



सेन्ट्रल बँक ऑफ इंडिया  
सेन्ट्रल बँक ऑफ इंडिया  
CENTRAL BANK OF INDIA

Branch Office : Ashram Road,  
Sattar Taluka Society, Usmanpura,  
Ahmedabad, Gujarat 380013

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 Guarantor and Mortgager that the below described immovable property mortgaged /charged to the secured creditor, the **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 **28/10/2020** for recovery of due to the Central Bank of India from Guarantor and Mortgager. The Reserve Price and earnest money deposit is displayed against the details of respective properties.

Sr. No.	Name of the Guarantors / Mortgagors of M/s. B.D. Overseas & Fiscal Services Ltd.	Description of immovable Property	Reserve Price & EMD 10%
1	<b>Mr Kartikey Arun Verma</b> <b>Mr. Hemant Deviprasad Kaushik,</b> <b>Mr. Ankit Verma</b> <b>Mrs. Garima Verma</b> <b>M/s. B.D. Bio-Tech Enterprises Pvt. Ltd.</b> <b>Mr. Bhavin Ashwinbhai Vyas</b> <b>Mr. Prashant Verma</b> <b>Mr. Rajesh N Raval</b>  <b>Demand Notice Date &amp; Due Amount</b> <b>Dated 31/12/2018</b> <b>₹19,89,86,469/- + Interest</b> <b>+ Other Charges</b>  <b>(Ashram Road Branch, Ahmedabad,</b> <b>Mr. Neelabh Singh, Authorised Officer,</b> <b>Mobile No. 09909928870)</b>	1. Mortgage of property in the name of <b>M/s. B.D. Biotech Enterprises Pvt. Ltd.</b> , All that piece & parcel on Non Agriculture land, being lying and situated within the Registration District & Sub District Kachchh, Taluka Anjar, Mouje Meghpar Borichi (Sim) bearing consolidated survey No. 110/Paiki admeasuring Acre 48-31 Gunthas wherein Navratna Residency is situated, wherein Pvt Plot No. 186 & 187 each plot admeasuring 200.67 Sq. Mtrs aggregating to 401.34 sq. mtrs along with construction standing thereon, being bound as follows: For Plot No 186-187, <b>East</b> : Internal Road, <b>West</b> : Plot No 160 & 161, <b>North</b> : Plot No 188, <b>South</b> : Internal Road.	Reserve Price <b>₹85,49,000/-</b> EMD <b>₹8,54,900/-</b>
2		2. Mortgage of Property in the name of <b>M/s B.D. Biotech Enterprises Pvt Ltd</b> , All that piece & Parcel of Non Agriculture land, being, lying and situated within the Registration District & Sub District Kachchh, Taluka Anjar, Mouje Meghpar Borichi (Sim) bearing consolidated Survey No 110/Paiki admeasuring Acre 48-31 Gunthas wherein Navratna Residency is situated, wherein pvt plot No 138& 139 plot admeasuring 200.67 sq mtrs aggregating to 401.34 sq. mtrs along with construction standing thereon, being bounded as follows: <b>For Plot No 138-139, East</b> : Internal Road, <b>West</b> : Plot No 132 & 133, <b>North</b> : Plot No 140, <b>South</b> : Plot No 137.	Reserve Price <b>₹85,37,000/-</b> EMD <b>₹8,53,700/-</b>
3		3. Mortgage of property in the name of <b>Mr. Hemant Deviprasad Kaushik</b> , all that piece & parcel of Non agriculture land being, lying and situated within the Registration District Ahmedabad & Sub District Ahmedabad-3 (Memnagar), Taluka City, Mouje Changispur (Sim) bearing City Survey No 2985, 2986, & 2987, sub PlotNo1+2+3, Final Plot no 325 of T.P. scheme No .3 wherein Shubb flats , shops, officers & club members owners association has constructed residential cum commercial scheme known as Shantanu Wherein Flat No 804 proportionate undivided share in the land of the association being bound as follow: <b>East</b> : Lift & Corridor, <b>West</b> : Open Marginal space, <b>North</b> : Open Marginal space, <b>South</b> : Open space.	Reserve Price <b>₹75,40,000/-</b> EMD <b>₹7,54,000/-</b>
4		4. Mortgage of property in the name of <b>M/s B.D. Biotech Enterprises Pvt Ltd</b> , all that piece and parcel of NA land being residential sub plot No B-31 to B-40 the land admeasuring about 2834.5 sq mtr in the scheme known as <b>SHREEJI FLORA VASTU WEEKEND HOMES</b> , Survey No.119, Mouje Ghansyampur, Taluka Limdi, in the registration District-Surendranagar and Sub-District Limdi. <b>East</b> : Society common Road <b>West</b> : Plot B 51 to B 60, <b>North</b> : Plot B 41, <b>South</b> : Society Road	Reserve Price <b>₹41,51,000/-</b> EMD <b>₹4,15,100/-</b>
5		5. Mortgage of property in the name of <b>M/S B.D. Biotech Enterprises Pvt Ltd</b> , all that piece and parcel of NA land being residential sub plot No B-41 to B-50 the land admeasuring about 2834.5 sq mtr in the scheme Known as <b>SHREEJI FLORA VASTU WEEKEND HOMES</b> , Survey No.119, Mouje Ghansyampur, Taluka Limdi, in the registration District-Surendranagar and Sub-District Limdi. <b>East</b> : Society common Road <b>West</b> : Society common Road, <b>North</b> : Society common Road, <b>South</b> : Plot No. B-40 to B 51.	Reserve Price <b>₹41,51,000/-</b> EMD <b>₹4,15,100/-</b>
6		6. Mortgage of property in the name of <b>M/S B.D. Biotech Enterprises Pvt Ltd</b> , all that piece and parcel of NA land being residential sub plot No B-51 to B-60 the land admeasuring about 2834.5 sq mtr in the scheme Known as <b>SHREEJI FLORA VASTU WEEKEND HOMES</b> , Survey No.119, Mouje Ghansyampur, Taluka Limdi, in the registration District-Surendranagar and Sub-District Limdi. <b>East</b> : Plot B 40 to B 31, <b>West</b> : Society common Road, <b>North</b> : Plot No B 50, <b>South</b> : Society Road.	Reserve Price <b>₹41,51,000/-</b> EMD <b>₹4,15,100/-</b>

