M/s Muktar Automobiles Pvt. Ltd. Bounded as : East: Goa-IDC 25.00 mts wide internal Road. West: Goa-IDC Open space, North: plot No. L-77, South:Goa-IDC 15.00 mts wide internal Road | 405.49/ 40.55/ 0.20 |
| All that piece & Parcel of property known as "Plot No. L-128 along with Structure/Building constructed thereon in the property Surveyed under S. No. 293, situated at Verna Industrial Estate, within the limits of Village Loutalim, Taluka & Sub District of Salcete, District South Goa - 403722 admeasuring an area of 4836.00 Sq. Mtrs., owned by M/s. SM Engineering works. Bounded as: East: Plot No. M-49, West: Goa-IDC Internal Road, North: Plot No. L-127, South: Goa-IDC Internal Road. | 567.28/ 56.73/ 0.20 |

E-Auction Date & Time : 21st Aug, 2023 11.00AM to 3.00PM Date of Inspection & Time : 18th Aug 2023 10.00AM to 4.00PM
Last Date of submission of EMD & Time : 19th Aug, 2023 upto 5.00PM

The auction will be conducted through the Bank's approved service provider. Website of E-auction agency www.ibapi.com, www.mstcecommerce.com and www.mstcindia.co.in. E-auction agency contact details are: MSTC Central Helpdesk No.033-23400020 upto 22 Email:helpdesk@mstcindia.co.in For Registration related queries: Email:ibapiop@mstcecommerce.com Senior Manager 033-23400027 & Assistant Manager 033-23400029 For EMD payment/refund related queries: Email:ibapifn@mstcecommerce.com DM (F&A)/SM (F&A)-telephone: 033-23400028 Please contact the officials as mentioned above during office hours on the working days.

It is advisable for Bidders to complete following formalities well in advance. Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, www.ibapi.com using his mobile number and email-id Step 2: KYC verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 3 working days). Step 3: Transfer of EMD amount: Please follow the guidelines available at www.mstcecommerce.com for payment of EMD/bidding during auction process. Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. In case there is sole bidder for any property, the sole bidder will have to participate in the e-auction and will have to increase his/her/its offer at least by the amount equal to the amount of bid increase amount as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder. Please follow the guidelines available at www.mstcecommerce.com for payment of EMD/bidding during auction For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in