



CENTRAL TO YOU SINCE 1911

BRANCH: BHAGWANPURA NEEMUCH

"APPENDIX- IV-A

[See proviso to rule 8 (6)]

SALE CUM E-AUCTION 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 below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Central Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" (Exclusive of Furniture / Fixture / Stocks / Movables) basis on 15.12.2023 through online web portal (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp), for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price & EMD and other details as 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.

Interested bidder may deposit pre-bid EMD with MSTC before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in MSTC's bank account and update of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

Name of Borrowers & Guaranto rs / Mortgago rs	Amount outstandin g	Description of Property	Reserve Price	EMD	Bid Incre ment Amo unt	Othe r Encu mbr ance s	Date of Visit & Contact person details
M/s	Rs.	Property 1:	Property	Property		Not	
Vishambha	1,50,61,549	All Part &	<u>1:</u>	<u>1:</u>	50,00	Kno	01.12.2023
r Ware	.00/- and	Parcel of	Rs.	Rs.	0/-	wn to	
Housing	interest	property of	1,44,75,00	14,47,50		Bank	Deepender
Neemuch	thereon	warehouse	0/-	0/-		39	Yadav
Proprietor	from	situated on					Mob.
Smt.	15.06.2023	Diverted land	Property	Property			837001201
Amisha		Survey No.	<u>2:</u>	<u>2:</u>			0
W/o		167m area0.42	Rs.	Rs.			
Vishambha		Hectare Village	1,67,95,00	16,79,50			Swapnil
r Sharma		Rawatkheda	0/-	0/-			Pathrikar
(Borrower)		Tehsil & Dist					960436379
	83	Neemuch in the					2





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1.Sh.		name of Smt					
Mukesh		Mayadevi W/o			*:		
Sharma		Mukesh Sharma					
S/o Jagdish					55		
Prasad		Bounded by-					
Sharma-	28.1	North: Land of					
2.Sh.		Manoharsingh					
Vishambha		& Public Way					
r Sharma		South: Naredi's					
S/o	- T	Land and				0	
Mukesh	Jane Jane	Bhatte ki					
Sharma	The last	Bhumi					
3.Smt.		East: Dula's					
Mayadevi		Land					
W/o		West: Land of					
Mukesh		Seller's					
Sharma		Selici 3					
(Guarantor		Property 2:					
Congration		All Part &					
)		Parcel of					
8		property of					
		warehouse					
		situated on					
15.62		Diverted land					
		Survey No.	020				
		167/1 area0.67					
*		Hectare Village		1.5			
		Rawatkheda					
		Tehsil & Dist					
	9	Neemuch in the		12			
	/	name of Smt					1
	1	Amisha Sharma					
		W/o Vishamber					
		Sharma					
		Bounded by-					
		North: Way					
		South: Khasra					
		no 168, 169,					
		170					
		East: Khasra no					
*		167/2					
ž		West: Public					
		Way					
		1143					





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This may also be treated as notice under Rule 8(6) / Rule 9(1) of security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e-Auction sale on the above date.

For participating in the E-auction sale, the intending bidders should register their details with the service provider https://mstcecommers.com/auctionhome/ibapi/index.jsp well in advance and shall get user ID & password. Intending bidders advised to change only the password. Bidder may visit https://mstcecommers.com/auctionhome/ibapi/index.jsp for educational videos. For detailed terms & conditions of sale, please refer to the link provided Bank's website: www.centralbankofindia.co.in.

Bidder will register on website https://mstcecommers.com/auctionhome/ibapi/index.jsp and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD wallet through NEFT/transfer (after generation for Challan from https://mstcecommers.com/auctionhome/ibapi/index.jsp.

For further details contact Central Bank of India, Regional Office, Ratlam Mobile No. 9604363792 OR Central Bank of India, Bhagwanpura Branch Mobile No. 8370012010.

The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6)/RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR PROPERTIES

Date: 07.11.2023

Place: Neemuch

Profit

Authorized Officer





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TERMS & CONDITIONS OF THE E-AUCTION

- 01. The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" BASIS. (Exclusive of Furniture / Fixture /Stocks /Movables).
- 02. The E-Auction will take place through portal https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp on 15.12.2023 from 12:00 Noon to 6:00 PM with auto extension of 10 minutes.
- 03. For downloading further details, Process Compliance and Terms & Conditions, Please visit: a. https://www.centralbankofindia.co.in, b. website address of our E-Auction Service Provider https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp.

