



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

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(s) and guarantor(s) that the below described immovable property 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" on date **04.03.2022** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price 10% EMD
M/S. G M Agro Industries (Partnership Firm), Mr. Jashwantkumar Ghanshyambhai Thakkar (Partner, Guarantor & Mortgagor) & Mr. Navinchandra Ghanshyambhai Thakkar (Partner, Guarantor & Mortgagor)  (Bavla Branch, Ahmedabad Mob No: 07567883805) (Mr. Manoj Kumar Thakur, Authorised Officer, Mob No.: 06358787836)	06/03/2019  Rs. 6,23,09,937 + Interest+ <b>Other</b> <b>Charges</b>	Lot 1) Equitable Mortgage Of Property In The Name Of Owned By Mr. Navinchandra Ghanshyambhai Thakkar, And Mr. Jashwantbhai Ghanshyambhai Thakkar, Partners Of M/S. G M Agro Industries Bearing Revenue Survey No.155 Paiki, Admeasuring 4033 Sq. Mtrs Together With Building And Fixed Structure With Industrial Shed, Staff Rooms, Office Constructed/ Erected/ Installed Thereon Or To Be Constructed/ Erected/ Installed On Land Of R S No.155 Paiki Of Khata No.317, Village Lodariyal, Taluka Sanand, District Ahmedabad (Gujarat), Bounded By: East: Part Land Of Rs No.155 Paiki (Jasraj Industries), West: Road, North: Part Land Of Rs No.155 Paiki (Yamuna Rice Mill), South: Canal	<b>Rs.156,31,000</b> <b>Rs. 1563100</b> (Physical Possession)
		Lot 2) All Hypothecated Plant And Machineries/ Equipment's (Movable & Immovable), Lying At M/S. G M Agro Industries Factory Unit At S.No.155/P, Village Lodariyal, Bavla-Sanand Road, Tal. Sanand, Dist. Ahmedabad	<b>Rs.6,39,000</b> <b>Rs. 63,900</b> (Physical Possession)
		Lot 3) Lot 1+ Lot 2 As Mentioned Above (Total) Preference Will Be Given To Bidder.	<b>Rs.1,62,70,000</b> <b>Rs. 16,27,000</b>
M/s Hincasa Corporation (I) Pvt. Ltd. (Borrower), Mr. Chintan Himanshubhai Thakkar (Director), Mr. Bharatkumar Babulal Jambukiya (Director)and Mrs. Ninaben Himanshunhai Thakkar (Director) (Lal Darwaja Branch, Ahmedabad, Mr. Narendra Rathore, Chief Manager, Mob. No. +917506986811	01/05/2018  Rs.3,08,72,194 +interest+ <b>Other</b> <b>Charges</b>	1) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Shop No. 4,5,6,7,8 And 9 On Ground Floor,Total Admeasuring 66.53 Sq. Yards I.E. 55.63 Sq. Mtrs. Situated At Opposite Jain Derasar, Nr. Saurashtra Vasan Bhandar, Duly Constructed Upon Land Bearing City Survry No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying And Situate At Mouje Surendranagar, Taluka: Vadhvan, District: Surendranagar Gujarat Bounded By: East: City Survey No. 1354 And 1355. West: Passagenorth: City Survey No. 1360. South: Road Shop No. 8 And 9 Are Bounded As Under As Mentioned In Title Deeds.East: Passage West: Shop No. 11 And 12 North: City Sur Vey No. 1360. South:Toilet Block	<b>Rs. 24,69,000/-</b> <b>Rs. 2,46,900/-</b> (Physical Possession)
		2) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Shop No. 11,14 And 10 Paiki Northern Side Space Total Admeasuring 22.64 Sq. Yards I.E. 18.93 Sq. Mtrs. On Ground Floor, Situate Opposite Jain Derasar, Nr. Saurashtra Vasan Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2,Being, Lying And Situate At Mouje Surendra Nagar,Taluka:Vadhvan,District: Surendra Nagar Gujarat Shop No. 10 Is Bounded As Under As Mentioned In Title Deed: East: Passage West:	<b>Rs. 8,40,000/-</b> <b>Rs. 84,000/-</b> (Physical Possession)

