# E-Auction Sale Notice of Immovable Assets under 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 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 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 on date 11.03.2025 & 25.03.2025 respectively,** for recovery of dues to the Central Bank of India from below mentioned Borrower and Guarantor. The Reserve Price & Earnest Money Deposit (EMD) and other details are mentioned below:

**DESCRIPTION OF IMMOVABLE PROPERTY (E-Auction scheduled on 11.03.2025 & 25/03/2025- 15/30 Days’ Notice)**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Name of the Branch /Borrower/ Guarantor/ Mortgagor** | **Authorised Officer** | **Demand Notice Date**  **Amt. dues** | **Name of the owner of the Property/Details of Property** | **Date of Possession/Type of Possession** | **Reserve Price**  **EMD**  **Bid Increase Amt.** | **Date of Auction** |
| **Pilukhera**/M/s Mateshwari Trading Co. -Smt. Krishna Devi W/o Sh. Satyanarayan (Prop.) /Sh. Satyanarayan S/o Sh. Om Parkash (Guarantor) | Mr. Himanshu Bajpai  **MOB:9138944134** | 11.01.2023 published on 20.01.2023  Rs. 60,39,320/- + further intt. & other Charges | Satyanarayan S/o Sh. Om Parkash (Guarantor)/Residential property i.e. House measuring 120 Sq. yards situated at New Jain Sthanak Wali Gali VPO Pilukhera, Tehsil Safidon, Distt. Jind as per Registered Sale Deed No. 28 dated 08.04.2019 registered with Sub/Joint Registrar Pillukhera bounded as under:  East: Plot of Others West; Street  North; Property of Anand South; Property of Mahavir | 04.10.2023 Physical Possession | Rs. 36.65 Lakh  Rs. 366500/-  Rs. 0.10 lakh | 11.03.2025 |
| Jind/M/s Kinania Associates/Smt. Sunita Devi (Prop)./Sh. Anup Sharma (Borrower in H/L ) & Guarantor | Mr. Himanshu Bajpai  **MOB:9138944134** | 31.01.2023 & 01.03.2023  Rs. 31,34,301/-+  Rs. 1,07,19,687.50  Total Amt. Rs.13853988.50 | Smt. Sunita Devi w/o Sh. Anup Sharma and Sh. Anup Sharma S/o Sh. Rati Ram/A triple storey Residential cum Commercial property measuring 240 Sq. yards,situated in Laxmi Nagar Jind near Raj Hospital, under M C limit of Jind, Tehsil & District Jind, as per Sale Deed No. 3646 dated 11.11.2011, registered with Sub Registrar Jind bounded as under: East: House Of Chand Ram West: House of Rajender North: House of Chand Ram South: Gali | 11.05.2023  Physical Possession | Rs. 102.77 lakh  Rs. 1027700/-  Rs. 0.10 Lakh | 11.03.2025 |
| **Narwana/** M/s Ramesh Chand Shripal Jain (Prop. Gautam Jain**)/**Smt. Sushila Rani Alias Smt. Sheela Rani W/o Lt. Sh. Ramesh Chand (Guarantor**)** | Mr. Himanshu Bajpai  **MOB:9138944134** | 01.05.2024  Rs. 32,01,621/-+ further intt. & other Charges | of Smt. Sushila Rani Wd/o Late Sh. Ramesh Chand Jain S/o Sh. Kali Ram /Mortgage of Commercial property i.e. shop measuring 33.33 Sq. Yards, situated in vakia Abadi Old Anaj Mandi Narwana, Tehsil Narwana as per registered Release of Ancestral Property Deed No. 4490 dated 15/09/2015 registered with Sub Registrar Narwana Bounded as :East: Property of Sh. Pritam Jain, West: Old Anaj Mandi Chowk, North: Property of Sh. Bimal Jain, South: Property of Inder Sain Prithvi Raj | 23.07.2024  Physical Possession | Rs.22.50 Lakh  Rs. 2.25 Lakh  Rs. 0.10 lakh | 11.03.2025 |
