

अचल संपत्तियों की बिक्री के लिए बिक्री नोटिस

वित्तीय आस्तियों के प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित प्रवर्तन अधिनियम, 2002 के अंतर्गत अचल आस्तियों की बिक्री के लिए ई-नीलामी बिक्री नोटिस प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के परंतुक के साथ पढा गया है।

इसके द्वारा आम जनता को और विशेष रूप से उधारकर्ता (ओं) और गारंटर (ओं) को नोटिस दिया जाता है कि नीचे वर्णित अचल संपत्ति जो सुरक्षित लेनदार के पास गिरवी / प्रभारित है, जिसका भौतिक कब्जा सेंट्रल बैंक ऑफ इंडिया के अधिकृत अधिकारी (सुरक्षित लेनदारों) द्वारा लिया गया है, 20.02.2023 को उधारकर्ताओं और गारंटर (ओं) से सुरक्षित लेनदारों की बकाया राशि की वसूली के लिए, "जहां है", "जैसा है" और "जो कुछ भी है" आधार पर विक्रय किया जाएगा। है। आरक्षित मूल्य और अग्रिम राशि जमा संबंधित संपत्तियों के विवरण के साथ प्रदर्शित की जाती है।

अचल संपत्तियों का विवरण

क्र. सं.	शाखा का नाम और शाप्र/ अधिकृत अधिकारी का संपर्क	उधारकर्ता(ओं) /मालिक/ और गारंटर(ओं) का नाम	अचल संपत्ति का विवरण	मांग नोटिस दिनांक और देय राशि	आरक्षित मूल्य ईएमडी बोली वृद्धि राशि
1	फतेहगंज वडोदरा  शाप्र और अ.अधिकारी : श्री राहुल सिंघल मोबा: 89800 15767	उधारकर्ता/ मालिक - मेसर्स आनंद आयल मिल  (श्री अरुणकुमार महाशुखलाल पांचाल - उधारकर्ता और बंधक श्रीमती सरलाबेन अरुणकुमार पांचाल - उधारकर्ता और बंधक)	वेजलपुर- सुरेली रोड, खाता नंबर 642, आर.एस. नं. 481/पाइकी-1, मोजे ग्रा. सुरेली, ता. और उप जिला कलोल जिला पंचमहल में मेसर्स आनंद ऑयल मिल, पार्टनरशिप फर्म (एरिया 0.23.27 हेक्टर (2327 वर्ग मीटर) के नाम पर फैक्ट्री भूमि और फैक्ट्री शेड, लेबर क्वार्टर्स आदि बनाने एवं निर्माण हेतु  सीमाबद्ध: पूर्व: वेजलपुर सुरेली रोड पश्चिम: उक्त सर्वेक्षण संख्या की शेष भूमि उत्तर: उक्त सर्वेक्षण संख्या की शेष भूमि दक्षिण: उक्त सर्वेक्षण संख्या दक्षिण की शेष भूमि: आंतरिक स्ट्रीट रोड	22.06.2021  रु. 1,14,36,632/- + ब्याज और अन्य शुल्क के साथ	रु.. 61,52,400/-  - रु.. 6,15,240/-  रु. 50,000/-  -
2	वाघोडिया रोड वडोदरा  शाप्र : श्री ओपी सोनी मोबा: 89800 15794  एओ: श्री राहुल सिंघल मोबा : 89800 15767	उधारकर्ता/ मालिक: श्रीमती दीपाली प्रशांत पाटिल	आर.एस. नं.: 489,490,516,515,520,521, 517, ब्लॉक नंबर: 300,350,352,355/2,299, फ्लैट नंबर डी1-103, फर्स्ट फ्लोर, टॉवर डी, विंग 1, विस्टेरिया हाइट्स, बी/एस सिल्वर स्टोन रेजिडेंसी, ऑफ. डभोई-वाघोडिया रोड, ग्रा.-कपूरई वडोदरा एडमेजरिंग मेकरिंग बिल्ट अप एरिया: 1030 वर्ग फुट.  सीमाबद्ध: पूर्व: टॉवर सी, पश्चिम: ओटीएस और फ्लैट नंबर 102 में कॉमन दीवार है, उत्तर: सामान्य मार्ग और सीढ़ियाँ और दक्षिण: ओटीएस और विंग -2, फ्लैट नंबर 104 में कॉमन दीवार है।	17.07.2021  रु. 23,93,791/- + ब्याज और अन्य शुल्क के साथ	रु. 23,17,500/-  - रु. 2,31,750/-  रु. 25,000/-
3	करेलीबाग वडोदरा शाप्र और एओ: श्री योगेंद्र खत्री	उधारकर्ता/ मालिक: मेसर्स सिगडी वेज रेस्तरां  (श्री कौशिक बाबूभाई श्रीमाली - मालिक और	आवासीय फ्लैट ब्लॉक नंबर 46, टीपी नंबर 2, एफ.पी. नंबर 36, फ्लैट नंबर: 203, दूसरी मंजिल, "फॉर्च्यून ग्रीन फील्ड्स", नवरचना इंटरनेशनल स्कूल के सामने, भायली, वडोदरा 390007 निर्मित क्षेत्र: 572.21 वर्ग फुट	16.07.2021  रु. 57,87,505/- + ब्याज और अन्य शुल्क	रु. 25,10,100/-  - रु. 2,51,010/-

मोबा.: 99099 28866	बंधककर्ता, श्रीमती भावना के श्रीमाली - गारंटर और बंधककर्ता और श्री ऋषि कैलाशचंद्र अग्रवाल - गारंटर)	सीमाबद्ध : पूर्व: मार्जिन स्पेस, पश्चिम: कॉमन स्पेस एंड लिफ्ट, उत्तर: मार्जिन स्पेस और दक्षिण: फ्लैट नंबर- 204	के साथ	रु. 25,000/-
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1) संपत्ति निरीक्षण तिथि और समय: 13/02/2023 सुबह 10.00 बजे से शाम 4.00 बजे के बीच.

