

Central Bank of India

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021

Branch Office : Assets Recovery Branch, 346, Standard Building, 3rd Floor, Dr. DadabhaiNaoroji Road, Fort, Mumbai - 400 023

SALE NOTICE FOR SALE OF MOVEABLE/ 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 Guarantors (s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, physical possession of which has been taken by the Authorised Officer of Central Bank of India (Secured Creditor) will be sold on “AS IS WHERE IS ” and “AS IS WHAT IS ” and “ WHATEVER THERE IS” as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Sr	Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. In lac)	Details of the property	Reserve price/ EMD/ Bid increase (in lac)
1	Nova Beauty Care Products Pvt Ltd. Mr.Shankar N Khandare, Ms Gauri S Khandare, Mayadevi Pise B/o ARB Mumbai Nilesh Manwatkar, Mob:9689975791, 022-40345812	04-07-2015 Rs.553.95 lacs + Interest +Other Charges if any	Residential Unit in Chawl No.26E, Gopi Niwas, Dr.Bhagwandas Indrajit Road, Opp.Ratnesh Mandir Building, Walkeshwar, Mumbai – 400 006 Area 83.61 sq.mtrs	202.50/ 20.25/ 1.00/
2	Pasad Impex P Ltd Mr. Pradeep Manibhai Shah(Director) Mrs.Kalpna Pradeep Shah(Director)	17-03-2016 Rs.1991.61 lacs + interest + other charges thereon from date of notice + The TMC & Other dues	Shop No.103, 1st floor, S-2 Wing, Purnashanti Heights CHS Ltd, Kharton Road,Sejpal Compound, Thane (W) 400 601. Area :1200 sq ft built up	66.32/ 6.63/ 0.50
3	B/o ARB Mumbai Nilesh Manwatkar, Mob:9689975791, 022-40345812		Shop No.104, 1st floor, S-2 Wing, Purnashanti Heights CHS Ltd, Kharton Road, Sejpal Compound,Thane (W) 400 601 Area :1295 sq ft built up	69.70/ 6.97/ 0.50

4			Shop No.105, 1st floor, S-2 Wing, Purnashanti Heights CHS Ltd ,Kharton Road, Sejpal Compound,Thane (W) 400 601 Area :1337 sq ft built up	71.22/ 7.12/ 0.50
5			Unit No. B-29, Basement Floor, 229, Nav Vyapar Bhavan, Block no. 49, P.D.Mello Road , Carnac Bunder, Masjeed Bunder East, Mumbai – 400 009, Built up Area 300 Sq. Ft	24.00/ 2.40/ 0.25
6	Ankit Traders Mr.Satayanarain V Mali Mrs.Pooja S Mali Mr. Prashant R Nikharge (Guarantor/Mortgagor) B/o Boribunder Vivekjit Sinha-9920758540	14-01-2015 Rs.464.09 Lacs + Interest+ Other Charges if any	Shop No. 1&1A, Gr Floor, Satyavijay Apts, Survey No. 187, Hissa No. 9/2-14 of Village More, Virar Road, Opp-Nutan Vidyalay, Nalasopara East, Dist Thane-401209 Carpet Area: 1646 Sq.ft	94.50/ 9.45/ 0.50
7	Sameer Bhagwan Kamble and Pallavi Kamble B/o Colaba Causeway Sanjeev Kumar 9631846537	07.07.2021 Rs.21.19 lacs + Int + Other Charges if any	Flat No.202,2 nd Floor, Sagar Sindhu Darshan CHSL, Shiv Shakti Apartment, Opp. R. K Tripathi School, Sahyadri Park, Katemanivali, Vithalwadi East, Taluka Kalyan, Pin-421306. Built up area: 540 sq ft	13.61/ 1.37/ 0.50
8	Jassmine Multitrade P Ltd Directors Mukesh Ghadiya Shyamsunder Motwani	02.05.2019 Rs.458.69 lacs + Int+ Other Charges if any	Office No.303, 3 rd Floor, Ambience Court, Plot No.2, Sector No. 19-D, Vashi, Navi Mumbai, Dist.Thane-400705. Carpet Area:708 Sq ft.	133.81/ 13.38/ 0.50
9	B/o Nariman Point Suresh Chandra 9920758563		Office No.313, 3 rd Floor, Ambience Park, Plot No.53,54, Sector No. 19-A, Vashi, Navi Mumbai, Dist.Thane-400705. Carpet Area:489 Sq ft.	74.82/ 7.50/ 0.50