| **Fatehabad/**Sh. Amrik Singh S/o Sh. Fuman Singh | Mr. Vikash Kumar  **MOB:9138944125** | 09.06.2023  Rs. 10,90,791/-+ further intt. & other Charges | Sh. Amrik Singh S/o Sh. Phuman Singh /Mortgage of Residential House measuring 13 Marla 6 Sarsai i.e. 64/12447 share of land measuring rakba 132 Kanal 18 Marla, comprised in Khewat No. 447 min, Khatoni No. 771Min Murabba Killa No. 40//8(6-12) 9 (8-0) 10 (8-0) 11 (8-0) 12 (8-0) 13/1 (3-0) 41//7/2 (4-18) 8/1 (3-1) 11/1 (1-8) 14 (8-0) 15 (8-0) 18 (4-4) 19 min (5-8) 20 (8-0) 21/1 (1-18) 21/2 (0-2) 22 /1 (2-11) 23/1 (3-7) 23/2 (0-2) 42//14 (8-0) 15 (8-0) 16 (8-0) 17 (8-0) 24/2 (2-7) 25/ (3-2) 174 (0-6) 41//19 min (2-12) situated in Village & Post Office Patli Dabar Tehsil & Distt. Sirsa Haryana as per Transfer of Property under Blood Relation, Deed No. 5033 dated 04.09.2017 registered with Joint/Sub Registrar Sirsa**.**  Bounded as: North:-Road, South:-Primary School, East:-Gurdwara Sahib, West:-Property of Gram Panchayat Patli Dabar | 01.09.2023  Symbolic Possession | Rs.9.91 Lakh  Rs. 99,100/-  Rs. 0.10 lakh | 11.03.2025 |
| **Jind/**Sh. Suresh Kumar S/o Sh. Raghuvir/Mahesh Kumar S/o Sh. Raghuvir (Guarantor) | Mr. Himanshu Bajpai  **MOB:9138944134** | 01.08.2022  Rs. 7,21,427/-+ further intt. & other Charges | Sh. Suresh Kumar S/o Sh. Raghuvir/Single Storey House bearing M C No. 255/8, measuring 6 Marla (180 Sq. yards) i.e. 1/11th share out of total land 3 Kanal 6 Marla, comprised in Khewat No. 928, Khatoni No. 1147, Rect. No. 67, Killas 1(3-6) vide Jamabandi for the year 2014-15 for Jind and mutation No. 14617 dated 24.02.2017 on which a situated in Sunder Nagar(Raj Nagar) in back side of S.B.I. Patiala Chowk Jind as per Registered “Transfer of Immoveable property within Blood Relation” Deed No. 6274 dated 13.01.2017 registered with Sub/Joint Registrar Jind, bounded as:  East: Plot of Surender West: Street North: Plot of Dalbir South: House of Naresh | 06.10.2022  Symbolic Possession | Rs. 24.01 lakh Rs. 2,40,100/-  Rs. 0.10 lakh | 25.03.2025 |
| **VAKM Bahadurgarh/**Mrs. Sunil Devi W/o Sh. Rajesh Dahiya & Sh. Rajesh Dahiya S/o Sh. Shamsher Singh (Borrowers) | Mr. Ramesh Kataria M**OB:8901508220** | 29.09.2023  Rs.24,99,831./-+further intt. & other Charges | Mrs. Sunil Devi W/o Sh. Rajesh Dahiya /Residential property i.e. House, constructed on plot measuring 365 Sq. yards comprised in Araji Khewat No. 760/691, Rect. & Killa No. 3544/565, 566(0-4) 5146/3541/563, 564(4-0) total kitte 2, situated at vakya Mouja Shakti Nagar Colony,( Back side of Jhajjar Road) within Municipal Committee Bahadurgarh, as per Registered Sale Deed “Transfer of immovable property within Blood Relation” No. 4132 dated 09.08.2016, registered with Sub/Joint Registrar Bahadurgarh.  Bounded as under:  East; Gali, West: Others Plot, North: Others Plot, South: Govt. Canal | 16.12.2023  Symbolic Possession | Rs. 74.50 lakh Rs. 7,45,000/-  Rs. 0.10 lakh | 25.03.2025 |
