



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale Notice for Sale of 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 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 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" on date **27.09.2022** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price <hr/> 10% EMD
M/S. Mahashakti Packaging Industries, Mr. Hemendra Keshubhai Pareta (Partner), Mr. Vipul Purandas Dongre (Partner), Mrs. Narmadaben Rameshbhai Koshti (Partner & Mortgagor), Mr. Tarun Rameshbhai Koshti (Partner), (Vasna Branch, Ahmedabad, Mr. Sunil Kumar, Authorized Officer, Contact No: 07567883842)	07/07/2021 <hr/> Rs. 5,20,39,030 + Interest+ Other Charges	Equitable Mortgage Of Property Consisting Of Industrial Shed, Block No.197, Admeasuring 6981 Sq. Mtrs Along With Construction Admeasuring 890 Sq. Mtrs.(As Per Approved Plan) Mahashakti Packaging Industries, Village Vanthvali, Taluka Mehemdabad, District Kheda-387130, In The State Of Gujarat, In The Name Of Mrs. Narmadaben Rameshbhai Koshti. Bounded By: East: Block No. 201 And 203, West: Block No, 314, North: Road Then Block No. 309,310 And 311, South: Block No.198	<hr/> Rs.20719000.00 Rs. 2071900.00 (Symbolic Possession)
Balram Rajaram (Borrower & Mortgagor) (S M Road Branch, Ahmedabad, Mr. Roushan Kumar, Authorised Officer, Mobile No: 9909948868)	07.07.2021 <hr/> Rs.1613145+ Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Balram Rajaram Bearing Flat/Unit No. 407, On 4th Floor, Admeasuring 38.97 Sq. Mts Or Thereabout (Buildup Area) Together With Undivided Land Share Admeasuring 15.43 Sq. Mts Provided In The Entire Land Of The Scheme Known As "Shreenath Heights" Constructed Upon Non Agriculture Land Bearing Final Plot No. 22/2, Total Admeasuring 910 Sq. Mts Or Thereabout Of Town Planning Scheme No. 80 allotted In-Lieu Of Revenue Survey No. 457/3, Admeasuring 1518 Sq. Mts. Being, Lying & Situated At Mouje: Vatva, Taluka: Vatva, Registration Subdistrict- Ahmedabad-11, District-Ahmedabad, Gujrat. Bounded By: East: Flat No. 406, West: Open Area, North: Lift, South: 40' Wide Road	<hr/> Rs. 1309000.00 Rs. 130900.00 (Physical Possession)



