

# Website Draft



सेंट्रल बैंक ऑफ इंडिया  
Central Bank of India

CENTRAL TO YOU SINCE 1911

Regional Office : Aurangabad

5-5-72, Jagtap Building, New Osmanpura, Aurangabad -431005

Telephone: 0240-2331701/2349053

**PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

[Appendix IV-A]

[See Proviso to Rule 8(6)]

Public Notice for Sale of Immovable Asset 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 mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Central Bank of India, Regional Office Aurangabad, Secured Creditor will be sold on "As is where is" As is what is", and "Whatever there is" on **15/04/2021**, for Recovery of following mentioned amount due to Central Bank of India, Waluj Branch, Secured Creditor from following mentioned Borrower and Guarantor.

The Reserve Price, Earnest Money Deposit and other details are mentioned in following chart.

The Reserve Price, Earnest Money Deposit and other details are mentioned in following chart.									
Sr. No	Name of Borrower & Guarantor & Name of the Branch	Date of Demand Notice Secured Debt due as on 03/03/2021 Date of Possession	Description of the Immovable Property with known encumbrances	Reserve Price Earnest Money Deposit (EMD) Amt Bid Increase Amt	Date/Time/Place of Public Auction				
1	Mr. KHAN SARFRAZ AHMED RAFEEQUE AHMED , (Borrower), & 1) Raffeeque Ahmed Aish Mohammad Khan (Guarantor), 2) Mr. Nabi Sabir Shaikh (Guarantor),  Branch- Waluj, Dist. Aurangabad	09/05/2019	Owner of Property: Mr. KHAN SARFRAZ AHMED RAFEEQUE AHMED & Mr. Raffeeque Ahmed Aish Mohammad Khan  Address of the Property: Gut No- 58/2, at Dhoregaon, Tq. Gangapur, Distt Aurangabad within Gram Panchayat Limits of Doregaon admeasuring 22 R, Registration District Aurangabad District Aurangabad, and bounded as under: <table border="1"><tr><td>East : Aurangabad Nagar Road</td><td>West : Road</td></tr><tr><td>North : Govt Well</td><td>South : Property of SK. Suleman SK. Sardar Patel</td></tr></table> Encumbrances on the Property: <b>Not Known.</b>	East : Aurangabad Nagar Road	West : Road	North : Govt Well	South : Property of SK. Suleman SK. Sardar Patel	Rs. 37,07,000/-	15/04/2021 1:00 PM at Central Bank of India Regional Office Aurangabad
		East : Aurangabad Nagar Road		West : Road					
		North : Govt Well		South : Property of SK. Suleman SK. Sardar Patel					
		Rs. 12,25,775/- + Applicable Interest & Charges		Rs. 3,70,700/-					
Symbolic Possession on 09/01/2020	Rs. 20,000/-								

## TERMS AND CONDITIONS OF PUBLIC AUCTION:

- 1) The above mentioned property will not be sold below Reserve Price.
- 2) Interested bidders should submit their Sealed EMD for above mentioned Property to the Central Bank of India, Waluj Branch, Dist Aurangabad Equivalent to 10% of the Reserve Price by way of either Demand Draft Favouring: "Authorised Officer, Central Bank of India, Regional Office, Aurangabad" OR Submit Proof of payment of EMD amount by way of Cash Deposit/NEFT/RTGS in the Account Name: "Authorised Officer, Central Bank of India, Account No: 3618858344 IFSC: CBIN0283110 Latest by **15/04/2021** by 11:00 A.M. If the interested bidder deposits the EMD amount by way of Cash then he shall have to bear/pay the applicable handling charges.
- 3) Auction of above mentioned property will be held on **15/04/2021** at 1:00 P.M. onwards at Central Bank of India, Regional Office, Aurangabad, 5-5-72, Jagtap Building, New Osmanpura, Aurangabad-431005 in presence of eligible bidders who choose to remain present.
- 4) The eligible bidders will be required to bid as mentioned in lots of Rs.20,000/- (Rupees Twenty Thousand

only) for the lot in auction to be conducted amongst them and the sale will be knocked in favour of the highest bidder in the auction.

- 5) EMD is refundable without interest in case bid is not found successful.
- 6) The highest bidder/purchaser shall immediately, i.e. on the same day or not later than next working day, as the case may be, pay a deposit of 25% of the amount of the sale price, is inclusive of Earnest Money Deposited to the undersigned conducting the public auction and in default of such deposit, the property shall be sold again and EMD will be forfeited.
- 7) The balance amount of purchase price payable shall be paid by the highest bidder/purchaser to the undersigned on or before the fifteenth day of confirmation of sale of the above mentioned immovable property. In default of payment of the balance amount of purchase price payable within the period mentioned above, the deposit shall be forfeited to the Secured Creditor and the property shall be resold and the defaulting purchaser/highest bidder shall forfeit all claims to the property or to any part of the sum for which it may be it may be subsequently sold.
- 8) The highest bidder shall bear stamp duty, Registration Fee and other expenses payable as per law for conveyance of the property.
- 9) For encumbrances on the property, the interested bidder may conduct their own enquiries as to the title of property, claim, charges and statutory or other dues subsisting on the property.
- 10) The sale is subject to confirmation by the Secured Creditor.
- 11) The Authorized Officer reserves the right to accept or reject any EMD amount submitted or any bid offered or adjourn or central the above Public auction without assigning any reason.

Inspection of the above property can be held from 22/03/2021 to 26/03/2021 during office hours, with prior appointment with the undersigned.
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For any inquiry regarding Property Branch Manager, Central Bank of India, Waluj Branch, Dist. Aurangabad Branch, may be contacted over Mobile: 8554999381
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EMD to be submitted in sealed cover super scribing on the envelop respectively as "EMD for Auction Sale of Property. ...." Along with identity proof of bidder like attested copy of Passport/Election Commission Card/Driving License/PAN Card and also proof of Residence of bidder like attested copy of Telephone Bill, CHS Society bill, Electricity Bill, AADHAR Card.

Sd/-

Authorised Officer

Central Bank of India,

Regional Office Aurangabad

Date: 03/03/2021

Place: Aurangabad