| **VAKM Bahadurgarh/**Sh. Sanjay S/o Sh. Umed Singh & Smt. Santosh Devi W/o Sh. UmedSingh **(Borrowers)** | do | 04.07.2024  Rs. 20,70,940/-+ further intt. & other Charges | Sh. Sanjay S/o Sh. Umed Singh /Residential property i.e. House, constructed on plot measuring 90 Sq. yards situated at Chottu Ram Park, Gali No. 5, Bahadurgarh, within MC limit Bahadurgarh, Tehsil Bahadurgarh, Distt.- Jhajjar (Haryana), as per Registered Gift Deed No. 7398 dated 05.12.2018 registered with Sub Registrar Bahadurgarh,  Bounded as under:East: Others property, West: Others property, North:Gali, South: Others property | 06.11.2024  Symbolic Possession | Rs. 27.88 lakh  Rs. 278800/-  Rs. 0.10 lakh | 25.03.2025 |
| **VAKM Bahadurgarh/**Smt. Kanta Devi W/o Sh. Satpal Singh & Sh. Satpal Singh S/o Sh. Pyare Lal **&** Sh.Ankit S/o Sh. Satpal Singh **(Borrowers)** | do | 18.09.2023  Rs.14,79,797/-+ further intt. & other Charges | Residential property i.e. House, constructed on plot measuring 26 Sq. yards comprised in Araji Khewat No. 777, Khata No. 1765, Khasra No. 2470 situated at vakya Mouja Nehru Park, within Municipal Committee Bahadurgarh, in name of Mrs. Kanta Devi W/o Sh. Satpal Singh S/o Sh. Pyare Lal as per Registered Sale Deed “Transfer of immovable property within Blood relation” No. 1247 dated 22.05.2017 registered with Sub/Joint Registrar Bahadurgarh.  Bounded as under: East: Others Plot, West: Gali, North: Others Plot, South: Other Plot | 16.12.2023  Symbolic Possession | Rs. 26.36 lakh  Rs. 263600/-  Rs. 0.10 lakh | 25.03.2025 |
| **VAKM Bahadurgarh/**Sh. Deep Raj Vashisth S/o Sh. Bharat Lal Sharma**(Borrower)** | do | 04.05.2024  Rs. 25,14,813/-+ further intt. & other Charges | Sh. Deep Raj Vashisth S/o Sh. Sh. Bharat Lal Sharma/Residential property i.e. House, measuring 100 Sq. yards i.e. 100/22687 share of land measuring 7 Bigha 10 Biswa, comprised in min Jumla araji Khewat No. 1479//1479, Khata No. 2167, Khasra No. 2762 (2-13), 2763 (3-8), 2769(0-13), 2770(0-3) & 2772 (0-13) total kitte 5, vakia Mouja Surat Nagar, Line Paar Bahadurgarh within MC limit Bahadurgarh, Tehsil Bahadurgarh Distt. Jhajjar, as per registered Sale Deed No. 12578 dated 30.03.2022 registered with Sub/Joint Registrar Bahadurgarh.  Bounded as under-East-Plot No. 70, West: Gali, North: Llot No. 68, South: Gali | 06.08.2024  Physical Possession | Rs. 20.84 lakh  Rs. 208400/-  Rs. 0.10 lakh | 25.03.2025 |
| **Najafgarh Rd Bahadurgarh/**Sh. Jitender Saini S/o Sh. Dharam Singh Saini & Smt. Bimla Devi W/o Sh. Jitender Saini **(Borrowers)** | do | 06.03.2024  Rs. 26,81,163/-  + further intt. & other Charges | Sh. Jitender Saini S/o Sh. Dharam Singh Saini and Smt. Bimla Devi W/o Sh. Jitender Saini jointly /Residential property i.e. flat on Second Floor (without Roof Right), measuring 100 Square yards (83.61 Sq. Mtrs.) bearing Plot No. B-30, comprised in Khasra No.74/4, situated in the Revenue Estate of Village Nangloi Jat, Colony known as “Laxmi Park” Block–B Nangloi Delhi, State Delhi-100041 within MC limit Delhi, as per Registered Sale Deed No. 1053 dated 21.03.2017 registered with Registrar/Sub Registrar SR IIA–Punjabi Bagh Delhi.  East: Other Property, West: Road, North: Road, South: Others property | 18.05.2024  Symbolic Possession | Rs. 26.95 lakh  Rs. 269500/-  Rs. 0.10 lakh | 25.03.2025 |