2) इच्छुक बोलीदाता ई-नीलामी की समाप्ति से पहले एमएसटीसी के साथ प्री-बिड ईएमडी जमा कर सकते हैं। बोली-पूर्व ईएमडी का क्रेडिट एमएसटीसी के बैंक खाते में भुगतान प्राप्त होने और ई-नीलामी वेबसाइट में ऐसी जानकारी के अपडेट के बाद ही बोली दाता को दिया जाएगा। बैंकिंग प्रक्रिया के अनुसार इसमें कुछ समय लग सकता है और इसलिए बोलीदाताओं को सलाह दी जाती है कि वे अंतिम समय की किसी भी समस्या से बचने के लिए बोली पूर्व ईएमडी राशि अग्रिम जमा करें।

3) ई-नीलामी की तिथि और समय: 20/02/2023 दोपहर 12:00 बजे से शाम 6:00 बजे तक (समापन से पहले अंतिम दस मिनट में बोली के मामले में ऑटो विस्तार खंड के साथ), नीलामी बैंक के अनुमोदित सेवा प्रदाता "<https://www.mstcecommerce.com>" के माध्यम से आयोजित की जाएगी, अधिक जानकारी, नियम और शर्तों के लिए, इच्छुक बोलीदाता पर हमारे बैंक की वेबसाइट <https://www.centralbankofindia.co.in> और <https://www.ibapi.in> पर जा सकते हैं और ई-नीलामी पोर्टल में भागीदारी के लिए बोली <https://www.mstcecommerce.com/auctionhome/ibapi> पर प्रस्तुत कर सकते हैं।

इच्छुक बोलीदाता जिन्हें लॉगिन आईडी और पासवर्ड बनाने, डेटा अपलोड करने, बोली जमा करने, ई-बोली प्रक्रिया पर प्रशिक्षण आदि में सहायता की आवश्यकता है, वे [www.mstcecommerce.com](http://www.mstcecommerce.com) को उनके सेंट्रल हेल्पडेस्क नंबर 033-22901004 पर संपर्क कर सकते हैं या संपर्क: आर ओ बड़ौदा, अधिकृत अधिकारी: 0265-2414472 पर संपर्क कर सकते हैं।

नीलामी बिक्री "जहां है, जो है, जो जैसा है," आधार पर आयोजित की जाती है। बैंक को किसी भी लंबित प्रभार, कर आदि के बारे में जानकारी नहीं है। खरीदार इसे सत्यापित करने के लिए बाध्य हैं और, यदि कोई है, तो इसे वहन करना होगा।

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सरफेसी अधिनियम 2002 के नियम 8 (6) के तहत वैधानिक 30 दिनों की बिक्री नोटिस

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उधारकर्ता/गारंटर/ बंधककर्ता को सुरक्षित लेनदार की बकाया देय राशि की वसूली के लिए अचल/चल सुरक्षित संपत्ति की बिक्री के लिए अधिसूचित किया जाता है।

दिनांक: 20/01/2023

स्थान: वडोदरा

अधिकृत अधिकारी, क्षेत्रीय कार्यालय,

सेंट्रल बैंक ऑफ इंडिया, वडोदरा।

### **Terms and condition for E-Auction**

01. The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS” and “WHATEVER THERE IS” BASIS.
  02. The E-Auction will take place through portal <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp> on 20/02/2023 from 12:00 AM to 6:00 PM with auto extension of 10 minutes, Date & Time of Inspection 13/02/2023 from 10.00 AM to 4.00 PM.
  03. For downloading further details, Process Compliance and Terms & Conditions, Please visit : a. <https://www.centralbankofindia.co.in>, b. website address of our E-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp>.
- Bidders may visit <https://www.ibapi.in> or <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp> where “Guidelines” for bidders are available with educational videos. Bidders have to complete following formalities in advance:
- Step 1 : Bidders /Purchaser Registration : Bidders to register on e-auction platform (link given above) using his mobile number and email Id.
- Step 2 : KYC verification Bidders to upload requisite KYC documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days.)
- Step 3 : Transfer of EMD amount to bidder Global EMD Wallet : online /Off-line transfer of fund using NEFT/Transfer, using Challan generated on e-auction Platform.
- Step 4 : Bidding Process and Auction Results : Interested Registered bidders can bid online e-auction Platform after completing Step 1, 2 and 3.
- Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date.
04. 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 <http://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-बैंक –IBAPI portal (<https://www.ibapi.in>). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to [www.mstcecommerce.com](http://www.mstcecommerce.com) on their Central Helpdesk Number 033-22901004.
05. 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.
06. 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 Cheques 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 Earnest Money Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.

07. 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 multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 05 Minutes time will be given in case of receipt of bid in last five minutes. Five 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.

08. To the best of knowledge and information of the Authorized Officer, any encumbrance is not known on properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies 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 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.

09. 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 as mentioned against each property description.

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 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 05 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 successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day or not later than next working day 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 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 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.

13. 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.

14. 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. 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.

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

17. 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.

18. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC <https://www.mstcecommerce.com> and [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in) before submitting their bids and taking part in the e-Auction.

19. 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.

20. The sale is subject to confirmation by the Bank.

21. 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.

22. For the further details contact – Central Bank of India, Regional Office, Baroda Mr. Vipin Garg, Chief Manager (M). +0265-2414472.

<b>STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002</b>
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Date: 20/01/2023  
Place: Baroda

Authorized Officer