10	Rialto Exim Pvt.Ltd Guarantor: Suchit C. Patel Manisha C. Patel Varsha M. Patel Pushpak Bullions P Ltd Chandrakant N. Patel Yash Mahesh Patel Amit Yogesh Sampat Mortgagor-Manisha C. Patel SAM-I, Nariman Point Rajeev Upadhyay 8657440181 Piyush Ganvir 8110905241	19-04-2016 Rs.6881.60 Lacs (Both CBI & BoI) + Interest + Other charges if any	Office Premises at Flat No. 01, 4th Floor, B Wing, “The Jaihind Estate Building No. 1 Co. op Soc. Ltd.”, Near Kabutar Khana, Dr. A. M. Road, Bhuleshwar, Mumbai – 400002 Area-823 Sq. ft. Carpet Area	180.00/ 18.00/ 2.00
11	Chintamani Exports Pvt. Ltd Balasaheb Kadam Sulbha Kadam Chinmay Agriculture & Housing P. Ltd. Shri Prasadam Realtors P Ltd-Mortgagor SAM-I, Nariman Point Rajeev Upadhyay 8657440181 Piyush Ganvir 8110905241	19-05-2016 Rs.1750.00 Lacs + Interest + Other charges if any	Registered Mortgaged of 98 N.A. plots admeasuring 385229 Sq. ft. with separate 7/12 extracts bearing various Survey No. in Carino Casa project situated at Tokawala Naka, Khapri Village, Hill Top, Post Tokawade, Malshet – Murbad Road, Taluka Murbad, District Thane 412 402.	825.00/ 82.50/ 8.00
12	SPU Enterprises Bhaskaran S Mudliyar Govinda A Mudaliyar Bhaskaran S Mudliyar B/o Kalyan Kalapana Chandre Mob: 9167940779 / 9819883218	01-02-2019 Rs.250.49 Lacs + interest + other charges if any	Gala No- 118, 119 and 120, 1 st Floor Building No. A/9, Harihar Corporation, Gram Panchayat House no- 545, Vill: Dapode, Tal: Bhiwandi Dist: Thane Built up area: 8880 sq. ft.	63.40/ 6.34/ 0.50
13	Aniket D Ahuja B/o Vasant Vihar	03-07-2017 Rs.44.91 lacs + interest + other charges if any	Flat 301, Gavdevi Garden, G Wing Wavanje, Panvel, Raigad – 410206 Carpet area: 590sq.ft. (Including terrace)	12.27/ 1.22/ 0.20
14	Arvind Kumar Mob: 8229848580 / 9167940807		Flat 302, Gavdevi Garden, G Wing , Wavanje, Panvel, Raigad – 410206 Carpet area: 590sq.ft. (Including terrace)	12.27/ 1.22/ 0.20

15	Bhavik R. Salot B/o Vasant Vihar Arvind Kumar Mob: 8229848580 / 9167940807	03-07-2017 Rs. 34.29 lacs + interest + other charges if any	Flat 104, Gavdevi Garden, Wavanje, G Wing, Panvel, Raigad – 410206 Carpet area: 427 sq.ft.	8.88/ 0.88/ 0.20
16	Mahesh Dnyaneshwar Dhanke & Dnyaneshwar Ramchandra Dhanke B/o Murbad Akash Kotmire Mob: 7578822925 / 9167884685	10-11-2017 Rs. 18.44 lacs + interest + other charges if any	Flat No. 302, Third Floor, B Wing, B K Nagari, Near Nav Durga Hotel, Dev gaon, Tal Murbad, kalyan Murbad Road, Dist Thane 750 sq ft. built up area	12.83/ 1.28/ 0.20
17	Manas Enterprises Ankush Pawar B/o Kalher Rajashree S Ramugade Mob: 9167884705 / 8380942477	19-05-2016 Rs 96.85 lacs + interest + other charges if any	Office no- 1, 1 st floor, Dhandai Apartment, Swami Vivekanand Nagar, N- 7, NH- Margshirsh, Nashik Built up rea: 810 sq. ft.	20.08/ 2.00/ 0.20
18	Meghana Madhukar Gurav Shubhangi Madhukar Gurav B/o Rewas Bodani Akash D Singhal Mob:- 9675768991 / 8879649575	05-11-2019 Rs. 12.91 lacs + interest + other charges if any	House no. 897 on GAT no. 1189, Village: Nagaon, Taluk: Alibag, Dist: Raigad, Under Gram Panchayat : Nagaon Built up area: 782 sq. ft.	9.03/ 0.90/ 0.20
19	New Wonder Collection Mr. Rajesh Bhanji Shah & Mr. Ganesh Shankar Waval Guarantors: Mr. Sudhir V Pundalik Mrs. Rupali S Pundalik B/O Kalyan Ms Kalapana Chandre Mob: 9167940779 / 9819883218	21-09-2020 Rs. 78.51 lacs + interest + other charges thereon from date of notice	Flat 17/704, 7 th Floor, Kalp city, Umiya Nakshatra & Yogeshwar Hotel, Katrap, Shivgaon Raod, Badlapur East 421503 Saleable area: 626 sq. ft.	16.50/ 1.65/ 0.20
20	Saijyot Textiles Sunder Tikamdas Wadhwani Pradeep Agicha B/o Thane West	09-06-2016 Rs. 802.72 lac + interest + other charges thereon from date of notice	Industrial Premises Gala no. 201, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003 (area 670 sq ft)	24.73/ 2.47/ 0.25
21	Ashish Dwivedi Mob. 75062 66288, 022-2543 4046	+ The TMC & Other dues	Industrial Premises Gala no. 202, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003	23.44/ 2.34/ 0.25

