



Regional Office, Shimla

The e-auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.

Interested Bidder may deposit Pre-Bid EMD with E-Auction Portal i.e. <https://baanknet.com> before the close of E-Auction. Credit of Pre – Bid EMD shall be given to the bidder only after receipt of payment in ebkay's Bank account and update of such information in the E-Auction website i.e. <https://baanknet.com>. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem.

DATE AND TIME OF E-AUCTION: 22-09-2025 BETWEEN 12:00 PM TO 04:00 PM

Terms and condition for E-Auction

The auction will be "Online E-auction" through website <https://baanknet.com>

1. Date and Time for auction: 22-09-2025 between 12:00 PM To 04.00 PM (With auto extension clauses in case of bid in last 5 minutes before closing) .E-Auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.
2. Auction/Bidding shall only through "Online Electronic Bidding" through the website <https://baanknet.com> and property details is also available at <https://baanknet.com>. Bidders are advised to go through the website for detailed terms and part in the e-auction sale proceedings.
3. Bidders have to complete following formalities well in advance:-
Step 1- Bidder/ Purchaser Registration: Bidder to register on e-Auction portal <https://baanknet.com> using his mobile number and email-id.
Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days)
Step 3: Transfer of EMD amount to his Global EMD Wallet: Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLED UP & SIGNING

4. Earnest Money Deposit (EMD) as mentioned above shall be paid online through NEFT/RTGS Transfer (After generation of Challan from <https://baanknet.com>) in bidders Global EMD Wallet.

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India


अधिकृत अधिकारी/Authorized Officer

5. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction through NEFT/RTGS in the following

Account:-

- Account Name : Sale Proceeds of Property pertaining to CBI, RO, Shimla
- Account No : 3885289106
- IFSC Code : CBIN0281002

In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

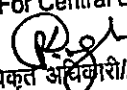
6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites between 02:00 PM to 4:00 PM on working days, with prior appointment with Branch Manager/ Authorised Officer. For inspection of properties prospective bidders may contact the following persons:-

Property	Name /Designation of officer	Contact Number
Property mentioned at Serial No. 1& 2	Sh. Jitendra Mehta, Senior Manager, B/O Una	9736030426
Property mentioned at Serial No. 4	Sh. Kripa Nath, Senior Manager, B/O Baddi	9736003614
Property mentioned at Serial No. 7	Sh. Ajay Kumar Branch Manager B/o Santokhgarh	7347457204
Authorised Officer of Property mentioned at Serial No. 1 ,2,4 & 7	Sh Atish Thakur, Chief Manager B/o Nalagarh	9736020420
Property mentioned at Serial No. 3	Sh. Lalit Kumar, Branch Manager, B/O Paonta Sahib	9418846724
Property mentioned at Serial No. 6	Sh. Amit Kumar, Branch Manager, B/O Shambuwala	9729611622
Authorised Officer of Property mentioned at Serial No. 3 & 6	Sh Pradeep Kumar Singh, Chief Manager Regional Office Shimla	9913296996

7. Auction would commence at Reserve Price, as mentioned above. Bidder shall improve their offers in multiple of Rs. 10000/- (Rupees Ten Thousand Only) for property mentioned above .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 Authorised Officer.
8. All the charges including dues to any authority, conveyance, stamp duty and registration charges, TDS etc. as applicable shall be borne by successful bidder only.
9. On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate as per rules.

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India
अधिकृत अधिकारी/Authorized Officer

10. The Authorised Officer/Bank reserves the right to postpone /cancel or vary any of terms and conditions of the auction without assigning any reason thereof.
11. The Sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
12. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3 rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.
13. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
14. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and e-mail id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
15. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
16. Intending bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
17. For further details bidders may contact the persons mentioned in Para-6 above for the respective properties. Bidders may also contact authorised representative of our e-Auction Service Provider <https://baanknet.com>, details of which are available on the e-Auction portal.
18. 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, fee etc. owing to anybody.
19. The Authorised Officer is not bound to accept the highest offer and the Authorised 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.
20. Sale is subject to confirmation by the Bank/ Authorised Officer.

कृते सेंट्रल बैंक ऑफ इण्डिया
For Central Bank of India

अधिकृत अधिकारी/Authorized Officer

21. The Sale is subject to Conditions /Rules/ Provisions prescribed in the SARFAESI Act 2002 and Rules framed thereunder & conditions mentioned herein.

