

CENTRAL BANK OF INDIA
ASSET RECOVERY BRANCH, KAROL BAGH, NEW DELHI-110019.

E-Auction Sale Notice (Under SARFAESI ACT-2002)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Asset/s under 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 mortgaged/charged to the Central Bank of India(Secured Creditor),the constructive/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”,”As is what is”, and “Whatever there is”

The sale will be done by the undersigned through e-auction platform provided at the website.

DESCRIPTION OF IMMOVABLE PROPERTY

SNo	Name of branch	Name and Contact no. of Authorized Officer	Name of the account	Description of secured Assets	Demand Notice amount & Date	Possession Date	Reserve Price in lakhs	Earnest Money in lakhs	Bid Increase Amount lakhs
1.	Bengali Market	Mr Nilesh Tayade M.No.9643811 523	Mrs Sushila Sharma	Plot no- 132, (Old Plot no-6),Khasra No-503-36, Block-A,Village-Babarpur, North Chhajjupur, Kabir Nagar, Gali no-3, Shahdara, Delhi measuring Plot Area : 100 sq. yds (83.61 sq. mt.) in the name of Mrs Sushila Sharma w/o Satya Prakash Sharma	Rs.31,44,889/- on 05.02.2020+ Int. thereafter	31.08.2020 (Symbolic)	86.00	8.60	0.50
2.	Connaught Circus	Mr A.D.Gupta M.No.9999917 117	M/s Nirmal Bartan Bhandar	Commercial Shop- Ground Floor, Property No- 07,Part of Khasra No -1172/256 min, village-Kilokari, colony known as Bhagwan Nagar, New Delhi-110014 measuring super area of shop 70 sq.yds. in the name of	Rs 11,74,940/- on 03.02.2020+ interest thereafter	05.09.2020 (Symbolic)	61.00	6.10	0.50

				Late Mr Naresh Chand Jain					
3.	Savita Vihar	Mr Shashi Prakash M.No 9711167140	Mr Manish & Mrs Tamanna	Flat No- C-43, First Floor (without roof right), Gali no-4,North Chhajjupur,Shahdara, Delhi – 110094 measuring 44 sq.yrd. in the name of Mr Manish s/o Mr Dori Lal	Rs 18,99,286 /- on 14.01.2020+ interest thereafter	09.07.2020 (Symbolic)	21.00	2.10	0.20
4.	Hotel Taj Palace	Mr Naveen Kumar M.No.9999917 112	Mr Harishankar Yadav	2 storeyed building residential house bearing khewat no 297 Khatoni no 891 Mustil No 1 Killa no 8,13/1,13/2,17/2,24/1 situated at area of village tilpat surya vihar part-III near diksha public school, Peer Baba Road, Sector 91 Faridabad, Haryana measuring built up area ground floor- 675 sq.ft & first floor -675 sq. ft.	Rs 20,85,324/- on 03.07.2017 +interest thereafter	22.09.2017 (Symbolic)	21.50	2.15	0.20
5.	Parliament Street	Mr Rajesh Kr. Gupta M.No.9999917 104	M/s Om 360 Degrees Advertising and Entertainment P Ltd	3 storeyed Residential building with basement bearing House No 4312, DLF Qutab Enclave Complex, Phase-IV, Gurugram, Haryana measuring Plot Area : 357.58 sq.yds (298.98 sq. mt.) approx. in the name of Mrs	Rs.2,61,70,768.00 + Int. thereafter	18.09.2019 (Symbolic)	540.00	54.00	5.00

				Bharti Gupta D/o Mr J.N.Mendiratta					
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TERMS & CONDITIONS:

1. The e-Auction is being held on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS**”.
 2. The secured assets will not be sold below the Reserve Price.
 3. The Auction Sale will be online through e-auction portal.
 4. The e-Auction will take place through portal <https://www.bankeauctions.com> on **07.11.2020 from 11:00 AM to 01:00 PM to onwards with unlimited auto extension of 5 minutes each.**
 5. The interested bidders shall submit their bid along with proof of having deposited the EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with (<https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT/ RTGS in the following Account: - **CENTRAL BANK OF INDIA, Sorabji Bhawan, 4/54, D.B. Gupta Road, Karol Bagh, New Delhi- 110005., Account No.3062155258 (IFSC Code CBINO280318), before 5:00 PM on 05.11.2020 (Date & Time).** Please note that the Cheques/Demand Draft shall not be accepted as EMD amount. Please note that the Cheques/ Demand Draft shall not be accepted as EMD amount. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan (ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/Passport/ Ration Card etc.; without which the Bid is liable to be rejected. Uploading scanned copy of ANNEXURE-II & III (can be downloaded from the Web Portal: (<https://www.bankeauctions.com>) after duly filled up & signing is also required The interested bidders who require assistance in creating Login ID & Password,uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd.,** Plot No.301, 1st floor, Gulf Petrochem Building, Udyog Vihar, Phase-II, Gurgaon, Haryana. **Support No.:** 0124-4302020/21/22/23/24, & **Contact Sh. Vinod Kumar- 9813887931 Support e-mail ID: support@bankeauctions.com** and for any property related query may contact **the respective Branches / Authorized Officer on the telephone Nos mentioned against their name or Contact Sh. Vinod Kumar- 9813887931 (Support e-mail ID:support@bankeauctions.com)** and for any property related query may contact the respective Branches / Authorized Officer on the telephone Nos mentioned against their name or **Tel No 011-42827846/847.**
- (5) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting 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.
- (6) 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.

(8) Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.

(9) The interested bidder has to submit their Bid Documents specified against each property [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.5)] on or before **05.11.2020 upto 5:00 PM**, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating in the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer.

(10) During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 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 Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders 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, within 24 hours after the acceptance of bid price by the Authorised 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 Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to be 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 prospective qualified bidders may avail online training on e-Auction from **M/s. C1 India Pvt.Ltd.** prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor **M/s. C1 India Pvt. Ltd.** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

(13) 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.

(14)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.

(15) The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com>** and **www.centralbankofindia.co.in** before submitting their bids and taking part in the e-Auction.

(16) Municipal/ Panchayat Taxes, Electricity dues (if any) have to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.

(17) 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.

(18) In case the date of deposit of EMD & e-Auction date is declared holiday then the date will be automatically extended to the very next working day.

(19) The sale shall be subject to rules/ conditions prescribed under the Securitizations & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002.

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

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto dated 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.

Date:-02.10.2020