

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)
1	Nimbark Gems Partners: Ranchhodbhai Premjibhai Kalathia Mayur Devraj Kalathia Rahulbhai Ranchhodbhai Kalathia Mr. Ankit Maheshbhai Kalathia Guarantor /Mortgager Maheshbhai O. Kalathia ARB Mumbai 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 Area 310 sq.ft.	69.75/ 7.00/ 0.50
2	Nova Beauty Care Products P. 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	193.50/ 19.40/ 2.00/
3	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) 400601. Area :1200 sq ft built up	59.69/ 5.97/ 0.50
4	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	62.73/ 6.27/ 0.50

5			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	64.10/ 6.41/ 0.50
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.453.78 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 Built up Area:1646 sq fts	84.00/ 8.40/ 0.50
7	Rocket Engineering & Electrical P Ltd Jatin B Shah Rakesh Rasiklal Shah B/o Crawford Market Divya Ranjan 9167980363	14-10-2016 Rs.100.30 Lacs + Interest + Other Charges if any	Flat No. 301, 3rd Floor, Ami Kalash, Ami Complex, I C Colony, Borivali (West), Mumbai – 400 103 Area 71.73 sq. mtrs.	69.15/ 6.92/ 0.50
8	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	12.10/ 1.21/ 0.50
9	Jasmine Multitrade P Ltd Directors Mukesh Ghadiya Shyamsunder Motwani	02-05-2019 Rs.486.24 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.	118.94/ 11.90/ 1.00
10	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.	66.51/ 6.66/ 0.50
11	Ashish Communications Prop:Ashish Kumar Singh Guarantor: Ashok Kumar Singh Philomena Dias B/o Mumbai Main Office Ashok Sharma 7506607854	23-10-2013 Rs.1379.76 lacs + interest+ other charges if any	Bungalow No 4, Ground + First Floor, Amol Nagar Phase -1, Near Sai Dham Complex, Village Juchandra, Naigaon (East), Taluka-Vasi, District: Palghar- 401208. Built Up Area: 2000 sq. fts.	108.28/ 10.82/ 1.00
12	Rolta India Ltd (Borrower & Mortgagor) Rolta Defence Technology Systems P Ltd-Guarantor SAM-I, Nariman Point Narayanan (AGM) 8879844760 Rajiv Upadhayay (CM) 8657440181 Priyanka Samant 9049445382	21-08-2020 Rs.109183.00 Lacs + Interest + Other charges if any	Rolta Tower 'B', Rolta Technology Park, Plot no.C-12 & C-12(pt) MIDC, village Vyaravali, Marol Industrial Area, Andheri East, Mumbai- 400093. Total Plot Area"1305.63 sq meters Constructed Carpet Area:31236 sq fts Boundaries of property EAST: Plot no. C-11, WEST: Plot no.C-13, NORTH: Private land SOUTH: Estate Road	11865.0/ 1200.00/ 150.00

13	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.	14.85/ 1.49/ 0.20
14	Volga Prakash Boghabhai Gohil Himmat Boghabhai Gohil Vijay 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, Talhati Saja - Kalher, Taluka - Bhiwandi, Dist - Thane-421302. Carpet Area : 4558.33 sq ft	70.90/ 7.09/ 1.00
15	B/o BKC Sarvesh Kumar Mob:9769291662 022-26590966		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	31.95/ 3.20/ 0.50
16	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
17	Manisha Enterprises Arvind Sharma Mrs. Sarla Verma B/o Andheri 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, Super Built up area - 1900 sq. Ft	59.85/ 5.98/ 0.50
18	Drishana Enterprises Pvt. Ltd. Guarantor: Rajesh jogibhai Tandel Harish Jogibhai Tandel Pankesh Jogibhai Tandel B/o Turner Road 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 Built up area - 2400 sq. mtrs. Plot Area - 1572 sq.mtrs	1123.0/ 112.3/ 1.00
19	Jatin Jaysingh Padaya B/o Seepz Abhishek Sinha Mob:8197401733	13-11-2018 Rs.28.96 lacs +Interest + Other Charges	Flat no.105, 1 st floor, Everest Height, Mauje Jalgaon within Grampanchayat limits, Taluka-Dapoli, dist Ratnagiri Carpet area - 439 Sq. Ft	11.86/ 1.19/ 0.50
20			Flat no.106, 1 st floor, Everest Height, Mauje Jalgaon within Grampanchayat limits, Taluka-Dapoli, dist Ratnagiri Carpet area - 483 Sq. Ft	13.05/ 1.31/ 0.50

21	Sandeep Manohar Sakpal B/o Virar East 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 Carpet area - 208.33 Sq. Ft	10.13/ 1.02/ 0.50
22	Sanjay Marble Industries Gopal Lal M. Mour B/o Borivali Rekha Nayar Mob:7045852045	27.03.2014 Rs.356.49 Lacs +Interest +Other Charges	Office No. 14, Ground Floor, M/s Mour Marble Private Limited, KEYTUO Industrial Estate Premises Co-op Society Ltd., Kondivita Road, Andheri Kurla Road, MIDC, Andheri - East, Mumbai-400059 Carpet area - 525 Sq. ft	87.89/ 8.79/ 1.00

Date of Inspection & time	Last Date of submission of EMD & time	E-Auction Date & time
16 th March, 2022 12.00PM to 4.00PM	24 th March, 2022 upto 5.00PM	25 th March, 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, 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](#) 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: 9th March, 2022
Place: Mumbai

Authorised Officer
Central Bank of India, ARB
E-mail ID -arwmmzo@centralbank.co.in

