

CENTRAL BANK OF INDIA

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021

Branch Office: Assets Recovery Branch, 346, Standard Building, 3rd Floor

Dr Dadabhai Naoroji Road, Fort, Mumbai - 400 001

SALE NOTICE FOR SALE OF MOVEABLE/ 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.

Sr. No	Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. In lac)	Details of the property	Reserve price/ EMD/ Bid increase (Rs. in lac)
1.	Mr Shailesh Balkrushna Khanvilkar B/O-Mira Road Prabhat Kandari, Mob: 9167940779/7021738858 PROPERTY ID- CBINTROMIR111	30/08/2023 Rs.34.33 Lakh+ Interest + Other Charges if any	Flat No 404 ,I Wing ,Hari Panduranga Building Co-op Society LTD Block No Kashi Nagar Goddev Road Bhayander East Thane 401105 Built Up Area 35.51 Sq Mtr (Under Physical Possession)	37.62/ 3.77/ 0.38/
2.	Mr Rajesh Shankar Yadav & Mrs Gudiya Devi Rajesh Yadav B/O-Sanpada Tanaji Khapare, Mob: 7588090679 PROPERTY ID-CBINTROSAN111	19/08/2023 Rs.11.93 Lakh+ Interest + Other Charges if any	Flat No 301,Third Floor,Aqsara Apartment,Survey No 68/5B+6,CTS No 1135 (part),plot No 04 at Village Chinchavali Shekin Khopoli (Lowji) Taluka-Khalapur Dist Raigad Built Up Area 350 Sq.Ft. (Under Physical Possession)	5.96/ 0.60/ 0.06/
3.	Mr Jayvant Bhimrao Shelake B/O-Sanpada Tanaji Khapare, Mob: 7588090679 PROPERTY ID-CBINTROSAN112	20.05.2021 Rs.6.34 Lakh+ Interest + Other Charges if any	Flat No 202,2 nd Floor,Building No 144,Sahakar Dwarka ,Survey No 195/2,New survey No 195/1,at Morbe,Taluka Panvel Dist Raigad Built Up Area 346 Sq.Ft. (Under Physical Possession)	9.70/ 0.98/ 0.10/
4.	Mr Lavleshkumar Ramkhilawan Chourasiya B/O-Ulhasnagar Camp-4 Manjit Kumar, Mob: 9714025279 PROPERTY ID-CBINTROULHSC401	12.05.2021 Rs.55.81 Lakh+ Interest + Other Charges if any	Flat No 101 ,1 st Floor,Parvati Sadan Buidling ,Block No A-969 Room No 1937,CTS No 24675 ,Kailsah Colony,Hanuman Temple Lane,Kurla Camp,Ulhasanagar-5 Thane-421005 Built Up Area 800 Sq.Ft. (Under Physical Possession)	36.00/ 3.60/ 0.36/
5.	Mr Lavleshkumar Ramkhilawan Chourasiya B/O-Ulhasnagar Camp-4 Manjit Kumar, Mob: 9714025279 PROPERTY ID-CBINTROULHSC402	12.05.2021 Rs.55.81 Lakh+ Interest + Other Charges if any	Flat No 101, 1 st floor , Building Known as Mahalaxmi Palace ,Kailash Colony ,U. No. 10 ,Chalta No 25/2 ,Sheet No 70 ,Section 2-B ,Ulhasanagar-5 ,Thane-421005 Built Up Area 604.60 Sq.Ft. (Under Physical Possession)	27.21/ 2.73/ 0.28/