Bidders may visit https"//www.ibapi.in or https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities in advance:

- Step 1 : Bidders /Purchaser Registration : Bidders to register on e-auction platform (link given above) using his mobile number and email Id.
- Step 2: KYC verification Bidders to upload requisite KYC documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days.)
- Step 3: Transfer of EMD amount to bidder Global EMD Wallet: online /Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction Platform.
- Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online e-auction Platform after completing Step 1, 2 and 3.

Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date.

- 04. 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 http://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-B森q-IBAPI portal (https://www.ibapi.in). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to www.mstcecommerce.com on their Central Helpdesk Number 033-22901004.
- 05. 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 (>=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.
- 06. 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 Cheques/DD 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 Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.

NEEMUCH CITY, TEHSIL NEEMUCH
DISTRICT: NEEMUCH STATE: MADHYA PRADESH
PIN: 458441

bmratl1971@centralbank.co.in



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- 07. 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.
- 08. To the best of knowledge and information of the Authorized Officer, any encumbrance is not known on properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- 09. 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 as mentioned against each property description.
- 10. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned in Sale Notice) or its multiple and in case bid is placed during the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
- 11. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already deposited on the same day or not later than next working day after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer through NEFT/RTGS in the A/c No. of respective Branch as mentioned below.

Name Of Branch	A/c No.	A/c Name	IFS Code
SALAKHEDI	3777438518	CD-OFF-INTERNAL-OTH-	CBIN0285020
		TRANSACTIO	

In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

- 12. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- 13. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- 14. 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. 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.
- 15. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the





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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 property is being sold on "As is where is", "As is what is" and "Whatever there is" basis(Exclusive of Furniture / Fixture / Stocks / Movables). 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 Authorised 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.
- 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 bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC https://www.mstcecommerce.com and www.ibapi.in and www.centralbankofindia.co.in before submitting their bids and taking part in the e-Auction.
- 19. Bidding in the last moment should be avoided in the bidders own interest as neither the Central Bank of India nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
- 20. The sale is subject to confirmation by the Bank.
- 21. 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, Regional Office, Surat
- 22. For the further details contact Central Bank of India, Regional Office, Ratlam Mobile No. 9604363792 OR Central Bank of India, Bhagwanpura Branch Mobile No. 8370012010.

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

Borrowers /Guarantors / Mortgagers are hereby notified to pay the sum mentioned above along with upto date interest and ancillary expenses before the date of e-auction, falling which the property will be auctioned/sold and the balance dues if any will be recovered with interest and cost from borrower and guarantors they are also invited to take part in the bid. for sale of Immovable Secured Assets towards realization of outstanding dues of Secured Creditors.

Date:07.11:2023 Place: Neemuch Authorized Officer Central bank of India

Gran HIVAN 191 FM 08/11/2023



सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India

क्षेत्रीय कार्यालय : रतलाम

मो. : 9604363792

ई-नीलामी की सूचना

परिशिष्ट - IV क [नियम 8 (6) का परन्तुक देखें]

अपल संपृति के विक्रय हेतु विक्रय नोटिस

प्रतिभूतिहत (प्रवर्तन) निग्नम, 2002 के नियम ह (ह) के परन्तुक के साथ पठित वित्तीय अस्तियों का प्रतिभूतिकरण और 'पुनगठन तथा प्रतिभूतिहित का प्रवर्तन अधिनयम, 2002 के अधीन अचल आस्तियों के विक्रय हेतु ई-नीलामी विक्रय नोटिस सर्वसाधारण को तथा विशेष रूप से उधार लेने वाले और प्रत्याभूति-दाता को यह नोटिस दिया जाता है कि नीचे वर्णित अचल संपिति जो सेन्ट्रल बैंक ऑफ इंडिया प्रतिभूत लेनदार के पास गिरवी/प्रभारित है, का भौतिक कब्जा सेन्ट्रल बैंक ऑफ इंडिया प्रतिभूत लेनदार के प्राधिकृत अधिकारी द्वारा लिया गया है, को ''जहां है, जैसी है और जो है जैसी है'' के आधार पर निम्न ऋणियों से सेन्ट्रल बैंक ऑफ इंडिया प्रतिभूत लेनदार की निम्न वर्णित बकाया राशि की वस्ती हेतु ई-नीलामी द्वारा दिनांक 15.12.2023 को बेची जाएगी। आरक्षित मूल्य और अग्रिम धनराशि निम्नलिखित है।