**Date of Inspection & Time: 14/10/2020 between 12 Noon to 2 PM**

**Last Date & Time of Submission of EMD and Documents (Online) On or Before: 27/10/2020 Up to 4.00 PM.**

**(EMD to Be Deposited In Account No: 3473309790, A/C Name: Central Bank of India, Auction RO Ahmedabad, IFSC Code: CBIN0280546, Branch: Lal Darwaja, Ahmedabad)**

**E-Auction Date: 28/10/2020, Time: 12 Noon to 2 PM With Auto Extension of 5 Minutes.**

The auction will be conducted through the Bank's approved service provider M/s. C-1 India Pvt Ltd and the web portal <https://www.bankeauctions.com>. For any Enquiry interested bidder may contact to M/s. C-1 India Pvt. Ltd., 403, GNFC Tower, Near Grand Bhagwati, S G Highway, Ahmedabad - 380054, Contact Person: Mr. Bhavik Pandya, Mobile No. +91-8866682937, Helpline No. +91-124-4302020/21/22, Helpline email: [support@bankeauctions.com](mailto:support@bankeauctions.com); [gujarat@c1india.com](mailto:gujarat@c1india.com) or Branch or Authorized Officer Mr. Neelabh Singh, Contact No: 9909928870 during the office hours on any working days. For Detailed terms & conditions, please visit the web portal <https://www.bankeauctions.com>, [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in)

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

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

Date: 16.09.2020, Place: Ahmedabad

Sd/- Authorised Officer, Central Bank of India



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

### **Terms and condition for E-Auction:**

1. The auction will be "Online E-auctioning" through Bank's approved service provider M/s. C-1 INDIA PVT LTD and the web portal <https://bankauctions.com>  
Date and time of auction: **28/10/2020** between 12.00 PM to 2:00 PM (With auto extension clause in case of bid in last 5 minutes before closing). E-Auction is being held on "**As Is Where Is**", "**As Is What Is Basis**" and "**Whatever There Is**" basis
2. Auction/bidding shall only through "Online Electronic Bidding" through the website <https://bankauctions.com>. Bidders are advised to go through the website for detailed terms and part in the e-Auction sale proceedings.
3. The intending bidders should register their names at portal and get their User ID and password free of cost also prospective bidder may avail online training on e-Auction from M/s. C-1 India Pvt Ltd, 403, GNFC Tower, Near Grand Bhagwati, S G Highway, Ahmedabad-380054, **Contact Person Mr Bhavik Pandya, Mobile No. +91-8866682937, Tel No: 079-40007544**, Helpline No. +91-124-4302020, 4302021, 4302022 and Mr Rahul +91-7291981124. Helpline email: [support@bankauctions.com](mailto:support@bankauctions.com) & [Gujarat@c1india.com](mailto:Gujarat@c1india.com)
4. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer on or before 4:00 PM on **27/10/2020** to the designated account, the details of which are given as under:-
  - Account name : CENTRAL BANK OF INDIA AUCTION RO AHMEDABAD
  - Account No. : 3473309790
  - IFSC Code : CBIN0280546
  - Branch : Lal Darwaja, Ahmedabad
5. After Registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. i) Copy of the NEFT/RTGS Challan/ Detail Of DD; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/Adhar Card etc. iv) Copy of proof of address; without which the bid is liable to be rejected.
6. **The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15<sup>th</sup> day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. 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.**
7. 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: 14/10/2020 Between 12.00 to 2.00 PM.**
8. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/- (Rupees Ten Thousand Only)**. The bidder who submits the highest bid (not below the Reserve price) on closure of Online Auction shall be declared as successful bidder subject to approval of the Authorized Officer.
9. All the charges including dues to any authority, conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
10. Bank reserves the right to postpone / cancel or vary any of the terms and conditions of the auction without assigning any reason thereof.
11. For further details contact Branch or Authorised Officer or M/s. C-1 India Pvt Ltd, 403, GNFC Tower, Near Grand Bhagwati, S G Highway, Ahmedabad-380054, Contact Person Mr Bhavik Pandya, Mobile No. +91-8866682937, Tel No: 079-40007544, Helpline No. +91-124-4302020, 4302021, 4302022 and Mr Rahul



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

+91-7291981124. Helpline email: [support@bankauctions.com](mailto:support@bankauctions.com); [Gujarat@c1india.com](mailto:Gujarat@c1india.com)

- 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, TDS (if any), rates, assessment charges, fees etc. owing to anybody.**
13. The Authorised Officer is not bound to accept the highest offer and the Authorised 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. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C-1 INDIA PVT LTD web portal <https://bankauctions.com> before submitting their bids and taking part in the e-Auction
15. The publication is subject to the force major clause.

### **Special Instructions**

16. 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.
17. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of 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 the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

**Date: 16/09/2020**  
**Place: Ahmedabad**

**Authorized Officer, Central Bank of India**