6.	Mr Subedarsingh Amarnath Yadav B/O-Ulhasnagar Camp-4 Manjit Kumar, Mob: 9714025279 PROPERTY ID- CBINTROULHSC403	30/08/2019 Rs.24.44 Lakh+ Interest + Other Charges if any	Flat No. 201,2 st Floor, Krishna Residency, Block C-935, Room No 1869, Municipal Ward No 39,Property No 39DO020794200,Ulhashnagar- 421005 Built Up Area 839 Sq.Ft. (Under Physical Possession)	45.31/ 4.54/ 0.46/
7.	Mrs Jhanavi Jitendra Kadam B/O-Thane West Ravi Kumar, Mob: 8141589933 PROPERTY ID-CBINTROTHER121	01/02/2025 Rs.27.69 Lakh+ Interest + Other Charges if any	Flat No.408,4 th Floor,C Building,Kanhaiya Meadows,S.No 13,H.No 6,Village Palghar,Dist Palghar -410206 Built Up Area 581.47 Sq.Ft. (Under Physical Possession)	25.39/ 2.54/ 0.26
8.	Mr Ramdas Sopana Phadtare and Mrs Lata Ramdas Phadtare B/O-Kalyan (West) Prabhat Kandari, Mob: 9167940779/7021738858 PROPERTY ID-CBINTROKAL111	30.09.2024 Rs.7.19 Lakh+ Interest + Other Charges if any	Shop No.004, Ground Floor, B- Wing, Sarthi Residency, Devrung- Nandkar Road, Near Z.P. School Devrung Village Bapgaon, Taluka: Bhiwandi, District: Thane – 421 305 Carpet Area 149.00 Sq.Ft. (Under Physical Possession)	8.72/ 0.90/ 0.09/
9.	AMS Global Engineering Company B/O- Kalher Swati Kumari Mob: 8830739843 PROPERTY ID-CBINTROKLH105	30/11/2024 Rs.47.00 Lakh+ Interest + Other Charges if any	<ol style="list-style-type: none"> 1. Old and used Bodor Brand CNC Fiber Laser all cover Exchange Platform Cutting MachineModel -A3-00-GB, Make -Bodor, Voltage -415 V, Power -22.56 kW, YOM - 2022 2. Low Pressure PU Foaming MachineModel No. LP-60, Make -Polycraftpuf Machine Pvt. Ltd., Volts - 415, 3PH, 50Hz, Amp. -20A, YOM -2018 3. Air CompressorsYOM - 2018 4. Old and used Roll Former MachineMake -W. Nehal Services (I) Pvt. Ltd., Model -RF-20 (20 g / 1mm), Voltage -415 V, Power -0.75 Kw / 1HP, YOM -Approx. 2018 5. Old and used Heavy Duty Motorised Pillar and Redial Type Drilling MachineMake -Chamunda Mechanical Works, Gujrat, Motor - 1440RPM, Capacity -25mm, YOM -1985 6. Old and used Hydraulic Press Brake MachineModel -EHPe 150*3100 mm, Make -Hindustan Hydraulics, YOM -2022 7. Old and used Hydraulic Shearing MachineModel - RGSX 3004, Dimension - 3000 mm * 4mm thick, Make -Rajesh Machine 	44.98/ 4.50/ 0.45/

			Tools Pvt. Ltd., YOM -2017 8. Old and used Hydraulic Press Machine Make - Polycraftpuf machine pvt. Ltd., Model No.-2 DL, Serail No. 7/17-18, Size -3.5 x 15 mtr., YOM -2017 (Under Physical Possession) (GST and other Govt Taxes/dues as applicable to be paid additionally.)	
10.	Merryll Kumar D'Souza B/O- SamtaNagar Mrs. Meenakshi S Ajila Mob No - 9768484868	28.12.2023 Rs. 59.31 Lakhs	Flat No. A 1403, '14th floor, Building Casa Clara, Project Downtown Palava 2, Village Khoni Taluka Kalyan Thane 401107 Built Up Area in Sq. Ft. = 616.00 9. Carpet Area - 560 SQFT	50.50/ 5.05/ 0.20
11.	Smt. Leena Devidas Jumbo B/O- Vasai (W) Mr. Akash Kumar Mob No -9670748999	21.07.2024 Rs. 48.80 Lakhs	Flat no 102, 1ST Floor, 'B' wing, "SHIV SAVLI COMPLEX" , S No 79, Hisaa No 16 & 17, Shivaji Nagar, Kumbharkhan Pada, Dombivli West, Tal- Kalyan, Dist- Thane- 421 301. Built up area: 520 sq ft Carpet Area- 433 sq ft	23.90/ 2.39/ 0.20
12.	Mr. Smirti Rajnish Mishra B/O- Virar East Mr. Hajarilal Meena Mob:- 8347491515	09.02.2024 Rs. 25.62	Flat No. -309, WING-C,, 3rd floor, Building no-3, Rudraksh CHS Ltd, Bolinj Road. Padmavati nagar, Virar west, 401303. Built Up Area. = 720.00 Sq. Ft Carpet Area = 470.45 Sq. Ft	32.10/ 3.21/ 0.20

E-Auction	Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
Sr no 1 to 12	22 nd July 2025 12.00 PM to 4.00 PM	14 th August 2025, 6.00PM	14 th August 2025, 10.00AM to 6.00PM

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency <https://baanknet.com/> E-auction agency contact details are:

- PSB Alliance eBKray Helpdesk No. +918291220220 Email: support.baanknet@psballiance.com

For Any queries related to bidder registration and EMD payment/refund related queries: Email: support.baanknet@psballiance.com Please contact the helpdesk officials during office hours on the working days

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://baanknet.com/> using his 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 before/during 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 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. In case of offers 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

Please follow the guidelines available at <https://baanknet.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.

It shall be responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid.

The authorized officer/Bank reserves the right to postpone/cancel or vary any of terms and conditions of the auction without assigning any reason thereof.

The authorized officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.

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 situation 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 auction successfully.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of the property/ies, put on auction and claims/rights/dues affecting 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 Bank. The Authorized Officer/Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

Please follow the guidelines available at <https://baanknet.in/> for payment of EMD/bidding during auction

*Please read the user manual available on the website carefully before commencing bidding process. Bank will not be responsible for any complications arise during bidding process, if any.

It is important to note that the auction purchaser shall bear the Stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and other charges both existing and future relating to properties over and above bid amount.

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

Place: Mumbai

Authorized Officer, Central Bank of India

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