

**CENTRAL BANK OF INDIA**

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

Branch Office: Assets Recovery Branch, 346, Standard Building, 3rd Floor

Dr Dadabhai Naoroji Road, Fort, Mumbai - 400 001

**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 provision 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 properties mortgaged/ charged to the Secured Creditor, physical possession, symbolic possession (specifically marked against the property) 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)
01	<b>Nimbark Gems Partners:</b> Ranchhodbhai Premjibhai Kalathia Mayur Devraj Kalathia Rahulbhai Ranchhodbhai Kalathia Mr. Ankit Maheshbhai Kalathia <b>Guarantor /Mortgager</b> Maheshbhai O. Kalathia <b>ARB Mumbai</b> Nilesh Manwatkar, Mob No.9689975791	09-05-2015 Rs.9006.69 lacs + Interest + other charges thereon from date of notice	Office No. 7/2, Unity House, 3rd Floor, M.P. Marg, Opera House, Mumbai – 400004 <b>Area 310 sq.ft. (Under Physical Possession)</b>	69.75/ 7.00/ 0.50
02	<b>Pasad Impex P Ltd</b> Mr. Pradeep Manibhai Shah(Director) Mrs.Kalpna Pradeep Shah(Director) <b>B/o ARB Mumbai</b> Nilesh Manwatkar, Mob:9689975791, 022-40345812	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) 400601. <b>Area :1200 sq ft built up (Under Physical Possession)</b>	59.69/ 5.97/ 0.50
03			Shop No.104, 1st floor, S-2 Wing, Purnashanti Heights CHS Ltd, Kharton Road, Sejpal Compound, Thane (W) 400 601 <b>Area :1295 sq ft built up (Under Physical Possession)</b>	62.73/ 6.27/ 0.50
04			Shop No.105, 1st floor, S-2 Wing, Purnashanti Heights CHS Ltd ,Kharton Road, Sejpal Compound, Thane (W) 400 601 <b>Area :1337 sq ft built up (Under Physical Possession)</b>	64.10/ 6.41/ 0.50
05	<b>Best &amp; Crompton Engineering Projects Limited</b> Guarantors: Mr. K. Srinivas Kalyan Rao Mr. MRK Varma Mr. B Narayanaswamy Mr. Lakshman Rao Srimantula Mr. Narendra Reddy Yedula. Kakatiya Landscapes Pvt. Ltd ,	19-11-2013 Rs.31727 Lacs + Interest + Other charges if any	B1-504, Marathon Innova, Ganapatrao Kadam Marg, Lower Parel, Mumbai in the name of M/s. Future Tech Industries Ltd (Presently known as Candid Industries Ltd.) Total plot area:226.00 sq. Mtrs, constructed carpet area: 2635 sq. Ft.	774.64/ 77.46/ 10.00/

