

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(s) and Guarantor(s) that the below described immovable property/ies mortgaged / charged to the secured creditor, the **sPossession** 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”** Basis on 20.05.2025 through online portal : **https://psballiance.com (BAANKNET)**, for recovery of amount due to secured creditor bank. The Reserve Price and earnest money deposit (EMD) is displayed against the details are mentioned in 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**.

DESCRIPTION OF THE IMMOVABLE PROPERTIES						
Sr. No.	Name of the Borrower/ Guarantor & Branch	Amount of Demand Notice & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price Rs./EMD Rs./ Bid increase Amount	Name of the Authorised Office & Contact Number
1.	M/s. Suraj Steel Prop. - Mr. Sanjaysinh Dilavarsinh Rana (Adajan Branch)	Rs. 99,77,719.50 as on 27.04.2022 + further interest & other charges	All that piece and parcels of the Gamtal Property bearing Gram Panchayat Khata No. 192 admeasuring 835.00 sq. mtrs. situated at VallageKansad "Brahman Faliya", Nr. Bhavani Mata Temple Sub District Choryasi, Dis. Surat Pin- 394230	22.05.2024 Physical Possession	Rs. 60,00,000/- Rs. 6,00,000/- Rs. 10,000/-	Brajesh Tiwari Chief Manager, Adajan Branch, Surat (M) : +91-7567883859
2.	Vikibhai Gajanandbhai Nayka Mayank Gajanandbhai Nayka and Minaben Gajanandbhai Nayka (Dastruwad Branch)	Rs. 12,03,656/- as on 07.05.2019 + further interest & other charges	All that piece and parcels of immovable property bearingVillage Maroli Revenue Survey No.693, block no.589 admeasuring 7891 sq. meters paiki non-agriculture Plot No. 32 admeasuring 75.13 Sq. meters situated at SaiBunglows, Maroli, Tal. Jalalpore, Dist. Navsari • Bounded by: • East : Adj. Plot No. 19, • West : Adj. Society Road, • North : Adj. Plot No. 33, • South : Adj. Plot No. 31	10.02.2022 Physical Possession	Rs. 12,36,000/- Rs. 1,23,600/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
3.	M/s Avanti Food Product (Prop. Usha Prakashbhai Shettigar) (Dindoli Branch)	Rs. 98,36,400.75 as on 20.05.2024 + further interest & other charges	1) All that piece and parcels of the Office no. 309, 3rd Floor, of the building known and name as “Western Business Hub”, situated at Pal, Land bearing Revenue Survey No. 339, Block no. 316, Paiki T.P. No. (Pal), final Plot no. 39, adm. about 34.19 sq. mtr., Village: Pal, Adajan (Surat City), District: Surat. • Bounded by: • East : Block No. 318, • West : 60ft Road, • North : Flat No. 37, • South : 80ft Road	20.09.2024 Physical Possession	Rs. 17,00,000/- Rs. 1,70,000/- Rs. 10,000/-	Himmat Savani Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
			2) All that piece and parcels of property Flat no. 104 on 1st Floor of the building H project known and name as “Milestone”, situated at Jahangirabad, Land bearing R.S. No. 115/3 and 115/4, Block no. 29/1, paikiadm. 11399.00 sq.mtr. of Village: Jahangirabad, Tal.: Adajan (Surat City), Dist.: Surat, flat build up area adm. 80.36 sq.mtr. + along with undivided proportionate share adm.42.58 sq.mtr. in underneath land thereon. • Bounded by: • East : Building 1, • West : Open Space, • North : Pyramid Township, • South : Building G	20.09.2024 Physical Possession	Rs. 37,93,000/- Rs. 3,79,300/- Rs. 10,000/-	Himmat Savani Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
4.	M/S RudraTradex (Prop. Ramilaben Rameshbhai Karkar) (Dindoli Branch)	Rs. 1,01,44,920.21 as on 20.05.2024 + further interest & other charges	All that piece and parcels of immovable property bearing Flat no. E-904 on the 9th Floor of building no. E, project known and name as “Madhav Residency” situated at Adajan, land bearing R.S. No. 639 paikееadm. 128.72 sq. mtr. of Village: Adajan, Taluka: Adajan (Surat City) Dist.: Surat, Flat build up area adm. 128.72 sq. mtr. • Bounded by: • East : Flat No. 903, • West : Society Road, • North : Entry and Passage, • South : Society Road.	08.09.2024 Physical Possession	Rs. 58,58,000/- Rs. 5,85,800/- Rs. 10,000/-	Himmat Savani Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
