

क्षेत्रीय कार्यालय, कानपुर

REGIONAL OFFICE, KANPUR

 सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India					
"CENTRAL" TO YOU SINCE 1911					
Regional office: 117/H-1/240 Pandu Nagar, Kanpur					
E-AUCTION/ SALE NOTICE					
E-Auction Sale Notice for sale of immovable assets under the Securitisation 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 symbolic 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", "As is What is", and "Whatever there is" basic on date & Time Specified here in below for recovery of due to the Central Bank of India from Borrower(s) & Guarantor(s). The reserve price and earnest money deposited is mention against the respective properties.					
Sl. No.	Name of Borrower/Guarantor/ Mortgagor & Branch	Details of Mortgaged Property	Demand Notice Date & Due Amount	Reserve Price EMD Bid Increase Amount	Date/ Time & Place of e-Auction
1.	M/s Neelkanth Namkeen, Prop. Mr. Sunil Kumar Ramani S/o Late Mr. Hardas Mal Ramani, Guarantor: (1) Mr. Anil Kumar Ramani, S/o Late Sri Hardas Mal Ramani, (2) Mrs. Versha Ramani W/o Mr. Sunil Kumar Ramani Branch- Nawabganj	All that part & parcel of property situated at Land & Building of Part H.N. 127/5, 'U' Block, Nirala Nagar, Kanpur, U.P. Area : 180.00 Sq. yard. Boundaries: N- H.N. 127/1 Constructed on Plot No. 01, S- 18.00 Meter Wide Road, E- Plot No. 04, W- Part of House No. 127/5	Rs. .3534892/- + intt. + Other Charges as on 01.01.2021	Rs. 61.59 Lac Rs. 6.16 Lac Rs. 0.61 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
2.	1. Sri Deepak Ram Sewak Yadav, (2) Sri Ram Sewak Yadav S/o Sri Chhotey Lal Branch- Shastri Nagar	All that part & parcel of property Plot No. 5H, 282, Awas Vikas Scheme No.-02, Hanspuram, Naubasta, Kanpur.U.P. Area : 25.01 Sq.Mtr. Boundaries: N- Plot /House No. 5H-283, S- Plot/House No. 5H-281, E- 6.00 Meter Road, W- Plot/House No. 5H-299	Rs. 1514313/- + intt. + Other Charges as on 24.01.2019	Rs. 9.50 Lac Rs. 0.95 Lac Rs. 0.10 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
3.	M/s. Interlocking Brick, Prop. Sri Ram Singh S/o Sri Prem Shankar Yadav Branch- Unnao	1. All that part & parcel of property situated at One Kita Plot situated at Arazi no. 632/1, 623/2 (Old), New Gata No. 528 Minzumla, Vill-Dosti Nagar, Post Unnao, Distt. Unnao. Area : 126.50 Sq.Mtr. Boundaries: N- Plot of Sri Bablu, S- Plot of Sri Pawan Kumar, E- 20.00 Feet Road, W- Plot of Sri Sanjay 2. All that part & parcel of property situated at Plot No. 528, Vill-Dosti Nagar, Post-Unnao Distt. Unnao. Area : 125.46 Sq.Mtr. Boundaries: N- Road 10.00 Feet, S- Plot of Others, E- Plot of Buyer (Sri Ram Singh), W- Bagh Gupta Ji	Rs. 1827399/- + intt. + Other Charges as on 10.10.2019	Rs. 17.47 Lac Rs. 1.75 Lac Rs. 0.17 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
4.	M/s. K.G.N. Traders, Prop. Sri Usman Gani S/o Sri Abdul Gani. Guarantor: Smt. Anwari Begum W/o Sri Abdul Gani Branch- Sarvodaya Nagar	All that part & parcel of property situated at Old House No.-93/142, New House No. 93/157, Chudiwali Gali, Anwarganj, Kanpur, U.P. Area : 46.84 Sq.Mtr. Boundaries: N- Trust Hanuman Ji (Now House of Sri Chand Mohd), S- Government Lane (Gali), E- House of Mohd. Ateek & Sri Beni Mahadev Khatri (Now Premises No. 93/156 (New) Sri Saleem Ahmad, W- Trust Hanuman Ji (Now Premises No.93/143 (Old) Sri Rasat Ahmad	Rs. 2310922/- + intt. + Other Charges as on 17.06.2019	Rs. 35.57 Lac Rs. 3.56 Lac Rs. 0.36 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
5.	(1) Mrs. Mamta Srivastava W/o Late Amarnath Srivastava (Being Legal Heir of Late Amarnath Srivastava)] (2) Mrs. Jyoti Devi M/o Late Amarnath Srivastava (Being Legal Heir of Late Amarnath Srivastava) Branch- Arya Nagar	All that part & parcel of property situated at Plot No. 7/E/69, EWS Sector - 7, Swarn Jayanti Vihar, Kanpur Nagar. Area : 36.75 Sq.Mtr. Boundaries: N- Plot No. E-83, S- 3.5 Meter Wide Road, E- Plot No. E-70, W- Plot No. E-84	Rs. 1752889.25 + intt. + Other Charges as on 06.10.2021	Rs. 25.71 Lac Rs. 2.57 Lac Rs. 0.26 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
6.	M/s Kadri Garments, Prop. Vaseem Kadri Guarantor: Mohd. Naseer Khan Branch-Gadarianpurwa	All that part & parcel of property situated at Part of Premises on Chak No.79 of Municipal No. 79/108-F (Part) Bhata Ka Bagicha Bansmandi, Kanpur. Boundaries: N- Premises of Sri Chaman, S- 3.00 Feet Gali, E- Premises of Sri Munna, W- Premises No. 79/108-F (Part)	Rs. 1484108/- + intt. + Other Charges as on 04.11.2015	Rs. 10.63 Lac Rs. 1.06 Lac Rs. 0.11 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
7.	Mr. Bablu S/o Late Manohar Guarantor : Mr. Neeraj Kumar S/o Mr. Gurudayal Yadav Branch- Unnao	1. All that part & parcel of property situated at Survey No. 528, Mohalla-Dosti Nagar, Pargana Tehsil & Distt. Unnao, PIN 209801, Area : 125.46 Sq. Mtr. Boundaries: N- Arazi of Mr. Anil Kumar, S- Other's Plot, E- 20.00 Feet Wide Road, W- Plot of Mr. Ram Swaroop 2. All that part & parcel of property situated at Survey No. 528, 1, Mohalla-Dosti Nagar, Pargana Tehsil & Distt. Unnao, PIN 209801, Area : 125.46 Sq. Mtr. Boundaries: N- Other's Field, S- 15.00 Feet Lane, E- House of Mr. Ganga Ratan, W- Other's Field 3. All that part & parcel of property situated at Survey No. 528, 1, Mohalla-Dosti Nagar, Pargana Tehsil & Distt. Unnao, PIN 209801, Area : 126.39 Sq. Mtr. Boundaries: N- Plot of Dhobi, S- Other's Plot, E- 20.00 Feet Wide Road, W- Plot of Seller	Rs. 1032395/- + intt. + Other Charges as on 26.07.2021	Rs. 31.79 Lac Rs. 3.18 Lac Rs. 0.32 Lac	05.05.2022 11:00 am to 1:00 pm Regional Office Kanpur
Date of E-Auction: 05.05.2022, Time -11.00 A.M. to 1.00 P.M. with auto extension of 10 Minutes. Date of Inspection & Time : 13.04.2022 Between 12.00 Noon to 3.00 PM Last Date & time of Submission of EMD and Documents (online) on or Before: 04.05.2022 up to 4.00 PM.					
Bidder will register on website https://www.mstcecommerce.com and upload KYC documents and after verification of KYC document by the service provider, EMD to Be Deposited in Global EMD Wallet through NEFT/RTGS/Transfer (after generation of challan from https://mstcecommerce.com) The auction will be conducted through th Bank's approved service provider https://www.mstcecommerce.com					
<small>1.The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS". For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in secured creaditors or auction platform (https://mstcecommerce.com). MSTC Helpline No.: 033-22901004. www.ibapl.in. For the further detail contact central bank of india, Regional Office kanpur Mr. Ashish Kumar Shukla (Asst. Manager)- 8303713688 & Mr. Sandeep Thakkar (Chief Manager)- 8303713702, Mr. A.K. Porwal (Manager) - 8303713693</small>					
STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002					
<small>The borrower/ guarantors/Mortgagors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.</small>					
Date: 25.03.2022		Place: Kanpur		Authorised Officer, Central Bank of India	