Special Instructions

22. 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 the auction successfully.
23. 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank. The Authorised Officer /Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India

अधिकृत अधिकारी/Authorized Officer

Authorized Officer
Central Bank of India

Date: 13/08/2025
Place: Shimla



Central Bank of India

Regional Office : Shimla

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

"Interested Bidder may deposit Pre-Bid EMD with E-Auction Portal i.e. <https://baanknet.com> half an hour before the Auction end time. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in <https://baanknet.com> Bank account and update of such information in the E-Auction website <https://baanknet.com>. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem."

E auction Sale Notice for sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provisions to Rule 8 (6) & 8(2) 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/Movable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Central Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is basis".

Sl. No.	Name of the Branch/Account	Details of property/ secured assets & owner of the property	Date of Demand Notice		Reserve Price	Date and time of E-auction	QR Code/Photo Details
			POSSESSION DATE	POSSESSION DATE	Bid Increase Amount		
21	BRANCH OFFICE UNA	Borrower : M/s Krishna Steels, Proprietor : Mrs. Promila Devi W/o Mr. Vijay Kumar Sharma, Guarantor : Mr. Ankit Sharma.	Land & Structure comprised in Khata/ Khewat No. 245, Khatoni No. 309, Khasra No. 1017, Area- 768sq. meters being 768/2387 share out of land measuring 00-23-87, Situated at Up Mohal Nangal Kalan, Tehsil- Haroli, District- Una, as per Jamabandi for the year 2011-12 owned by Mrs. Promila Devi W/o Sh. Vijay Kumar, R/o Village Ghaluwal, P.O. Saloh, Sub-Tehsil- Ispur, District- Una (HP).	22.04.2019	Rs. 20,25,000/-	22.09.2025	
			Rs. 61,37,122/- plus further interest and expenses thereon	20.09.2019	Rs. 2,02,500/- Rs. 10,000/-	12:00 PM to 04:00 PM	
22	BRANCH OFFICE UNA	Borrower : M/s Sri Krishna Trading Company, Proprietor : Mr. Ankit Sharma, Guarantor : Smt. Promila Devi W/o Sh. Vijay Kumar.	Land & Building comprised in Khata/ Khewat No. 245, Khatoni No. 309, Khasra No. 1017, Area- 768sq. meters being 768/2387 share out of land measuring 00-23-87, Situated at Up Mohal Nangal Kalan, Tehsil- Haroli, District- Una, as per Jamabandi for the year 2011-12 owned by Mrs. Promila Devi W/o Sh. Vijay Kumar, R/o Village Ghaluwal, P.O. Saloh, Sub-Tehsil- Ispur, District- Una (HP).	22.04.2019	Rs. 32,61,000/-	22.09.2025	
			Rs. 63,70,762/- plus further interest and expenses thereon	20.09.2019	Rs. 3,26,100/- Rs. 10,000/-	12:00 PM to 04:00 PM	
23	BRANCH OFFICE PAONTA SAHIB	Borrower : M/S Him Cold Fruit Company Prop. Sh. Atma Ram & S. Pawan Dayal, Guarantor : Mr. Kashmir Singh Negi S/o Madan Lal R/o Village Bhaduli, PO Sachani Block Bajora, Tehsil Bhuniar, Distt. Kullu, (HP) 175125.	Land and building (Cold Storage) measuring 714 m2 comprised in Khata/Khatoni No 92-115 to 178 Kila 86, village Gojar Aden, Tehsil Paonta Sahib, Distt. Sirmaur (HP) in the name of M/S Him cold Fruit Company. Dimension of the site: North: 20.40 m, South: 20.40 m, East: 35.00 m, West: 35.00 m	30.01.2019	Rs. 42,00,000/-	22.09.2025	
			Rs. 3,47,90,845.65 plus further interest and expenses thereon	03.06.2019	Rs. 4,20,000/- Rs. 10,000/-	12:00 PM to 04:00 PM	