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		<p>Passage, Noth: Shop No. 11 South: Stair Shop No. 11 Is Bounded As Under As Mentioned In Title Deed. East: Shop No. 9 West: Passage North: Shop No. 12 South: Shop No. 10 Shop No. 14 Is Bounded As Under As Mentioned In Title Deed: East: Passage West: Other Property North: Shop No. 13 South: Shop No. 15</p>	
		<p>3) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Bearing Office No. 5,6,7,8,9,10,11,12,13 And 14 On First Floor Total Admeasuring 150.30 Sq. Yards I.E. 125.67 Sq. Mtrs. Along With Right To First Floor To Sky, Situate Opposite Jain Derasar, Nr. Saurashtra Vasam Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying And Situate At Mouje: Surendra Nagar, Taluka: Vadhvan, District: Surendra Nagar Gujarat. East: City Survey No. 1354 And 1355 West: City Survey No. 1349 North: Rana Chambers, South: Office No. 1 To 4.</p>	<p>Rs. 25,35,000/- Rs. 2,53,500/- (Physical Possession)</p>
		<p>4) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Bearing Office No. 3 And 4 On First Floor Total Admeasuring 39.92 Sq. Yards I.E. 33.58 Sq. Mtrs., Situate Opposite Jain Derasar, Nr. Saurashtra Vasam Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying Situate At Mouje: Surendranagar, Taluka: Vadhvan, Dist: Surendranagar Gujarat office No. 3 Is Bounded As Under As Mentioned In Title Deed. East: Office No. 4 West: Road north: Stair South: Road office No. 4 Is Bounded As Under As Mentioned In Title Deed. East: City Survey No. 1354 And 1355, West : Office No. 3 North: Office No. 5 South : Road</p>	<p>Rs. 4,88,000/- 48,800/- (Physical Possession)</p>
		<p>5) Equitable Mortgage Of Property In The Name Of Mr. Chintan Himanshu Thakkar Bearing Open Terrace Space Upon Office No. 1 To 4 Upto Sky, Total Admeasuring 89.96 Sq. Yards I.E. 75.22 Sq. Mtrs. Situate Opposite Jain Derasar, Nr. Saurashtra Vasam Bhandar, Duly Constructed Upon Land Bearing City Survey No. 1351 And 1352 Of Surendranagar City Survey Ward-2, Being Lying And Situate At Mouje: Surendranagar, Taluka: Vadhvan, District: Surendranagar, Gujarat East : City Survey No. City Survey No. 1354 And 1355, West : City Survey No. 1349, North : Open Terrace Of Office No. 5 To 14, South : Road</p>	<p>Rs 4,25,000/- Rs. 42,500/- (Physical Possession)</p>
		<p>6) Equitable Mortgage Of Property In The Name Of Mrs. Ninaben Himanshubhai Thakkar Bearing Sub Plot No. 11, Having Plot Of Land Admeasuring 327.84 Sq. Mtrs Alongwith Construction Admeasuring 135 Sq. Mtrs, Included In Records Of Wadhwan City Survey Ward-3 By City Survey No. 158, Forming Part Of Land Of Final Plot No. 156 Of Wadhwan Town Planning Scheme No. 1, Situated In Rajiv Co. Operative Housing Society Limited, Near Old Women Centre, Being, Lying And Situated At Mouje Wadhwan, Taluka Wadhwan And District Surendranagar Gujarat. East: 63.00 Feet Other Land West: 63.00 20 Feet Wide Road North: 55.00 Feet Block No. 12 And Compound Wall South : Other Land Of Tejalben Chandulal Thakkar</p>	<p>Rs. 66,00,000/- Rs. 6,60,000/- (Symbolic Possession)</p>