	Candid Industries Ltd (formerly known as Futuretech Industries Ltd) Mortgagor: Futuretech Industries Ltd, (presently known as Candid Industries Ltd.) B/o: SAM, Chennai Mob: 9962133326 S H Iyer (AGM) 9443440105 Matheswaran V (CM) 9940430874 K.G.Kumar (CM)			
06	<b>Volga</b> Prakash Boghabhai Gohil Himmat Boghabhai Gohil Vijay Boghabhai Gohil  <b>B/o BKC</b> Sarvesh Kumar Mob:9769291662	01-10-2015 Rs.135.00 Lacs + interest + other charges	Godown Gala No. 6 & 7 Bldg. No. I-11, S. No. 42, 1 <sup>st</sup> Floor, Arihant Corporation (Complex/ Compound), Village - Kopar, Talhati Saja - Kalher, Taluka - Bhiwandi, Dist - Thane-421302. <b>Carpet Area : 4558.33 sq ft (Under Physical Possession)</b>	70.90/ 7.09/ 1.00
07	022-26590966		Godown Gala No. 8 Bldg. No. I-11, S. No. 42, 1 <sup>st</sup> Floor, Arihant Corporation (Complex/ Compound), Village - Kopar, Talhati Saja - Kalher, Taluka - Bhiwandi, Thane- 421302. <b>Carpet Area: 2054.84 sq ft (Under Physical Possession)</b>	31.95/ 3.20/ 0.50
08	<b>Shree Sai Corporation</b> Pramesh Shirish Kothari <b>B/o Virar (West)</b> 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 <b>Built up area - 1275 Sq.ft (Under Physical Possession)</b>	12.52/ 1.25/ 0.50
09	Manisha Enterprises Arvind Sharma Mrs. Sarla Verma <b>B/o Andheri</b> Raj Kumar Chauhan Mob:8959541005	03-12-2018 Rs.454.72 Lacs + Interest + Other Charges	Commercial Shop No. 203, Second floor, Madhuli Complex, Near Kadiwala School, Ring Road, Surat-495001, Gujarat. <b>Super Built up area - 1900 sq. Ft (Under Physical Possession)</b>	59.85/ 5.98/ 0.50
10	Drishana Enterprises Pvt. Ltd. Guarantor: Rajesh jogibhai Tandel Harish Jogibhai Tandel Pankesh Jogibhai Tandel <b>B/o Turner Road</b> Anil Kumar Mob: 7972609125	01-11-2018 Rs. 316.23 Lacs + Interest + Other Charges	Land & Hotel building under construction on Plot No. PTS-48/235/1, Kavi Khabardar Marg, Main Road, Near Jetty, Nani Daman, Sub Distt - Daman, Pin Code - 396210. <b>Plot Area - 1572 sq.mtrs. Built up area - 2400 sq. mtrs. (Under Physical Possession)</b>	1123.00 /112.30 /1.00
11	Sandeep Manohar Sakpal <b>B/o Virar East</b> Deepak Kumar Mob:9967065691	03-08-2018 Rs.9.35 Lacs + Interest + Other Charges	Flat no. 103,first floor,wing B, Yashwant apartment, Kopari, virar east, Palghar <b>Carpet area - 208.33 Sq. Ft (Under Physical Possession)</b>	10.13/ 1.02/ 0.50
12	<b>Mr. Sunil Sawant &amp; Mrs. Madhuri Sawant</b> <b>B/o Turner Road</b> Anil Kumar Mob:- 7972609125	13-08-2021 Rs.14.07 Lacs + Interest+ Other Charges if any	Flat No. 404, Wing -E, Om Sai Park Co-Op Housing Society Limited, Opp. Kaka Dhaba, Malangad Road, Nandivali, Kalyan, Dist.- Thane - 421306 <b>Area 460 Sq. ft. Built up area (Under Symbolic Possession)</b>	18.63/ 1.86/ 0.50
13	<b>Mr. Chandrakant Shaligram Sapkale &amp; Mrs. Haripriya Chandrakant Sapkale</b> <b>B/o Borivali</b> Rekha R Nayar Mob:- 7045852045	10-10-2019 Rs.71.23 Lacs + Interest + Other Charges if any	Flat no. - B-204, 2 <sup>nd</sup> Floor, Mary CHS Ltd, Kai Bhavanimata Road, Ramesh Nagar, Amboli, Andher West - 400058 <b>Area 379.25 sq ft carpet area (Under Symbolic Possession)</b>	90.11/ 9.01/ 1.00
14	<b>MR. Jitendra Prasad Musafarprasad Prajapati &amp; Mrs. Sushma JitendraPrasad Prajapati</b> <b>B/o Kandivali</b> Tarun Kr. Ojha Mob:- 7000694411	01/02/2019 Rs. 8.05 Lacs + Interest + Other Charges if any	Flat No. 002, Ground floor, A-Wing, laxmi Dham Co-operative Housing Society Limited, Chinchpada Road, Kalyan (E), Dist. - Thane - 421306 <b>Area 460 Sq. ft. Built up area 345.83 sq. ft. Carpet area (Under Symbolic Possession)</b>	14.94/ 1.49/ 0.50
15	<b>Mr. Abhishek Vilas Rane</b> <b>B/o Khar</b>	30/11/2019	Flat No.- 301, 3 <sup>rd</sup> Floor, Building no.1,	28.52/