24	BRANCH OFFICE BADDI	Borrower : M/s Mughal Gourmet Prop. Himanshu Wadhwa S/o Harish Wadhwa, Guarantor M/s Humane Biotech through its Partner (1) Mr. Himanshu Wadhwa S/o Harish Wadhwa Partner, (2) Mrs. Anita Wadhwa W/o Harish Wadhwa.	Land measuring 1 bighas 18 Biswas bearing Khasra 2018 & 2019 as comprised in Khata/Khatoni No. 193/223 situated in the area of Village Kishanpura Thana, Tehsil Baddi, Distt Solan, Himachal Pradesh as per Jamabandi for the year 2012-13 and structure built thereon Boundary: North- Open Land of Narender Kumar & Road, South-River, East- Agriculture Land of Narender Kumar, West-River.	06.08.2024	Rs. 1,29,00,000/-	22.09.2025	
			Rs. 1,13,39,005.29 plus further interest and expenses thereon	03.06.2025 (Type of Possession : Physical Possession)	Rs. 12,90,000/- Rs. 1,00,000/-	12:00 PM to 04:00 PM	
25	BRANCH OFFICE KULLU	Borrower : M/S Shivanshi Industry (Proprietor Shri Om Prakash S/o Shri Dhani Ram), Near Gas Agency, Sarwari Bazar, Kullu, Post Office Dhalpur, Tehsil & District- Kullu, H.P. 175101. Guarantor : Shri Ajay Kumar S/o Shri Kanhaiya Lal, R/o House No. 227, Ward No.1, Ramshilla R/o Kullu Tehsil & District Kullu H.P. 175101.	Land measuring 00-02-85 Hect. Being 128/852 share of land measuring 0-19-03 Hect. Comprised in Khasra Kila 8-Khata Khatoni No. 58/62 entered in Jamabandi for the year 2010-11 of muhal Devdhar Phali Kharahal Kolhi Kals Tehsil and District Kullu H.P. alongwith Structure Standing or erected thereon, owned by Shri Om Prakash S/o Shri Dhani Ram. Bounded as under : On the North by- Land of Jai Das, On the South by- Land of Ankush Sharma, On the East by- Land of Neel Chand, On the West by- Land of Krishan Chand	04.01.2025	Rs. 49,87,500/-	22.09.2025	
			Rs. 9,85,382.44 plus further interest and expenses thereon	04.04.2025 (Type of Possession : Symbolic Possession)	Rs. 4,98,750/- Rs. 10,000/-	12:00 PM to 04:00 PM	
26	BRANCH OFFICE SHIMLA	Borrower : 1. Mr. Kamal Kumar S/o Sh. Sadhu Ram. 2. Mr. Sadhu Ram S/o Sh. Atma Ram. Guarantor : Sh. Sanjeev Kumar S/o Sh. Pradeep Kumar.	Khata Khatoni No. 91/99, Khasra No. 239/89 land measuring 80/223 share i.e. 10 biswa Mohal Jogiban, Village Bohlon, Nahani Sirmaur HP. Bounded by : North : Property of Sh. Ram Gopal, South : Road, East : Property of Sh. Ram Kumar Singh, West : Property of Sh. Partap Singh.	11.01.2024	Rs. 61,62,000/-	22.09.2025	
			Rs. 4,27,668.53 plus further interest and expenses thereon	23.07.2024 (Type of Possession : Symbolic Possession)	Rs. 6,16,200/- Rs. 10,000/-	12:00 PM to 04:00 PM	
27	BRANCH OFFICE SANTOKHARI	Borrower : Smt. Anjana Kumari D/o Sh. Anil Chand, UP Mohal Bhatoli College, Sub Tehsil- Mehatpur Basdehra, District- Una (HP). Guarantor : Sh Raj Kumar S/o Sh. Telu Ram.	Residential house area 0-01-15 Hect being 115/3889th share out of total land measuring 0-38-89 Hect Khasra No. 276 & 277, Khewat No. 38,113, Khatoni No. 60, 159 Hadbast No. 231, Up Mohal- Bhatoli, Collage, Sub Tehsil- Mehatpur Basdehra, District- Una (HP). Boundary (Present) : North- Existing House of Sh. Madan Lal, South- New Constructed house others, East- Open Land & Ex. House, West- Street.	21.11.2016	Rs. 14,22,000/-	22.09.2025	
			Rs. 21,61,223.00 plus further interest and expenses thereon	02.08.2017	Rs. 1,42,200/- Rs. 10,000/-	12:00 PM to 04:00 PM	

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Note :- The inspection of the Property/ies put on auction will be permitted to interested bidders during working days between 2 PM to 4PM with prior appointment and consultation with the branch Manager/ Authorized Officer.

STATUTORY 15/30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Dated : 14.08.2025

Place : Shimla

(Authorized Officer)

कृते
Full name of Bank of India
अधिकृत अधिकारी/Authorized Officer