			(area 635 sq ft)	
22			Industrial Premises Gala no. 203, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003 (area 635 sq ft)	23.44/ 2.34/ 0.25
23			Industrial Premises Gala no. 204, 2nd floor, A Wing, K.K. Industrial Estate, Near Khatri Bhavan, Section 24, Ulhasnagar-421 003 (area 610 sq ft)	22.51/ 2.25/ 0.25
24	Sapphire Lifters Hakim Abbas Lakdawala Tasneem Hakim Lakdawala B/o Crawford Market Divya Ranjan 9167980363	20-07-2016 Rs.285.00 Lacs + Interest+ Other Charges if any	Plot No 28,S N 119/1,Rangara Industrial Compound, Mumbra Panvel Road, Kirwali, Adivali, Dahisar Mori,Taluka Panvel,Dist-Raigad,Pin-410208 Plot Area-375 Sq Mtr (area 4037 sq ft builtup)	64.82/ 6.48/ 0.50
25	President International Kaka Kanwaljeet Singh-Proprietor Guarantor:Akshra Visa's Consultancy P Ltd Mohd. Mastan Sayed Geeta Ganesh Sanglae Ganesh Jayaram Sangale Just Joy Travels And Tours P. Ltd. Director &Guarantor:- Mrs. Judith Fernandes Mr.Narinder Pal Singh Guarantor:- Akshra Visa's Consultancy P Ltd Mohd. Mastan Sayed Geeta Ganesh Sangale Ganesh Jayaram Sangale B/o Crawford Market Divya Ranjan 9167980363	President International 18-05-2018 Rs.112.95 Lacs +Interest+ Other Charges if any Just Joy Travels And Tours Pvt. Ltd. 30-11-2018 Rs.171.40 Lacs +Interest+ Other Charges if any	Commercial Unit No. 204 & 206 on 2nd floor , "Reliance Industrial Estate" on land bearing Plot no 2, CTS No. 12778, Near Vithalwadi Railway Station, Ulhasnagar-3, district-Thane. Total Carpet Area: 851 sq.ft	48.14/ 4.90/ 0.50
26	Volga Prakash Boghabhai Gohil Himmat Boghabhai Gohil	01-10-2015 Rs.135.00 Lacs + interest + other charges	Godown Gala No. 6 & 7 Bldg. No. 1-11, S. No. 42, 1 st Floor, Arihant Corporation (Complex/ Compound), Village – Kopar,	78.77/ 7.87/ 1.00

	Vijay Boghabhai Gohil B/o BKC Sarvesh Kumar Mob:9769291662 022-26590966		Talhati Saja – Kalher, Taluka – Bhiwandi, Dist – Thane-421302. Carpet Area : 4558.33 sq ft	
27			Godown Gala No. 8 Bldg. No. 1-11, S. No. 42, 1 st Floor, Arihant Corporation (Complex/ Compound), Village – Kopar, Talhati Saja – Kalher, Taluka – Bhiwandi, Thane- 421302. Carpet Area: 2054.84 sq ft	35.50/ 3.55/ 0.50
28	Shree Sai Corporation Pramesh Shirish Kothari B/o Virar (West) Aakash Mob:9670748999 / 9820115237, 022-2500050	03-03-2018 Rs.50.13 Lacs + Interest + Other Charges	Gala No-111 & Right to Construct Gala No-211, Building No-B-18, Parasnath Complex, Dapode Road, Owali Village, Tehsil- Bhiwandi, Thane- 421302 Built up area – 1275 Sq.ft	12.52/ 1.25/ 0.50
29	Vinayak Sanjay Yadav B/o Modellagram Ganpathis Mudaliyar Mob: 9167940789/ 9324329894	01-09-2020 Rs.4.30 lacs + interest + other charges if any	Maruti Swift Dzire LDI, Tourist Taxi BS IV, MH-03-CH-0724	1.80/ 0.18/ 0.10