5.	Mr. Mahendra Khandu Patil (Borrower) and Mrs. Lalitaben Khandu Patil (Co-borrower) Gangadhara Branch	Rs. 10,43,476/- as on 09.04.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot no 32. admeasuring 48.02 Sq. Yards, after KJP Block No. 376/32 admeasuring 40.15 Sq. Mtrs. alongwith proportionate undivided share in road & COP admeasuring 26.23 Sq. Mtrs. Shree Goverdhan Dream Residency. developed upon land bearing R.S.No. 293. Old Block No. 353/A. after Resurvey Block No. 376 admeasuring Hector-Are2- 59-36 Sq. Mtrs i.e. 25936 Sq. Mtrs, residential NA Land Paikее. situated in moje - Haldharu, Sub District & TalukaKamrej. District-Surat. Bounded by: • East : Society Road, • West : Plot No. 62, • North : Plot No. 33, • South : Plot No. 31	03.08.2024 Physical Possession	Rs. 8,68,000/- Rs. 86,800/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
6.	Mr. Santosh Uttambhai Gavade Gangadhara Branch	Rs. 16,45,166/- as on 19.06.2021 + further interest & other charges	All that piece and parcel of the Immovable House property bearing Plot no. 117 “D-Type” (As per KJP Plot no. 117) admeasuring 66.91 sq. mtr. Alongwith undivided share in land of road and COP admeasuring 52.64 sq. mtr. Total admeasuring 119.56 sq. mtr. inSukun Residency situated on land bearing R.S. No. 221, 222 and 223/1, its block no. 253, 254 and 255 admeasuring 29441sq. mtr. Consolidated new block no. 253 of village- Soyani Dist.: Surat Sub dist/Tal.: Palsana, Dist.: Surat Bounded by: • East : Plot No. 116-D, • West : Plot No. 118-D, • North : Road, • South : Plot No. 112-D	16.11.2021 Physical Possession	Rs. 10,00,000/- Rs. 1,00,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
7.	M/s. Krupa Art Mr. Dilip Sumamal Khatri (Partner) Mr. Pankaj Dilip Khatri (Partner) Mrs. Harsha Dilip Khatri (Guarantor) (Lal Darwaja Branch)	Rs. 1,41,21,219/- as on 27.08.2024 + further interest & other charges	All that piece and parcel of the immovable Property known as Flat No-302 admeasuring 2867.00 Sq.Fts Super Built up area& 1777.77 SqFts. i.e 165.22 SqMtrs. Built Up area on the 3rd Floor of the building No.30 Type of “A/4” Named and Known as “Green City Gold” Together with undivided proportional share adm 14.38 Sq.mtrs in the land underneath the said building in the common roads and COP adm 31.99 Sq.mtrs constituting the land bearing F P No.89/A of T.P No.50 (Bartha), Block No.138 (R.S No-47/2), Block No.139 (R.S.No47/1), Block No.140 (R.S No.46/1), Block No.141(R. S No.46/2), Block No.142 (R.S No.47/3) and Block No.144 (R. S No.53), collectively New Block No.138 admeasuring 115234.00 Sqmtrs land of Village : Bhatha situated in the Bhatha area of Surat City: Sub –district; Choryasi, District: Surat. • Bounded by: • East : RCC Road, • West : Building No. 31, • North : Building No. 29, • South : Internal Road.	28.02.2025 Physical Possession	Rs.1,07,15,000/- Rs. 10,71,500/- Rs. 50,000/-	Mohit Singhi Chief Manager, Lal Darwaja Branch, (M) : +91-7506061451
8.	Mr. Kanjibhai Gokalbhai Nariya (borrower), Mrs. Rasilaben Kanjibhai Nariya (co-borrower) (Laldarwaja Branch)	Rs. 17,73,287/- as on 18.02.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot No.23, admeasuring 44.59 Sqmtrs, together with undivided proportionate share adm 25.88 Sqmtrs in road & COP in “Krishna Park” situated on the land revenue Survey No.390, Block No.382 of Village: Kamrei, Taluka : Kamrej, Dish Surat. • Bounded by: • East : Plot No. 22, • West : Plot No. 24, • North : Plot No. 43, • South : Road.	20.06.2024 Physical Possession	Rs. 11,21,000/- Rs. 1,12,100/- Rs. 10,000/-	Mohit Singhi Chief Manager, Lal Darwaja Branch, (M) : +91-7506061451
9.	M/s Shree Bhagwati Enterprise Mr. Vasnaram Samela Rabari (Proprietor) & Mr. Masraram Samela Rabari (Guarantor) (LalDarwaja Branch)	Rs. 15,70,859/- as on 05.07.2021 + further interest & other charges	All the right and interest in Shop No. AG-1adm 141.00 sqft, “Shree Laxmi Complex Vibhag-A” together with undivided Proportion land admeasuring about 7.79 Sqmtrs. Underneath Said land bearing Eastern Side Portion identifies as Vibhag-A of Laxmi Residency situated at land bearing Survey No.137 i.eBloack No. 106/B of village Motaborsara , Tal-Mangrol Dist. Surat. • Bounded by: • East : land of Block No.106 A Paiki, • West : Adj. Govt. Land, • North : Kim-Mandvi Road, • South : Part Side of the said Block No.106	18.05.2022 Physical Possession	Rs. 5,50,000/- Rs. 55,000/- Rs. 10,000/-	Mohit Singhi Chief Manager, Lal Darwaja Branch, (M) : +91-7506061451