TERMS & CONDITIONS

01. The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS” and “WHATEVER THERE IS” BASIS.

02. The E-Auction will take place through portal <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp> on 05.05.2022 from 11:00 AM to 01:00 PM with auto extension of 10 minutes, Date & Time of Inspection 13.04.2022 from 12.00 PM to 3.00 PM and Last date for deposit of EMD 04.05.2022 up to 4:00 PM.

03. For downloading further details, Process Compliance and Terms & Conditions, Please visit : a. <https://www.centralbankofindia.co.in>, b. website address of our E-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp>.

Bidders may visit <https://www.ibapi.in> or <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> where “Guidelines” for bidders are available with educational videos. Bidders have to complete following formalities in advance:

Step 1 : Bidders /Purchaser Registration : Bidders to register on e-auction platform (link given above) using his mobile number and email Id.

Step 2 : KYC verification Bidders to upload requisite KYC documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days.)

Step 3 : Transfer of EMD amount to bidder Global EMD Wallet : online /Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction Platform.

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

Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date.

04. 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 <http://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-भण्डार –IBAPI portal (<https://www.ibapi.in>). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to www.mstcecommerce.com on their Central Helpdesk Number 033-22901004.

05. 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.

06. 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 Cheques/DD 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 Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.

07. 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.

08. To the best of knowledge and information of the Authorized Officer, any encumbrance is not known on properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

09. 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/ises put on auction will be permitted to interested bidders at sites as mentioned against each property description.

10. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned in Sale Notice) or its multiple and in case bid is placed during the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

11. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already deposited on the same day or not later than next working day after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer through NEFT/RTGS in the A/c No. as mentioned below.

A/c No.	Account Name	IFS Code
3341773607	CENTRAL BANK OF INDIA REGIONAL OFFICE KANPUR	CBIN0281432

In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

12. 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 anybody.

13. The Authorized Officer is not bound to accept the highest offer and the Authorized 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.

14. 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. 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.

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 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 Authorised 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.

17. 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.

18. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC <https://www.mstcecommerce.com> and www.ibapi.in and www.centralbankofindia.co.in before submitting their bids and taking part in the e-Auction.

19. 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.

20. The sale is subject to confirmation by the Bank.

21. 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 with concerned branch of Central Bank of India during office hours on 13.04.2022.

22. For the further details contact – Central Bank of India, Regional Office, Kanpur Mr. Ashish Kumar Shukla (M) +91-8303713688, Mr. A.K.Porwal (M) +91-8303713693 & Mr. Sandeep Thakkar (M) +91-8303713702.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Date: 25.03.2022
Place: Kanpur

Authorized Officer
Central bank of India