

Central Bank of India

Central Office: Chander Mukhi, Nariman Point, Mumbai - 400 021

Branch Office : **SAM Branch, Chander Mukhi, Ground Floor, Nariman Point Mumbai – 400 021**

SALE NOTICE FOR SALE OF MOVEABLE/ IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable / 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 Guarantors (s) that the below described immovable properties mortgaged/ charged to the Secured Creditor, 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 ” and “AS IS WHAT IS ” and “ WHATEVER THERE IS” as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property.

Sr	Name of the Borrower/ Guarantors / Mortgagors & Contact no. of Branch	Demand Notice Date & Due Amount (Rs. in cr)	Details of the property	Reserve price/ EMD/ Bid increase (Rs. in cr)
1	<p>Unity Infraprojects Limited Guarantors: Abhijit K. Avarsekar, Kishore K. Avarsekar, Unity Realty and Developers Ltd, Avarsekar & Sons Pvt. Ltd. Avarsekar & Kejriwal constructions Pvt. Ltd. Suburban Agriculture & Fisheries Pvt. Ltd. Mortgagor: Unity Realty and Developers Ltd B/o Stressed Assets Management Branch, Nariman Point Mumbai-21 Ibrahim, Bangalore Mob:9880578557. Piyush Ganvir, Mumbai Mob:8110905241</p>	<p>23.10.2017 Rs.453.06 + Interest + charges</p>	<p>"All that piece and parcel of the property bearing Survey Number 174 measuring 16 guntas, Survey Number 152/04 measuring 16 guntas, Survey Number 153/1 measuring 20.08 guntas, Survey Number 156/1 measuring 1 acre 12 guntas, Survey Number 168/10 measuring 34 guntas, Survey Number 154/3 measuring 11 guntas, Survey Number 154/3 measuring 11 guntas, Survey Number 168/13 measuring 14 guntas, Survey Number 157/4 measuring 13 guntas, Survey Number 169/4 measuring 10 guntas, Survey Number 168/9 measuring 29 guntas and resurvey no. 168/18b(old Survey Number 168/18) measuring 20 guntas, Survey Number 169/1 measuring 8 guntas, Survey Number 176/1 measuring 1 guntas, Survey Number 156/2 measuring 15 guntas, Survey Number 168/16measuring 06.8 guntas, Survey Number 168/16 measuring 06.8 guntas, Survey Number 169/3 measuring 11 guntas, Survey Number 157/3 measuring 17 guntas, Survey Number 153/1 measuring 20.8 guntas, Survey Number 168/18A measuring 13 guntas (portion of old sy. No. 168/18), Survey Number 168/18a measuring 13 guntas,(portion of old sy. No. 168/18), Survey Number 168/18a(old survey no. 168/18), Survey Number 168/18a(old survey no. 168/18) measuring 13 guntas, Survey Number 168/2(assigned new survey no. 168/25)measuring 7.12 guntas, Survey Number 168/1 measuring 4 guntas, Survey Number</p>	<p>93.32/ 9.33/ 1.00</p>

		168/1 measuring 4 guntas, Survey Number 168/2 measuring 7.12 guntas, Survey Number 168/1 measuring 4 guntas, Survey Number 168/2 measuring 7.12 guntas, Survey Number 168/1 measuring 4 guntas, Survey Number 168/2 measuring 7.12 guntas and Survey Number 176/2 measuring 12 guntas, and 1 gunta of kharab Land situated at Kodigehalli Village, Yelahanka Hobli, North Bangalore Taluk, Bangalore." Total area: 11.99 Acres
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Date of Inspection & time	Last Date of submission of EMD & time	E-Auction Date & time
9th November, 2021 12.00PM to 4.00PM	16th November, 2021 upto 5.00PM	17th November, 2021 11.00AM to 3.00PM

TERMS & CONDITIONS :

- 1) The e-Auction is being held on “AS IS WHERE IS BASIS and AS IS WHAT IS BASIS”.
- 2) To the best of knowledge and information of the Authorised Officer, there are no known encumbrances on any of the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies being 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 existing and future encumbrances, if any. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- 3) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting the bid. The Inspection of property/ies put on auction will be permitted to interested bidders at site on the dates and at the time as mentioned in the table hereinabove against the property.
- 4) Please follow the guidelines available at www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com for payment of EMD/bidding during auction
- 5) The bidders may participate in E-auction from their place of choice and internet connectivity shall have to be ensured by the bidder himself. Bank/Service provider shall not be held responsible for any internet connectivity/ problems, system crash down, power failure etc.