Date of Inspection & time	Last Date of submission of EMD & time	E-Auction Date & time
17 th November, 2021 12.00PM to 4.00PM	24 th November, 2021 upto 5.00PM	25 th November, 2021 11.00AM to 3.00PM

TERMS & CONDITIONS :

- 1) The e-Auction is being held on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS”.
- 2) To the best of knowledge and information of the Authorised Officer, there are no known encumbrances on any of the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies being 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 the bank. The property is being sold with all existing and future encumbrances, if any. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

- 3) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting the bid. The Inspection of property/ies put on auction will be permitted to interested bidders at site on the dates and at the time as mentioned in the table hereinabove against the property.
- 4) Please follow the guidelines available at www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com for payment of EMD/bidding during auction
- 5) The bidders may participate in E-auction from their place of choice and internet connectivity shall have to be ensured by the bidder himself. Bank/Service provider shall not be held responsible for any internet connectivity/ problems, system crash down, power failure etc.
- 6) Auction/bidding shall be through 'ONLINE ELECTRONIC MODE' with unlimited extensions of five minutes each, if required, through the website of service provider <https://www.mstcecommerce.com>.
- 7) **Bidders has to complete following formalities well in advance**

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, www.ibapi.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 3 working days).

Step 3: Transfer of EMD amount: Please follow the guidelines available at www.mstcindia.co.in, www.ibapi.com and www.mstcecommerce.com for payment of EMD/bidding during auction process

Please note that Steps 1 to Step 3 should be completed by bidder well in advance, before e-Auction date

Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1,2, and 3.

- 8) For details on e-auction, for training to participate in e-auction and to obtain user ID and password, please contact :-

Platform <https://www.mstcecommerce.com> for e-Auction will be provided by our e-auction service provider M/s MSTC Limited having its Registered Office at 225-C, A.J.C. Bose Road, Kolkata – 700 020(Contact Phone & Toll free

Numbers 079-41072412/411/413 or 1800-103-5342. 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.T

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com E-auction agency contact details are:

MSTC Central Helpdesk No.033-23400020 upto 22 Email:helpdesk@mstcindia.co.in

For Registration related queries: Email:ibapiop@mstcecommerce.com
[Senior Manager](mailto:ibapiop@mstcecommerce.com) 033-23400027 & Assistant Manager 033-23400029

For EMD payment/refund related queries: Email:ibapifin@mstcecommerce.com

DM (F&A) / SM (F&A) -telephone: 033-23400028

Please contact the officials as mentioned above during office hours on the working days

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website
www.centralbankofindia.co.in

- 9) Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS/on online , and who have duly applied online as mentioned herein above after payment of EMD by the given time and date shall be eligible for participating in the e-Auction process.
- 10) In case there is sole bidder for any property, the sole bidder will have to participate in the e –auction and will have to increase his/her/its offer atleast by the amount equal to the amount of *bid increase amount* as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.
- 11) The e-auction of above property/ies would be conducted exactly on the scheduled Date/s & Time as mentioned above by way of inter-se bidding amongst the bidders.
- 12) Any bidder can improve his offer placed in the last 5 minutes of the closing time of the e-Auction, and the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each) every time when offer is improved by any bidder.

- 13) The bidder, who submits the highest bid amount (not below the Reserve Price) on close of e-Auction process, shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Secured Creditor,
- 14) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder/s shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the day of auction or not later than next working day of the acceptance of bid price by the Authorised Officer, and the balance 75% of the sale price on or before 15th day of confirmation of sale or within such extended period as may be agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the successful bidder shall be forfeited to the secured creditor without notice, and the property shall be re-sold and the defaulting purchaser shall forfeit all claims to the property or to any part of the same for which it may be subsequently sold.
- 15) The bidder, with the highest submitted bid amount in e-auction in case of single bidder means which shall not be less than the Reserve Price PLUS the amount equal to one 'bid increase amount' for the property concerned .
- 16) The interested bidders have to ensure, in their own interest, that they are technically well equipped for participating in the e-Auction event.
- 17) No person shall be entitled to participate in the e-auction who has deposited the EMD, but has not uploaded the bid for the properties in the accounts mentioned in the table given herein above.
- 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, rates, assessment charges, fees etc. owing to any authority /anybody.
- 19) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof before confirmation of Sale.
- 20) The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of the above mentioned service provider before submitting their bids and taking part in the e-Auction.

21) Sale Certificate shall be issued ONLY IN THE NAME/S OF THE successful BIDDER/S in the format as provided under SARFAESI ACT and the Rules framed there under with suitable modifications, if any, as deemed fit by the Authorised Officer

Date : 3rd November, 2021

Place : Mumbai

E-MAIL ID –arwmmzo@centralbank.co.in

Authorised Officer

Central Bank of India, ARB