**Last Date &Time of submission of EMD and Documents** (Online) **will be day of auction i.e. 11.03.2025 & 25.03.2025 up to 12.00 NOON .**

**Date and Time of e-Auction: 11.03.2025 & 25.03.2025 from 2.00 PM to 04:00 PM with Auto Extension of 10 minutes.**

**Bidder will register on website** [**https:**](https://eBKray.)**baanknet@psballiance.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:**](https://eBKray.)**baanknet@psballiance.com.**

**The auction will be conducted through the Bank’s approved service provider “**[**https:**](https://eBKray.)**baanknet@psballiance.com”**

**TERMS & CONDITIONS:**

1. The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT 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 Banks charges and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrances, lien, charges, statutory dues, etc. over the property before submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to commitment or any representation of the Bank. The Authorised Office 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 entertainment after submission of the online bid.
2. The sale will be done by the undersigned through e-auction platform provided at the Website [**https:**](https://eBKray.)**baanknet@psballiance.com** on 11.03.2025 & 25.03.2025 respectively (2.00 PM to 4.00 PM). The intending bidders/purchasers are requested to register on portal [**https:**](https://eBKray.)**baanknet@psballiance.com** using their mobile number and email-id. Further they are requested to upload 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 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. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction. Bidders Global Wallet should have sufficient balance (>EMD amount) at the time of bidding.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/RTGS/Transfer in bidders Global EMD Wallet. NEFT/Transfer can be done from any Scheduled Commercial Bank, Payment of EMD by any other mode such as Cheques 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 be bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
4. Online Platform ([**https:**](https://eBKray.)**baanknet@psballiance.com**) for e-auction will be provided by our e auction Service Provider (PSB Alliance Pvt. Ltd.). The intending Bidders/Purchasers are required to participate in the E-Auction process at e-Auction Service Providers website [**https:**](https://eBKray.)**baanknet@psballiance.com**. The Sale notice containing the General Terms and Conditions of sale is available/published in the Banks website/webpage portal <https://www.centalbankofindia.co.in>, intending participant of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction. For any assistance and support on operational part on this e-auction, intending bidders may contact at [[**https:**](https://eBKray.)**baanknet@psballiance.com**](mailto:support.ebkray@psballiance.com)  or Mob. No. 8291220220.
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 as specified in publication notice, 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. 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. The 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 [**https:**](https://eBKray.)**baanknet@psballiance.com**, details of which are available on the e-Auction portal.
8. After finalization of e-Auction by the Authorised 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 per cent) of the bid amount, less EMD amount deposited through NEFT/RTGS in **a/c-1268172955**, IFSC –CBIN0280394, on 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. 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 to conduct a fresh auction/sale of the property, default of payment shall render automatic cancellation of sale without any notice & the defaulting bidder shall not have any claim over the Forfeited amount and the property.
10. Payment of Sale Proceeds 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% if bid amount.
11. On receipt of the entire Sale Proceeds, the Authorised 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 Authority, Taxes, GST and rates and outgoing both existing and future relating to properties.
12. 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 successful bidder.
13. The Sale Certificate will not be issued till any pending operation of any Stay/Injection/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 successful 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 further proceedings by DRT/DRAT/High Court or any other Court, the auction may 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.
14. 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 cash the earlier bidder fails to perform.
15. The intending purchaser can inspect the property on date and time mentioned above at his/her expenses. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Central Bank of India during office hours **before date of auction i.e. 11.03.2025 & 25.03.2025.**
16. The Bank does not undertake any responsibility to procure any permission/licence, 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.
17. The sale is subject to confirmation by the bank.
18. The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under the conditions mentioned above.
19. For detailed terms and conditions please refer to the link provided in [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) secured creditor and contact number of Authorised Officer Mob. No. 9138944134, Mob. No. 8901508220, Mob. No. 9138944125 or Recovery Deptt. Regional Office Rohtak (Haryana) on Mob. 9138944106.

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.**E8(6)OFTHESARFAESIACT,2002**

**DATE: 18.02.2025 Authorised Officer**

**PLACE: Rohtak**