	Naresh Kangokar Mob:- 8108139250	Rs.22.95 Lacs + Interest + Other Charges if any	Om Ram Ashish Co-operative housing Society Limited, Shree Ram Nagar Phase III, Mira Bhayander road, Near Ramdev Park, Mira Road(East), Thane-401107 <b>Area 264.04 SQ.FT. Built up area 220.03 SQ.FT. Carpet area (Under Symbolic Possession)</b>	2.83/ 0.50
16	<b>Mr. Sandip Madhukar Dhas &amp; Mrs. Sanjivani Sandip Dhas B/o Seven Bunglows</b> Sandeep Kumar Singh Mob:- 7202846742	20/04/2021 Rs.10.85 Lacs + Interest + Other Charges if any	Shiv-Sai Housing Society Flat No. 201, 2 <sup>nd</sup> Floor, ‘C’ Wing, Samath Nagar, Namaskar Dhaba, Haji Malang road, Kalyan(East), Distt. – Thane <b>Area 350 sq. ft. Built up area 232 sq.ft. Carpet area (Under Symbolic Possession)</b>	11.25/ 1.13/ 0.50
17	<b>Mrs. Uzama Yusuf Khan &amp; Mohd. Yusuf Khan B/o Seven Bunglows</b> Sandeep Kumar Singh Mob:- 7202846742	01/12/2018 Rs.61.27 Lacs + Interest + Other Charges if any	M/S Shree Vighnaharta Co. op. hsg. Soc. Ltd. Flat No. 804, 8 <sup>th</sup> Floor, Bldg. No. 2, Behind M.H. High School, Shivaji Path, Thane (west), Dist. Thane – 400602 <b>Area 485 sq. ft. Super Built Up area (Under Symbolic Possession)</b>	64.28/ 6.43/ 1.00
18	<b>Mr. Rajesh Srinivas Poojari &amp; Mrs. Pramila poojari B/o vikroli</b> Rahul Kumar Mob: - 8369363196	23/05/2019 Rs. 1.41 Lacs + Interest + Other Charges if any	Flat No. 103, 1 <sup>st</sup> Floor, Mathura Niwas Building, Sabe Road, Diva East, Thane 400 612 <b>Area 450 sq. ft. Built up area 375 sq. ft. Built up area (Under Symbolic Possession)</b>	10.13/ 1.02/ 0.50
19	<b>Mr. Uma Aachal Sawant Rao &amp; Mrs. Aachal D Sawant Rao B/o Vakola</b> Rajesh Kumar Mob:- 7004842465	04/11/2019 Rs. 25.83 lacs+ Interest + Other Charges if any	Flat No. 407, 4 <sup>th</sup> Floor, wing-B, Sai Swapna Apartment no. 2 , Manvelpada road, Virar (East) Taluka –vasai, Distt.- Palghar – 401305 <b>Area - 600 SQFT Builtup area 500.16 SQFT Carpet area (Under Symbolic Possession)</b>	23.23/ 2.32/ 0.50
20	<b>Mr.Faruk H.K. Chudvawala &amp; Mrs Fizza Fruk Chudvawala B/o Malad</b> B G Mahesh Kumar Mob:- 9167940785	30/09/2021 Rs. 23.91 Lacs + Interest + Other Charges if any	M/s Shree Ram Spring Co.op.Hsg.Soc.Ltd. Flat No. s/9, 2 <sup>nd</sup> Floor, ‘C’ Wing, Krishna Township, Near Surya Garden, Off. Ambadi Road, vasai(West), Palghar <b>Area - 580.00 SQFT Built up area 431 SQFT Carpet area (Under Symbolic Possession)</b>	31.33/ 3.13/ 0.50
21	<b>Mr. Deepak Punamchand Lawana B/o Virar East</b> Deepak Kumar Mob:9967065691	23/01/2020 Rs. 9.36 Lacs + Interest + Other Charges if any	Flat no. 101, 1 <sup>st</sup> Floor, Building No.1, Grace colony, Bolinj, Virar (West), District – Palghar -401303 <b>Area - 605 SQFT Builtup area 429 SQFT Carpet area (Under Symbolic Possession)</b>	20.69/ 2.07/ 0.50
22	<b>Mr. Siddhesh Shankar Bane B/o Virar East</b> Deepak Kumar Mob:9967065691	25/08/2020 Rs. 13.36 Lacs+ Interest + Other Charges if any	Flat no. 15, 3 <sup>rd</sup> Floor, Building No. A-3, Wing no.II, Aboli Co-op. housing Society Ltd., vishwaraj Housing complex, narangi, Virar(East), Taluka- Vasai, District- Palghar, Mumbai-401305 <b>Area - 335 SQFT Builtup area 341 SQFT Carpet area (Under Symbolic Possession)</b>	16.59/ 1.66/ 0.50
23	<b>Mr. Sartaj Gulam Khan B/o Virar East</b> Deepak Kumar Mob:9967065691	25/08/2020 Rs. 26.36 Lacs+ Interest + Other Charges if any	Flat no. 203, 2 <sup>nd</sup> floor, Avenue H, building No. 16, Rustomji Evershine Global City H16 to H22 Co.op. Housing Society Ltd., village- Dongare(Narangi), Virar West, Taluka- Vasai, District- Palghar, Mumbai-401303 <b>Area - 639.85 SQFT Carpet area (Under Symbolic Possession)</b>	38.37/ 3.83/ 0.50
24	<b>Mr. Sudesh Ganpat Khaire B/o Virar East</b> Deepak Kumar Mob:9967065691	03/07/2019 Rs. 11.84 Lacs+ Interest + Other Charges if any	Flat no. 404, 4 <sup>th</sup> Floor, wing B, shivam Apartment, laxmiben cheddar Marg, Laxmiben CheedaNagar, Nalasopara(W), taluka-Vasai, District- palghar, mumbai- 401203 <b>Area - 395 SQFT Built up area 262.27 SQFT Carpet area (Under Symbolic Possession)</b>	18.85/ 1.89/ 0.50
25	<b>Mr. Sharada Uttam Gangavane</b>	02/05/2019	Flat no. 403, 4 <sup>th</sup> Floor, Building No. 2, amisha apartment, Vewte wadi, manvel pada road,	13.14/