6) Auction/bidding shall be through 'ONLINE ELECTRONIC MODE' with unlimited extensions of five minutes each, if required, through the website of service provider <https://www.mstcecommerce.com>.

7) **Bidders has to complete following formalities well in advance**

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform <https://www.mstcecommerce.com>, www.ibapi.com using his mobile number and email-id

Step 2: KYC verification : Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 3 working days).

Step 3: Transfer of EMD amount: Please follow the guidelines available at www.mstcindia.co.in , a www.ibapi.com nd www.mstcecommerce.com for payment of EMD/bidding during auction process

Please note that Steps 1 to Step 3 should be completed by bidder well in advance, before e-Auction date

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

8) For details on e-auction, for training to participate in e-auction and to obtain user ID and password, please contact :-

Platform <https://www.mstcecommerce.com> for e-Auction will be provided by our e-auction service provider M/s MSTC Limited having its Registered Office at 225-C, A.J.C. Bose Road, Kolkata – 700 020 (Contact Phone & Toll free Numbers 079-41072412/411/413 or 1800-103-5342). 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 auction will be conducted through the Bank's approved service provider: Website of E-auction agency www.ibapi.com, www.mstcindia.co.in and www.mstcecommerce.com E-auction agency contact details are:

MSTC Central Helpdesk No.033-23400020 upto 22 Email:helpdesk@mstcindia.co.in

For Registration related queries: [Email:ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com)

Senior Manager 033-23400027 & Assistant Manager 033-23400029

For EMD payment/refund related queries: [Email:ibapifin@mstcecommerce.com](mailto:ibapifin@mstcecommerce.com)

DM (F&A) / SM (F&A) -telephone: 033-23400028

Please contact the officials as mentioned above during office hours on the working days

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.co.in

- 9) Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS/on online , and who have duly applied online as mentioned herein above after payment of EMD by the given time and date shall be eligible for participating in the e-Auction process.
- 10) In case there is sole bidder for any property, the sole bidder will have to participate in the e –auction and will have to increase his/her/its offer atleast by the amount equal to the amount of *bid increase amount* as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.
- 11) The e-auction of above property/ies would be conducted exactly on the scheduled Date/s & Time as mentioned above by way of inter-se bidding amongst the bidders.
- 12) Any bidder can improve his offer placed in the last 5 minutes of the closing time of the e-Auction, and the closing time will automatically get extended for 5 minutes (unlimited extensions of 5 minutes each) every time when offer is improved by any bidder.
- 13) The bidder, who submits the highest bid amount (not below the Reserve Price) on close of e-Auction process, shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Secured Creditor,
- 14) The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidder/s 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, on the day of auction or not later than next working day of the acceptance of bid price by the Authorised Officer, and the balance 75% of the sale price on or before 15th day of confirmation of sale or within such extended period as may be 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 successful bidder shall be forfeited to the secured creditor without notice, and the property shall be re-sold and the defaulting purchaser shall forfeit all claims to the property or to any part of the same for which it may be subsequently sold.

- 15) The bidder, with the highest submitted bid amount in e-auction in case of single bidder means which shall not be less than the Reserve Price PLUS the amount equal to one 'bid increase amount' for the property concerned .
- 16) The interested bidders have to ensure, in their own interest, that they are technically well equipped for participating in the e-Auction event.
- 17) **No person shall be entitled to participate in the e-auction who has deposited the EMD, but has not uploaded the bid for the properties in the accounts mentioned in the table given herein above.**
- 18) 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 any authority /anybody.
- 19) 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 before confirmation of Sale.
- 20) The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of the above mentioned service provider before submitting their bids and taking part in the e-Auction.
- 21) Sale Certificate shall be issued ONLY IN THE NAME/S OF THE successful BIDDER/S in the format as provided under SARFAESI ACT and the Rules framed there under with suitable modifications, if any, as deemed fit by the Authorised Officer

Date :13th October, 2021

Place : Mumbai

Authorised Officer

Central Bank of India, , SAM-NP, Mumbai

E-MAIL ID –agmifb3873@centralbank.co.in