

CENTRAL BANK OF INDIA

NIZAMPURA BRANCH - VADODARA. PH:0265-2792857. M: 8980015783

E- AUCTION SALE NOTICE

"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 and Guarantors that the below described immovable mortgaged/charged to Secured Creditor, the Constructive possession of which has been taken by the Authorised Officer of Central Bank of India ,Branch Office Nizampura, Vadodara, Secured Creditor , will be sold on "As is Where Is", "As is What is", and "Whatever there is" basis for recovery of dues from Borrower & Guarantors as mentioned below. For Detailed terms and conditions of the sale, please refer to the link provided in Central Bank of India Secured Creditor's website i.e www.centralbankofindia.co.in or www.bankeauctions.com

DESCRIPTION OF IMMOVABLE PROPERTIES							
Name of Borrower / Guarantor / Mortgagor	Amount Due, Demand & Possession Notice Date	Lot No	Description of Property	Reserve Price	EMD	Bid Increase Amount	
M/s Labdhi Industries Pvt Ltd (Borrower) & Mr. Sanjaybhai alias Chandubhai Dhirubhai Mathukiya & Mr. Dhiraj kumar Narsinhbhai Patel (Guarantors).	Rs. 3,54,78,193.43 as on 01/08/2018 along with further interest due thereon Demand Notice date 02/08/2018. Possession Notice date 29/10/2018	1	All that part and parcel of the property consisting of Factory Land and Building situated at Block No 299, Old Survey No 338 & 339, Village Sampla, Ta Padra, Dist:Vadodara, Gujarat admeasuring 9989 Sq Mtrs (approx.) East : Land bearing Block no 298, West : Sampla-Abhor Road, North : Land bearing Block no 301, South : Land Bearing Block No 293 And All plant & machinery situated at Block No 299, Old Survey No 338 & 339, Village Sampla, Ta Padra, Dist: Vadodara, belonging to M/s Labdhi Industries Pvt Ltd.	Rs. 2,63,00,000/-	Rs. 26,30,000/-	Rs. 50,000/-	
		2	All plant & machinery situated at Block No 299, Old Survey No 338 & 339, Village Sampla, Ta Padra, Dist:Vadodara, belonging to M/s Labdhi Industries Pvt Ltd	Rs. 69,30,000/-	Rs. 6,93,000/-	Rs. 50,000/-	

Terms and condition:-

Date & Time of e-auction: 12/06/2019 from 12:00 PM to 2:00 PM (with auto extension clause in case of bid in last five minutes before closing) (2) Last date and submission of EMD and documents on or before: 11/06/2019 till 4:00 PM (3) Date of inspection & Time: 10/06/2019 between 10:00 AM to 4:00PM. 4) EMD Submission account details for NEFT/RTGS for lot 1 to 2 A/c no 3586532561, Name of the Account: AUTHORISED OFFICER EMD ACCOUNT, IFSC Code: CBIN0280487, Central Bank of India, Branch Nizampura.

The Auction will be conducted ONLINE PORTAL <https://www.bankeauctions.com>. For Queries related to user ID/password contact Bank's approved service provider M/s C1 India pvt. Ltd., Udhog vihar, phase 2, Golf petrochem building no.301,Gurgaon (Haryana) 122015. Help line no:+91-124-4302020, 4302021,4302022,+91-9813887931(Mr. Vinod), +91-7291981124 (Mr. Rahul), Help line: Email ID: support@bankeauction.com. For any query, Bidder may Contact at any working day during office hours Mr Gaurav Singh, Authorised Officer Nizampura Branch, Mobile no 8980015783, Tel No 0265-2792857 Email ID – bmbaro0487@centralbank.co.in.

Statutory 30 days sale notice under Rule 8(6) of SARFAESI Act 2002

Borrower/Guarantors/Mortgagor are hereby Notified for sale of immovable secured asset towards realization of outstanding dues of Secured Creditor.

Date: 02.05.2019, Place: Vadodara

Authorised Officer, Central Bank of India, Nizampura Branch, VADODARA.

Terms and condition for E-Auction-

1. The e-Auction is being held on “As is where is”, “As Is What Is Basis” and “Whatever There Is” subject to the provisions of SARFAESI Act & rules. The Auction sale bidding process will be online through the website <https://www.bankeauctions.com> on **12.06.2019 - 12.00 PM TO 02.00 PM** with unlimited extensions of 5 minutes.
2. Auction / bidding shall only through “Online Electronic Bidding” through the website <https://www.bankeauctions.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 obtain Login id and password free of cost by registering name with <https://www.bankeauctions.com>. For Queries related to user ID/password contact M/s C1 India Pvt. Ltd., Udyog Vihar, Phase-2, 301, Gulf Petrochem building, Gurgaon (Haryana), 122015. Helpline no: +91-124-4302020, 4302021, 4302022, (Mr. Vinod) +91-9813887931, (Mr. Rahul +91-7291981124), Helpline email ID: support@bankeauctions.com.
4. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer **on or before 4:00 PM on 11.06.2019** to the designated account, the details of which are given as under:-

Lot no. 1 to 2. A/c No – 3586532561, A/c Name: Authorised Officer EMD account, Branch: Nizampura Baroda, IFSC Code: CBIN0280487.

5. After Registration by the bidder in the Web Portal, the intending bidder/purchaser is required to get the copies of the documents uploaded in the Web Portal before last date of submission of the bid viz (i) copy of the NEFT/RTGS Challan (ii) Copy of Pan Card (iii) Proof of identification (KYC) viz. self-attested copy of voter ID card / Driving License / Passport id) copy of proof of address without which the bid is liable to be rejected. Uploading scanned copy of annexure – ii & iii mentioned in the Tender Notice after duly filled up & signing.
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 auction price immediately [adjusting the EMD already paid] 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 Authorised Officer. In case of default in payment of remaining 75% amount by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and the defaulting bidder shall have no claim/ right in respect of property/amount and property/ies shall be put to re-auction.
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 10.06.2019 between 10 AM to 4 PM.**
8. The e-Auction of above property/ies would be conducted on 12.06.2019 - 12.00 p.m. to 02.00 p.m. by way of inter-se bidding amongst the bidders. The Bidders shall increase their offer as mentioned above. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for further 5 minutes (unlimited times till closure of the e-bidding process). The bidder who submits the highest bid amount (not less than the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer / Secured Creditor.
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 Manager in their respective mobile/landline number and or may contact Authorised Officer:
- Lot no. 1 to 2 - Mr. Gaurav Singh, Chief Manager, Nizampura Branch, Baroda, Mobile No. 89800 15783, Branch phone No. 0265-2792857, Email: bmbaro0487@centralbank.co.in.** during the working hours in working days of bank.
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 (bidding for properties of more than Rs. 50.00 lacs in value will be required to pay 1% of the bid price towards Income Tax), rates, assessment charges, fees etc. owing to anybody.**
13. The Authorised Officer is not bound to accept the highest bid offer and the Authorised Officer has the absolute right to accept or reject any or adjourn / postpone / cancel the e-Auction without assigning any reason thereof.
14. The Persons holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-Auction process. The bidders are advised to go through the detailed terms and conditions of the e-Auction available on the web portal of M/s C1 India Pvt. Ltd. <https://www.bankeauction.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.
18. **Statutory 30 days sale notice under Rule 8(6) of SARFAESI Act 2002 Borrower / Guarantors/Mortgagor are hereby Notified for sale of immovable secured asset towards realization of outstanding dues of Secured Creditor.**

Date: 02/05/2019.

Sd/-

Place: Vadodara

**Authorized Officer
Central Bank of India, Nizampura Br.**