	<b>B/o Virar East</b> Deepak Kumar Mob:9967065691	Rs. 3.19 Lacs + Interest + Other Charges if any	Virar(East), District- Palhar, Mumbai-401305 <b>Area - 292 SQFT Built up area</b> <b>206 SQFT Carpet area</b> <b>(Under Symbolic Possession)</b>	1.32/ 0.50
26	<b>Mr. Shilvardhan bhima Kadam</b> <b>B/o Samta Nagar</b> Karuna Jha Mob: 7977890630	09/04/2019 Rs. 10.27 Lacs + Interest + Other Charges if any	Flat no. 306, 3 <sup>rd</sup> floor, A wing, Shiv Niketan CHSL, Shiv Shrusti Complex, R.N.P PARK, Bhayandar East 401105 <b>Area - 240 SQ.FT. Builtup area</b> <b>200 SQ.FT. Carpet area</b> <b>(Under Symbolic Possession)</b>	18.36/ 1.84/ 0.50
27	<b>Mr. Amar Shivpujan Gaud</b> <b>B/o Samta Nagar</b> Karuna Jha Mob: 7977890630	12/02/2021 Rs. 54.40 Lacs + Interest + Other Charges if any	FLAT NO. 402, 4 <sup>TH</sup> FLOOR, B WING, BUILDING NO 12, SPRING LEAF CHSL, AKURLI ROAD, LOKHANDWALA TOWNSHIP, KANDIVALI EAST 400101 <b>Area - 366 SQ.FT. Builtup area</b> <b>305 SQ.FT. Carpet area</b> <b>(Under Symbolic Possession)</b>	62.59/ 6.30/ 0.50
28	<b>ANKIT TRADERS</b> <b>Mr.Satayanarain V Mali (borrower)</b> <b>Mrs.Pooja S Mali (borrower)</b> <b>Prashant R Nikharge</b> <b>(guarantor/Mortgagor)</b> <b>(BORIBUNDER-Mr.Vivekjit Sinha-9920758540)</b>	<b>14/01/2015</b> <b>Rs.453.78 Lakh</b> <b>+Int+Other</b> <b>Charges if any</b>	<b>Shop No. 1&amp;1A, Gr Floor, Satyavijay Apts,</b> <b>Servey No. 187, Hissa No. 9/2-14 of Village</b> <b>More, Virar Road, Opp-Nutan Vidyalay,</b> <b>Nalasopara East, Dist Thane-401209</b> <b>Built up Area of 1646 sq ft</b>	<b>84.00/</b> <b>8.40/</b> <b>0.50</b>
29	<b>M/S ROCKET ENGINEERING &amp; ELECTRICAL P.LTD</b> <b>Jatin B Shah (borrower)</b> <b>Rakesh Rasiklal Shah</b> <b>(Co-borrower)</b> <b>(Crawford Market Branch-Mr.Divya Ranjan-9167980363)</b>	<b>14/10/2016</b> <b>Rs.100.30 Lakh</b> <b>+Int+Other</b> <b>Charges if any</b>	<b>Flat No. 301, 3rd Floor, Ami Kalash, Ami Complex, I C Colony, Borivali(West), Mumbai – 400 103,</b> <b>Area 71.73 sq.mtrs.</b>	<b>69.15/</b> <b>6.92/</b> <b>0.50</b>
30	<b>M/s PRESIDENT INTERNATIONAL PROP:- Mr. Kaka Kanwaljeet Singh</b> <b>Guarantor:-</b> <b>M/s Akshra Visa’s Consultancy Pvt. Ltd</b> <b>Mohd. Mastan Sayed</b>  <b>M/s Just Joy Travels And Tours Pvt. Ltd.</b> <b>Director &amp;Guarantor:-</b> <b>Mrs. Judith Fernandes</b> <b>Mr.Narinder Pal Singh</b> <b>Guarantor:-</b> <b>1.M/s Akshra Visa’s Consultancy Pvt. Ltd 2.Mohd. Mastan Sayed</b> <b>3.Geeta Ganesh Sangale</b> <b>4.Ganesh Jayaram Sangale</b> <b>(Crawford Market Branch-Mr.Divya Ranjan-9167980363)</b>	<b>M/s President International</b> <b>18.05.2018</b> <b>Rs.112.95Lakhs</b> <b>+Int+Other Charges if any .</b>  <b>M/s Just Joy Travels And Tours Pvt. Ltd.</b> <b>30.11.2018</b> <b>Rs.171.40Lakhs +</b> <b>Int+Other Charges if any</b>	<b>Commercial Unit No. 204 &amp; 206 on 2nd floor ,”Reliance Industrial Estate” on land bearing Plot no 2, CTS No. 12778, Near Vithalwadi Railway Station, Ulhasnagar-3, district-Thane.</b> <b>Total Carpet Area: 851 sq.ft.</b>	<b>53.76/</b> <b>5.38/</b> <b>0.50</b>

