Central Bank of India
સેન્ટ્રલ બેંક ઓફ ઇન્ડિયા
सेन्ट्रल बैंक ऑफ इंडिया

Regional Office : 1st Floor, Narimabad, Athugar Street, Nanpura, Surat - 395001
Phone: 0261 - 2465841, 2465842

E-AUCTION SALE NOTICE

(UNDER SARFAESI ACT 2002) APPENDIX-IV A SEE PROVISON TO RULE 8(6)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 30.06.2025

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 **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"** Basis on 30.06.2025 through online portal : **https://baanknet.com,** 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.	Rajeshbhai Vinubhai Sheladiya (Borrower), Manishaben Rajeshbhai Sheladiya (Co-borrower) and Gitaben Vinubhai Sheladiya (Co-borrower) **(Althan Branch)**	**Rs. 29,49,133/-** as on 08.08.2023 + further interest & other charges	All that piece and parcel of the immovable property bearing plot no. 73, adm. 82.22 sq. Yards, i.e. 68.75 sq. Mtrs., together with undivided proportionate share adm. 32.55 sq. Mtrs. In road and cop in adm. 20.85 sq. Mtrs., in "Dharmanandan Bungalows" situated on the land bearing R.S. No. 80, block no. 102 adm. 13197 sq. Mtrs., (old block no. 76 adm. 13557 sq. Mtrs.) of Village: Nansad, Tal.: Kamrej, Dist: Surat. • **Bounded by:** • **East :** Plot No. 74, • **West :** Plot No. 72, • **North :** Society Road, • **South :** Plot No. 90.	**02.06.2024 Physical Possession**	**Rs. 22,50,000/-** ---------- **Rs. 2,25,000/-** ---------- **Rs. 10,000/-**	**Soni Kumari** Chief Manager, Althan Branch, Surat (M) : +91-7574884975
2.	Vivek Rameshbhai Borad (Borrower) **(Althan Branch)**	**Rs. 13,80,707/-** as on 04.11.2023 + further interest & other charges	All that piece and parcels of the immovable property bearing Flat no. 302, built up area adm. 55.58 sq. mtrs., and its carpet area is 49.42 sq. Mtrs., on 3rd floor, together with undivided proportionate share in underneath land of "A" building of "Riddhi Siddhi Residency" constructed on the land bearing Plot no. 12, adm. 414 sq. yards equivalent to 346.28 sq. mtrs., together with undivided proportionate share in road and COP adm. 89.34 sq. Mtrs, Total adm. 435.62 sq.mtrs., (as per 7/12, block no. 521/paiki 12 adm. 435 sq.mtrs.,) of block no. 521, paiki town planning scheme no. 62 (Dindoli-Bhestan-Bhedwad) O.P. No. 150, Final plot no. 150/A, of Village Dindoli, Sub district City Taluka, District Surat. • **Bounded by:** • **East :** Road, • **West :** Road, • **North :** Adj. Number Land, • **South :** Plot No. 11.	**06.10.2024 Physical Possession**	**Rs. 17,40,000/-** ---------- **Rs. 1,74,000/-** ---------- **Rs. 10,000/-**	**Soni Kumari** Chief Manager, Althan Branch, Surat (M) : +91-7574884975
3.	Dulabhai Lakhabhai Makwana (Borrower), Vasanben Dulabhai Makwana (Co-borrower) **(Amroli Branch)**	**Rs. 17,10,940/-** as on 06.07.2021 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot no-572, admeasuring 50.69 sq yard as per KJP Block no. 273/572 adm. 42.38 sq. mtrs. along with the undivided share of Road/Rasta & COP adm 21.86 sqmtrs. of VRAJ NANDINI RESIDENCY VIBHAG-I situated at Block no. 273 adm. Hector 5-16 aare 07 sq. mtrs. at Moje- Kamrej, Sub District- Kamrej, Dist- Surat • **Bounded by:** • **East :** Society Internal Road, • **West :** Plot No. 258, • **North :** Plot No. 262, • **South :** Plot No.260	**21.05.2022 Physical Possession**	**Rs. 9,77,000/-** ---------- **Rs. 97,700/-** ---------- **Rs. 10,000/-**	**Mayank Dwivedi** Chief Manager, Amroli Branch (M) : +91-7567883861