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<b>M/S. Khushi Engineering, Mr. Vipulkumar Ramanbhai Suthar (Borrower) &amp; Mr. Devabhai Malabhai Rabari (Guarantor)</b> (Vasna Branch, Ahmedabad, Mr. Sunil Kumar, Authorised Officer, Mob No. 7567883842)	11.06.2019 Rs. 74,71,517 + Interest+ <b>Other</b> <b>Charges</b>	1. Equitable Mortgage Of Property In The Name Of Mr. Vipulkumar Ramanbhai Suthar Situated At All The Piece And Parcel Of Shop No. 5,6 And 7 Admeasuring About 20.878 Sq. Mtr., & Shop No. 8 Admeasuring About 17.45 Sq. Mtr.(Super Built Up Area), On 2nd Floor In Block - B In The Scheme Known As "Convenience Shopping" Block No. 707 Paiki, Khata No. 491 Paiki, Mouje - Shiholi Moti Gam, Dist. Gandhinagar, Gujarat. Bounded By: East: Lower Terrace. West: Stairs, North: Parking, South: Gallery	Rs 22,75,000/- Rs. 2,27,500/- (Physical Possession)
		2. Equitable Mortgage Of Property In The Name Of Mr. Devabhai Malabhai Rabari Situated At All The Piece And Parcel Of Shop No. 4 And 5 Admeasuring About 20.914 Sq. Mtr. On 1st Floor In Block-B In The Scheme Known As "Convenience Shopping" Block No. 491 Paiki, Khata No. 491 Paiki Mouje Shiholi Moti Gam, Dist. Gandhinagar, Gujarat. Bounded By: East: Shiholi Main Road, West: Gandhinagar Chiloda Highway, North : Gallery, South : Parking	Rs 14,00,000/- Rs. 1,40,000/- (Physical Possession)
<b>M/S. Jai Traders (Through Proprietor: Shri Pravinsinh Kubersinh Zala)</b> (Vasna Branch, Ahmedabad, Mr. Sunil Kumar, Authorized Officer, Contact No: 07567883842)	02/03/2017 Rs. 38,73,767 + Interest+ <b>Other</b> <b>Charges</b>	Equitable Mortgage Of Property In The Name Of Mr. Pravinsinh Kubersinh Zala Bearing <b>Office No.1(1st Floor), Divyalok Medical Center,Kiran Park Road, Bhimjipura, Navawadaj, Ahmedabad</b> , Admeasuring 850 Sq. Ft. Super Built Up Area, Situated And Lying On Non-Agriculture Bearing Plot/Sub-Plot No.49-B, Survey No 1+315+540, Final Plot No. 118 Of Town Planning Scheme No. 28 Situate, Lying And Being At Mouje Vadaj, Taluka City Ahmedabad Municipal Tenament No 0525-01-166-0001-C, Bounded By: East: Main Road, West: Aniruddh Bunglows, North: Service Road, South: Aniruddh Bunglows	Rs 22,32,000/- Rs. 2,23,200/- (Physical Possession)
M/S. Murlidhar Trading, Mr. Chiragkumar Ramjibhai Prajapati (Proprietor & Mortgagor) (Gulbai Tekra Branch, Ahmedabad, Mr. Vinay Shankhdhar, Authorised Officer, Mob No: 09909928880)	06/06/2019 Rs. 1,55,92,129 + Interest+ Other Charges	Equitable Mortgage Of The Property In The Name Of Mr. Chiragkumar Ramjibhai Prajapati, Godown Situated At 75, "Shree Ramdev Ware Housing Godown", Nr. Jaliyana Warehousing Godown, R.S.No. 155, Harij - Becharaji Highway, Mouje: Vaghel, Tal: Harij & Dist: Patan. Area 83.87.50 Sq Mtr. Bounded As Under: East: 7.50 Meter Vide Internal Road Of Society, North: Plot No. 74, West: Plot No. 82, South: Plot No. 76	Rs.2,52,000/- Rs.25,200/-

Date of Inspection & Time: 24.02.2022 between 12:00 Noon to 2:00 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: 03.03.2022 Up to 4.00 PM

E - Auction Date: 04.03.2022, Time: 2 PM to 6 PM with Auto Extension of 10 Minutes

The auction will be conducted through the Bank's approved service provider <https://www.mstcecommerce.com>. Bidder will register on website <https://www.mstcecommerce.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD Wallet through NEFT / RTGS/transfer (after generation of challan from <https://www.mstcecommerce.com>). For detailed terms and conditions please refer to the link provided in [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) or auction platform <https://www.mstcecommerce.com>. Helpline No. 033-22901004 or Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Ahmedabad, Mr. Manoj Kumar Thakur, Authorized Officer, Contact No: 6358787836 during the office hours on any working days.

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

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

Date: 05.02.2022, Place: Ahmedabad

Sd/- Authorized Officer, Central Bank of India

#### Terms and condition for E-Auction

- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on 04.03.2022 (2 PM to 6 PM). The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC



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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 well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ( $\geq$  EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.

2. 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: 24.02.2022 Between 12.00 to 2.00 PM.**
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheque will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
4. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the Banks websites/webpage portal. <https://www.centralbankofindia.co.in>, <https://ibapi.in> and <https://www.mstcecommerce.com>. The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बक्री - IBAPI portal (<https://www.ibapi.in>).
5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The bidder shall improve their offer in multiple of **Rs. 10,000.00** which will be the bid Increase Amount". The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
6. 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.
7. 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 ([www.mstcecommerce.com](https://www.mstcecommerce.com)), details of which are available on the e-Auction portal.
8. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
9. The successful bidder shall have to deposit 25% [Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in Account No: 3473309790, IFSC- CBIN0280546 (Lal Darwaja Branch, Ahmedabad), the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale (**subject to approval of the bid by the authorized officer**). In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
10. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.





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11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
12. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing both existing and future relating to properties.
13. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
14. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the success full bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
15. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
16. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact **Central Bank of India during office hours on 24.02.2022.**
17. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
18. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
19. The sale is subject to confirmation by the Bank.
20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the respective authorized officer on their Mob Numbers or respective Branch Managers.

Date: 05.02.2022

Place: Ahmedabad

Authorized Officer, Central Bank of India