Date of Inspection & time	Last Date of submission of EMD & time	E-Auction Date & time
23 <sup>th</sup> May, 2022 12.00PM to 4.00PM	25 <sup>th</sup> May, 2022 Up-to 5.00PM	26 <sup>th</sup> May, 2022 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” and “WHATEVER THERE IS”
- 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](http://www.ibapi.com), [www.mstcindia.co.in](http://www.mstcindia.co.in) and [www.mstcecommerce.com](http://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](http://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](http://www.mstcindia.co.in), [www.ibapi.com](http://www.ibapi.com) and [www.mstcecommerce.com](http://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](http://www.ibapi.com), [www.mstcindia.co.in](http://www.mstcindia.co.in) and [www.mstcecommerce.com](http://www.mstcecommerce.com) E-auction agency contact details are:

MSTC Central Helpdesk No.033-23400020 upto 22 Email:[helpdesk@mstcindia.co.in](mailto:helpdesk@mstcindia.co.in)

For Registration related queries: Email:[ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com)

[Senior Manager](mailto:Senior Manager) 033-23400027 & Assistant Manager 033-23400029

For EMD payment/refund related queries: Email:[ibapifin@mstcecommerce.com](mailto: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](http://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:** 11<sup>th</sup> May, 2022  
**Place:** Mumbai

**Authorised Officer**  
**Central Bank of India, ARB**  
**E-mail ID** [arwmmzo@centralbank.co.in](mailto:arwmmzo@centralbank.co.in)