4.	Nanasaheb Sopanbhai Bhagwat (Borrower),Shobhaben Sopanbhai Bhagwat (Co-borrower) **(Bardoli Branch)**	**Rs. 9,66,334.31** as on 03.01.2022 + further interest & other charges	All piece and parcel of the immovable property bearing Plot No. 188, Block no. 223, R.S. No. 182, Moje: Jolva, Tal.: Palsana, Dist.: Surat. • **Bounded by:** • **East :** Plot No. 209, • **West :** Society Road, • **North :** Plot No.189, • **South :** Plot No. 187.	**18.06.2022 Physical Possession**	**Rs. 7,02,000/-** ---------- **Rs. 70,200/-** ---------- **Rs. 10,000/-**	**Gunjan Gattani** Chief Manager, Regional Office, Surat (M) : +91-8239452548
5.	Rameshbhai Babubhai Bhalani (Borrower), Parvatiben Rameshbhai Bhalani (Co-Borrower) **(Dumbhal Branch)**	**Rs. 13,21,137/-** as on 07.07.2021 + further interest & other charges	All the piece and parcel of immovable property bearing Plot no. 535, admeasuring 48.00 sq. yards i.e. 40.15 sq. mtrs together with undivided proportionate share adm. 22.51 sq.mtrs in "Nandini Residency Vibhag-3", situated on the land bearing Block no 201 of village-Velanja, Taluka:Kamrej, Dist. Surat. • **Bounded by:** • **East :** Society Internal Road, • **West :** Plot No. 506, • **North :** Plot No. 534, • **South :** Plot No. 536.	**21.12.2021 Physical Possession**	**Rs. 6,92,000/-** ---------- **Rs. 69,200/-** ---------- **Rs. 10,000/-**	**Gunjan Gattani** Chief Manager, Regional Office, Surat (M) : +91-8239452548
6.	Shantaram Shenpadu Mahajan (Borrower) **(Sagrampura Branch)**	**Rs. 10,08,304/-** as on 26.04.2021 + further interest & other charges	All piece and parcel of the immovable property bearing Plot no. 55, Aradhana Lake Town Vibhag – 2, Block no. 3 to 10, 12,19,362, After amalgamation- New Block no. 3, KJP Block No. 3/55, Village JolvaPalsanaDist Surat • **Bounded by:** • **East :** Plot No. 74, • **West :** Internal Road, • **North :** Plot No. 56, • **South :** Plot No. 54.	**09.12.2021 Physical Possession**	**Rs. 7,82,000/-** ---------- **Rs. 78,200/-** ---------- **Rs. 10,000/-**	**Ashok Bangera** Chief Manager, **Sagrampura Branch** (M) : +91-7567883880

DATE & TIME OF INSPECTION : 24.06.2025 BETWEEN 12.00 NOON TO 3.00 PM
DATE & TIME OF E - AUCTION : 30.06.2025, TIME: 12.00 NOON TO 4.00 PM
(WITH AUTO EXTENSION CLAUSE IN CASE OF BID IN LAST OF 10 MINUTES BEFORE CLOSING)

- Details of Encumbrances over the property as known the bank : Not Known.
- For participating in the e-acution sale, the intending bidders should register their details with the service provider **https://baanknet.com** well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit **https://baanknet.com** for bidders are available with educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website : **www.centralbankofindia.co.in.**
- **For the further details contact Central Bank of India, Regional Office, Surat, Shri Gunjan Gattani (Chief Manager), M : 91-8239452548.**
- **T**he Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULES 8(6) OF THE SARFAESI ACT, 2002

Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured towards realization of outstanding dues of secured creditors.

Date : 12.06.2025
Place : Surat

Sd/-,
Authorised Officer,
Central Bank of India