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M/S. Nova Infotech, Mr. Mitulkumar Krushnakant Desai (Proprietor/Borrower/Mortgagor), Mrs. Sumitraben Krushnakant Desai (Guarantor/Mortgagor), Mrs. Shaifali Mitulkumar Desai (Guarantor / Mortgagor), Mrs. Jasumatiben Dineshchandra Vyas (Guarantor/Mortgagor), Mr. Kiritkumar Rameshbhai Patel (Guarantor/Mortgagor) (Relief Road Branch, Ahmedabad, Mr. Neeraj Kumar, Authorised Officer, Mob No. 7567883829)	16/04/2019 Rs.2,90,32,085 + Interest + other charges	1) Equitable Mortgage Of Residential Property Consisting Of B 302 3rd Floor, Prayag Avenue Nr. Holy Child School, Panchvati, Tal: Kalol, Dist: Gandhinagar Belongs To Mr. Mitul Krushnakant Desai. Residential Flat No. B/302 On Third Floor, B Block, Prayag Avenue, 77.71 Sq Mtrs Along With Undivided Land Share Admeasuring 41.33 Sq Mtrs In The Land Of Scheme, Revenue Survey No. 105, 106 T P Scheme No. 6 Final Plot No. 78/1/1, Mouje: Village Borisana Tal: Kalol, District Gandhinagar & Sub District Kalol, Said Property Is Bounded As Follows: East: Wall Then Margin Land Then Road, West: Flat No. B/301, North: Wall Then Margin Land Then Road, South: Flat No. B/303	<u>Rs.1951000.00</u> Rs. 195100.00 (Symbolic Possession)
2) Equitable Mortgage Of Residential Property Consisting B 402 4th Floor, Prayag Avenue Nr. Holy Child School, Panchvati, Tal: Kalol, Dist: Gandhinagar Belongs To Mr. Mitul Krushnakant Desai. Residential Flat No. B/402 On 4th Floor, B Block, Prayag Avenue, 77.71 Sq Mtrs In The Land Of Scheme, Revenue Survey No. 105, 106 T P Scheme No. 6 Final Plot No. 78/1/1, Mouje: Village Borisana Tal: Kalol, District Gandhinagar & Sub District Kalol, Said Property Is Bounded As Follows: East: Wall Then Margin Land Then Road, West: Flat No. B/401, North: Wall Then Margin Land Then Road, South: Flat No. B/403			<u>Rs.1951000.00</u> Rs. 195100.00 (Symbolic Possession)
3) Equitable Mortgage Of Residential Property Consisting B 501, 5th Floor, Prayag Avenue Nr. Holy Child School, Panchvati, Tal: Kalol, Dist: Gandhinagar Belongs To Mr. Mitul Krushnakant Desai. Residential Flat No. B/501 On 5th Floor, B Block, Prayag Avenue, 70.10 Sq Mtrs Along With Undivided Land Share Admeasuring 37.29 Sq Mtrs In The Land Of Scheme Along With Right To Separate Use Of Terrace Admeasuring 93 Sq Yards I.E 77.75 Sq Mtrs, Revenue Survey No. 105, 106 T P Scheme No. 6 Final Plot No. 78/1/1, Mouje: Village Borisana Tal: Kalol, District Gandhinagar & Sub District Kalol, Said Property Is Bounded As Follows: East: Flat No. B/403, West: Flat No. A/501, North: Stair And Passage Then Flat No. B/401, South: Wall Then Road			<u>Rs.2067000.00</u> Rs. 206700.00 (Symbolic Possession)
4) Equitable Mortgage Of Property Consisting Of Residential Property A/7, Shrinagar Society, Nr. Krishnanagar, Saij Pur Bogha Ahmedabad Belongs To Mrs. Sumitraben Krushnakant Desai, All That Piece And Parcel Of The Property Situated At Ahmedabad City, Ahmedabad In The Registration District And Sub District Ahmedabad 6 (Naroda) Bearing Immovable Residential Property Being Tenement No. A/7, Admeasuring Approx 140 Sq Yards And Construction Thereon In Shree Nagar Saijpur Co Operative Housing Society Limited Bearing Survey No. 376/1, 376/3, 376/4, 376/6 And 376/7 Mouje Saijpur Bogha Taluka City Registration District Sub District Ahmedabad 6. Said Property Bounded By: East: Tenement No. A8, West: Society Road, North: Commercial Complex, South: Tenement No. A18			<u>Rs.5600000.00</u> Rs. 560000.00 (Physical Possession)
5) Equitable Mortgage Of Property Consisting Of Residential Property A/501, 5th Floor, "Devanandan Residency" Besides Gangotri Bungalow, B/H Sahjanand Green Party Plot, Naroda Nikol Road, Ahmedabad Belongs To Mrs. Jasumati Dinesh Chandra Vyas & Mrs. Shaifali Mitulkumar Desai. All That Piece And Parcel Of The Property Situated At Ahmedabad City, Mouje Nikol, Tal: City, Sub – District Ahmedabad – 12 (Nikol) Having Immovable Residential Property Being Flat No. A 501, On The Fifth Floor, Admeasuring Approx. 95.32 Sq Mtrs In The Scheme Known As Devnandan Residency, Bearing Survey No. 471, F.P.No. 113/1 Of Tps No. 119 Mouje:Nikol, Taluka City Sub District Ahmedabad – 12 (Nikol) And Is Bounded As Follows: East: Flat No. B/403, West: Flat No. A/501, North: Flat No. B/403, South: Flat No. A/501			<u>Rs. 2244000.00</u> Rs. 224400.00 (Physical Possession)