10.	M/s Bhagwati Fashion Mr. Masraram Samela Rabari (Proprietor) & Mr. Vasnaram Samela Rabari (Guarantor) (LalDarwaja Branch)	Rs. 27,39,622/- as on 27.04.2021 + further interest & other charges				
11.	Archana Nitinbhai Dholiya (Borrower), Nitinbhai Pravinbhai Dholiya (Co-borrower) (Nanpura Branch)	Rs. 15,80,967/- as on 28.11.2018 + further interest & other charges	All that piece and parcel of Immovable property bearing Plot no H/180, admeasuring 38.33 sq. mtrs, along with undivided proportional share admeasuring 27.26 sq. mtrs in common roads and COP, “SahjanandVatika”, R.S. Number 11, Block no. 19, Village: Velanja, Taluka: Kamrej, Distt-Surat	14.02.2019 Physical Possession	Rs. 9,17,000/- Rs. 91,700/- Rs. 10,000/-	Upendra Kalluru Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
12.	Mr. Gautambhai Labhubhai Ranpariya (Borrower), Mr. Jayaben Labhubhai Ranpariya (Co-borrower) (Nanpura Branch)	Rs. 15,35,728/- as on 15.12.2019 + further interest & other charges	All that piece and parcel of immovable property bearing Plot no. 73, adm. 41.80 sq. mtr. Together with undivided proportionate share adm. 29.73 sq. mtr. In road and COP in “SahajanandVatika”, R.S. No. 11, Block no. 19, Village: Velanja, Taluka: Kamrej, Dist.: Surat	16.03.2022 Physical Possession	Rs. 9,85,000/- Rs. 98,500/- Rs. 10,000/-	Upendra Kalluru Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
13.	Kamalkumar Kanaiyalal Lumbhani (Borrower), Kanaiyalal Shantilal Lumbhani (Co-borrower) (Nanpura Branch)	Rs. 16,60,513.20 as on 30.11.2021 + further interest & other charges	All that piece and parcel of Immovable property bearing Plot no 78, admeasuring 41.80 sq. mtrs together with undivided proportionate share adm. 29.73 sq. mtrs. in road & COP in “Sahjanand Vatika”, R.S. Number 11, Block no. 19, Village: Velanja, Taluka: Kamrej, Distt-Surat.	11.03.2022 Physical Possession	Rs. 9,85,000/- Rs. 98,500/- Rs. 10,000/-	Upendra Kalluru Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
14.	Ashwinbhai Veljibhai Hirpara (Borrower) Manishaben Ashwinbhai Hirpara (Co-borrower) (Surat Main Branch)	Rs. 11,57,207/- as on 15.02.2020 + further interest & other charges	All that piece and parcel of Immovable Property bearing Flat no. C/406, Sai Palace Residency, Nr. Sardarnagar, opp. Side of Sweet Home & Sweet Home, New Kosad Road, Kosad, Surat. Area admeasuring super built up area 851.00 sq. ft. and built up area 511.00 sq. ft. i.e. equivalent to 47.49 sq. mtrs. on the 4th floor of building no. “C” of “Sai Palace Residency” along with undivided proportional shareadm. 25.34 sq. mtr. in the land under the said including parking area, constructed on the land bearing final Plot no. 324, T.P. Scheme no. 66 (Kosad-Variyav), Revenue Survey no. 592/5, its block no. 1069 paiki 1 of moje Village- Kosad, City- Surat, Taluka City- Choryasi, Dist- Surat • Bounded by: • East : Building No. D, • West : Building No. B, • North : Road and COP, • South : Sub Center Space.	11.01.2024 Physical Possession	Rs.11,95,000/- Rs. 1,19,500/- Rs. 10,000/-	Vikas Chaurasia Chief Manager, Surat Main Branch, Surat (M) : +91-9773071614
15.	Rameshbhai Balubhai Kothiya (Borrower), Chandan Rameshbhai Kothiya (Co-borrower) Mitesh Rameshbhai Kothiya (Co-borrower) Varachha Branch	Rs. 45,03,721/- as on 06.02.2024 + further interest & other charges	All the piece and parcel of immovable property known as plot no. 211 (after Re-Survey Block no. 12670) admeasuring 108.64 sq. mtr. alongwith adjoin margin done adm. 09.80 sq. mtr. together with undivided proportional share adm. 39.40 sq. mtr. in the common roads and COP in the Housing Estate named and known as “Sukh Shanti Row House” consisting the land of sub plot No. 1 adm. 48348 sq.mtr. of Block no. 323 adm. 50778 sq. mtr. (Revenue Survey no. 342+346+343/2+346) of Village: Velanja, Sub-district: Kamrej, Dist.: Surat • Bounded by: • East : Block No. 321, • West : Block No. 324 & 325, • North : Block No. 327 & 328, • South : Road	16.09.2024 Physical Possession	Rs. 41,32,000/- Rs. 4,13,200/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548