खाते / ऋणी का नाम	बंधक संपत्तियों का विवरण एवं संपत्ति स्वामी का नाम	बकाया राशि	आरक्षित मूल्य धरोहर राशि
भगवानपुरा शास्त्र	॥, नीमच तह. एवं जिला- नीमच सम्पर्क अधिकारी : श्री दीपेन्द्र यादव	पोलास्य १२३००	बिड वृद्धि राशि
श्राना विशासम् वयर हाऊसिंग नीमच प्रोपराइटर- श्रीमती अमीशा पत्नी विशासम् शर्मा जमानतदार: 1.श्री मुकेश शर्मा पुत्र जगवीश प्रसाद शर्मा 2. श्री विशासर शर्मा पुत्र मुकेश शर्मा 3. श्रीमती मावा देवी पत्नी मुकेश शर्मा	संपत्ति क. 1 : संपत्ति का समस्त भू भाग वेयरहाउस स्थित डायवर्टेड भूमि सर्वे नं. 167 एम, क्षेत्रफल- 0.42 हेक्टेयर, ग्राम-	₹ 1,50,61,549/- + दिनांक 15.06.23 से देव ब्याज एवं अन्य खर्चे	₹

र्पात्त निरीक्षण दिनांक : 01-12-2023, सम्पर्क अधिकारी श्री दीपेन्द्र यादव मो. – 8370012010, स्वर्पनिल पथरीकर 960436379 ई-नीलामी की दिनांक एवं समय : 15-12-2023 को दोपहर 12.00 बजे से साय 6.00 बजे तक

विक्रय के निबंधन और शर्तों के ब्यौरे के लिए कृपया नीचे दिए सेन्ट्रल बैंक ऑफ इंडिया प्रतिभूत लेनदार की वेबसाइट www.centralbankofindia.co.in अथवा https://www.mstcecommerce.com/auctionhome/ibapi/index.isp देखें। तारीख: 07.11.2023 , स्थान: नीमच

4171001 Galon 08/11/2023

वेते प्रतिभवितिमाः (प्रत	टोन्ट्रल देंक ऑफ़ इंडि Central Bank of India प्रतिशास्त्र परिपार । एक प्रतिशास्त्र । एक अधन संपति	प्राचीतियः स्तिलाम् मो.: 9604363792	जा धूमना
स्वाधितम् को तथा संभाति का के स्वाधित के स्	डिया प्रतिभूत लेनदार की निम्न विध ति मुल्य और अग्रिम धनराशि निम्न	को ''जहां है, जैसी है और जो है जै त बकाया राशि की वसूली हेतु हैं ने लिखित है।	आस्तियों का प्रतिभतिकता -
विश्वासकार श्री हो देशी विश्वासकार हो हो श्री विश्वासकार हो हो श्री विश्वासकार श्री विश्वासकार श्री	पूर्व सं ह्या, नीमच तह एवं जिला- नीमच स संपत्ति कः । संपत्ति का स डायब्टेंड भूमि सर्वे ने 167 एम, रामताबड़ा, तहसील एवं जिला- न	पति स्वामी का नाम पति स्वामी का नाम पति अधिकारी : श्री द्वीपेन्द्र यादव मोत स्वत भू भाग वेयरहाउस स्थित क्षेत्रफल- 0.42 हेवटेयर, ग्राम	बकाया राशि । अगरिक्षत मृल्य अगोहर राशि विद्य वृद्धि राशि ।
पत विकास कामा के 3 जीवती सामा केल	श्रीम एवं आम शिला, दक्षिण नार पूर्व दुना की भूमि, पश्चिम निवे पूर्व दुना की भूमि, पश्चिम निवे प्राणित का ३ मिपित का समस प्राण्यक्ष भूमि सर्व चे 16771, क्षेत्र प्राप्तक्ष भूमि सर्व चे 16771, क्षेत्र	तियाएं-उतार- मनोहर सिंह की ही की भूमि एवं भट्टे की भूमि, तो भूमि एवं भट्टे की भूमि, तो भूमि भाग केवरहाउस स्थित फल- 0.67 हैक्टेंबर, ग्राम-	7.01,049/-1.44,75,000/- ग्रेक 15.06.23 ₹ 14,47,500/- श्र खांज पूर्व इ. 50,000/-
मणीत निर्मेक्षण दिनांक : 01-1	मेरी में, 168, 169, 170, पूर्व- ख	आएं-उत्तर- शासती ससा ने. 167/2, पश्चिम- यादव मो 8370012010, स्वपन्ति वादव मो 8370012010, स्वपन्ति विपादर 12.00 वजे से सार्व 6.00 व रे भेट्रल बैंक ऑफ इंडिया प्रतिप् arce.com/auctionhome/lbapl/inde	1,67,95,000/- ₹ 16,79,500/- ₹ 50,000/- 1,12