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6) Equitable Mortgage Of Residential Property Consisting Of D/303, Pleasant Residency, Nr. Pushpkunj Society, Naroda, Ahmedabad 382345 Belongs To Mr. Kiritbhai Rameshbhai Patel, Revenue Survey No. 978/1/2, 978/3, T.P.S No. 2, Final Plot No. 100,101 Of Mouje Naroda Taluka City, District Ahmedabad Built Up Area Of Flat No. D/303, 71.07 Sq Mtrs, Location Flat No. D/303 on 3rd Floor Of Pleasant Residency, Nr. Pushpkunj Society Mohan Nagar, Naroda, Ahmedabad. Said Property Is Bounded As Follows: East: Block No. C, West: Flat No. D/304, North: Flat No. D/302, South: Path Bungalows			Rs.1636000.00 Rs. 163600.00 (Physical Possession)
Mr.Ramesh Govindram Gangwani (Borrower) & Mrs. Sunitaben Rameshbhai Gangwani (Co-borrower) (Santram Road Branch, Nadiad, Mrs Preeti Suman, Senior Manager,Mob : +91 8980015892)	16.11.2021 Rs. 1892646.96+ Interest+ Other Charges	Equitable Mortgage Of Property In The Name Of Shri Ramesh Govindram Gangwani Bearing F/72, Karmvir Sundervan-III, Near Karmvir Sundervatika, Opp. Prabhu Kutir, Manjipura Road, Taluka Nadiad, Dist Kheda-387001, Sub Registrar Office Nadiad, Revenue Survey No. 26 Dist Kheda, Admesuring 44 Sq. Mtrs, Bounded By: East: Approach Road, West : Plot No. F/5, North: Plot No. F/71, South: Plot No. F/73	Rs.1466000.00 Rs. 146600.00 (Physical Possession)

Date of Inspection & Time: 16.09.2022 between 12:00 Noon to 2:00 PM

Last Date & Time of Submission of EMD and Documents (Online) On or Before: 26.09.2022 Up to 4.00 PM

E – Auction Date: 27.09.2022, Time: 2 PM to 6 PM with Auto Extension of 10 Minutes

The auction will be conducted through the Bank's approved service provider <https://www.mstcecommerce.com>. Bidder will register on website <https://www.mstcecommerce.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in Global EMD Wallet through NEFT /RTGS/transfer (after generation of challan from <https://www.mstcecommerce.com>). For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in or auction platform <https://www.mstcecommerce.com>. Helpline No. 033-22901004 or Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Ahmedabad, Mr. Manoj Kumar Thakur, Authorized Officer, Contact No: 6358787836 during the office hours on any working days.

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

Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor.

Date: 17.08.2022, Place: Ahmedabad

Sd/- Authorized Officer, Central Bank of India



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Terms and condition for E-Auction

1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on **27.09.2022 (2 PM to 6 PM)**. The intending Bidders/Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), 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.
2. 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/ies put on auction will be permitted to interested bidders at sites on **Date of Inspection & Time: 16.09.2022 Between 12.00 to 2.00 PM.**
3. 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 Cheque 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 Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
4. 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 <https://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-भ्रूय – IBAPI portal (<https://www.ibapi.in>).
5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. The bidder shall improve their offer in multiple of **Rs. 10,000.00 (Upto Reserve price of amount Rs.1.00crs) and Rs.100000.00 (Reserve price of Rupees above 1.00CrS)** which will be the bid Increase Amount". 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 multiplies 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.
6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (www.mstcecommerce.com), details of which are available on the e-Auction portal.



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8. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
9. The successful bidder shall have to deposit 25% [Twenty Five Percent] of the bid amount, less EMD amount deposited through NEFT/RTGS in Account No: 3473309790, IFSC-CBIN0280546 (Lal Darwaja Branch, Ahmedabad), the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale **(subject to approval of the bid by the authorized officer)**. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
10. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
12. 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.
13. 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.
14. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the success full bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
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 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 **Central Bank of India during office hours on 16.09.2022.**
17. 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



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advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized 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.

18. 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.
19. The sale is subject to confirmation by the Bank.
20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the respective authorized officer on their Mob Numbers or respective Branch Managers.

Date: 17.08.2022
Place: Ahmedabad

Authorized Officer,
Central Bank of India