

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 Guarantor(s) that the below described immovable property/ies mortgaged / charged to the secured creditor, the **Possession** of which have been taken by the authorized officer of **Central Bank of India**, Secured creditors, will be sold on **“As is where is”, “As is what is” and “whatever is there is”** Basis on 30.04.2025 through online portal : <https://psballiance.com> (**BAANKNET**), for recovery of amount due to secured creditor bank. The Reserve Price and earnest money deposit (EMD) is displayed against the details are mentioned in below table. For detailed terms and conditions of the sale, please refer to the link provided in secured creditor’s web site : www.centralbankofindia.co.in.

DESCRIPTION OF THE IMMOVABLE PROPERTIES						
Sr. No.	Name of the Borrower/ Guarantor & Branch	Amount of Demand Notice & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price Rs./EMD Rs./ Bid increase Amount	Name of the Authorised Office & Contact Number
1.	M/s Avanti Food Product (Prop. Usha Prakashbhai Shettigar) (Dindoli Branch)	Rs. 98,36,400.75 as on 20.05.2024+ further interest & other charges	1) All that piece and parcels of the Office no. 309, 3rd Floor, of the building known and name as “Western Business Hub”, situated at Pal, Land bearing Revenue Survey No. 339, Block no. 316, Paiki T.P.No. (Pal), final Plot no. 39, adm. about 34.19 sq. mtr., Village: Pal, Adhajan (Surat City), District: Surat. • Bounded by: • East : Block No. 318, • West : 60ft Road, • North : Flat No. 37, • South : 80ft Road	20.09.2024 Physical Possession	Rs. 19,45,000/- Rs. 1,94,500/- Rs. 10,000/-	M.N. Roy Chief Manager, Dindoli Branch, Surat (M) : + 91-7567883867
			2) All that piece and parcels of property Flat no. 104 on 1st Floor of the building H project known and name as “Milestone”, situated at Jahangirabad, Land bearing R.S. No. 115/3 and 115/4, Block no. 29/1, paikiadm. 11399.00 sq.mtr. of Village: Jahangirabad, Tal.: Adajan (Surat City), Dist.: Surat, flat build up area adm. 80.36 sq.mtr. + along with undivided proportionate share adm.42.58 sq.mtr. in underneath land thereon. • Bounded by: • East : Building 1, • West : Open Space, • North : Pyramid Township, • South : Building G	20.09.2024 Physical Possession	Rs. 42,15,000/- Rs. 4,21,500/- Rs. 10,000/-	M.N. Roy Chief Manager, Dindoli Branch, Surat (M) : + 91-7567883867
2.	M/S RudraTradex (Prop. Ramilaben Rameshbhai Karkar) (Dindoli Branch)	Rs. 1,01,44,920.21 as on 20.05.2024+ further interest & other charges	All that piece and parcels of immovable property bearing Flat no. E-904 on the 9th Floor of building no. E, project known and name as “Madhav Residency” situated at Adajan, land bearing R.S. No. 639 paikееadm. 128.72 sq. mtr. of Village: Adajan, Taluka: Adajan (Surat City) Dist.: Surat, Flat build up area adm. 128.72 sq. mtr. • Bounded by: • East : Flat No. 903, • West : Society Road, • North : Entry and Passage, • South : Society Road.	08.09.2024 Physical Possession	Rs. 65,10,000/- Rs. 6,51,000/- Rs. 10,000/-	M.N. Roy Chief Manager, Dindoli Branch, Surat (M) : + 91-7567883867
3.	Mr.Jagubhai Mangabhai Kachhad (Borrower) and Mrs. Vimlaben Jagubhai Kachhad (Co-borrower) (Surat Main Branch)	Rs. 8,62,149/- as on 31.07.2023+ further interest & other charges	All that piece and parcel of property bearing Plot no. 447 (as per KJP Block no. 67/A/447 admeasuring 60.39 sq.mtr.) admeasuring 5.49 meters i.e. 18.01 ft. width and 11 metre i.e. 36.09 ft. length alongwith Ground floor construction admeasuring 60.39 sq. meters made thereon, together with undivided proportionate share in common rights of plot no. 486 of CP no. 1 admeasuring 1.8819 sq. mtrs., Plot no. 487 of CP no. 2 admeasuring 1.3534 sq. mtrs., Plot no. 488 of CP no. 3 admeasuring 1.8696 sq. mtrs., Plot no. 489 of CP no. 4 admeasuring 3.3849 sq. mtrs. And proportionate share in road and Plot no. 490 admeasuring 27.6608 sq. mtrs. In road and open land at Mahadev Residency-1, situated on the land bearing Revenue Survey no. 44, 45,498,498/5, 499/1, 499/2, 499/4 and 499/6 New Block no. 67/A (Old Block no. 67/A, 69,70,71 and 72 its) of village Bagumara, Sub-district: Palsana, Dist.: Surat • Bounded by: • East : Adjoining 7.50 mtr road, • West : Adjoining property of Plot no. 464, • North : Adjoining property of Plot no. 446, • South : Adjoining property of Plot no. 448.	12.04.2024 Physical Possession	Rs. 14,91,000/- Rs. 1,49,100/- Rs. 10,000/-	Niraj Jariwala Chief Manager, Surat Main Branch, Surat (M) : + 91-9773071614

DATE & TIME OF INSPECTION : 21.04.2025 BETWEEN 12.00 NOON TO 3.00 PM
DATE & TIME OF E - AUCTION : 30.04.2025, TIME: 12.00 NOON TO 4.00 PM
(WITH AUTO EXTENSION CLAUSE IN CASE OF BID IN LAST OF 10 MINUTES BEFORE CLOSING)

- Details of Encumbrances over the property as known the bank : Not Known.
- For participating in the e-acution sale, the intending bidders should register their details with the service provider <https://psballiance.com> (**BAANKNET**) well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit <https://psballiance.com> (**BAANKNET**) for bidders are available with educational videos. For detailed terms & conditions of sale, please refer to the link provided bank’s website : www.centralbankofindia.co.in.
- **For the further details contact Central Bank of India, Regional Office, Surat, Shri Gunjan Gattani (Chief Manager), M : 91-8239452548.**
- The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICE UNDER RULES 8(6) OF THE SARFAESI ACT, 2002
Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured towards realization of outstanding dues of secured creditors.
Date : 29.03.2025
Place : Surat

Sd/-
Authorised Officer,
Central Bank of India