



सेंट्रल बैंक ऑफ इंडिया
Central Bank of India

CENTRAL TO YOU SINCE 1911

Mid Corporate Finance Branch, Indore

Date: 03/10/2025

APPENDIX IV-A
[See proviso to Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

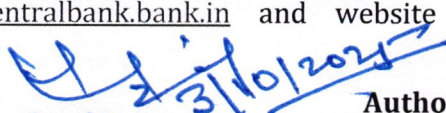
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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 Central Bank of India (Secured Creditor), the symbolic possession of which has been taken by the Authorised Officer of Central Bank of India, Mid Corporate Branch, Indore, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 14.11.2025 for recovery of **Rs.95,31,92,434/- + Interest + Other Charges** due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s):

Borrower/s	M/s Narmada Extrusions Limited
Guarantors	1. Shri Pravin Mittal s/o Shri Om Prakash Mittal 2. Smt. Vandana Mittal w/o Shree Pravin Mittal 3. Smt. Urmila Mittal (Since deceased) through her legal heirs Mr. Om Prakash Mittal S/o Late Mr. Babulal Mittal, Mr. Pravin Mittal s/o Mr. Om Prakash Mittal & Mrs. Preeti Gupta D/o Mr. Om Prakash Mittal 4. Shri Prem Prakash Mittal s/o Late Mr. Babulal Mittal 5. Shri Om Prakash Mittal s/o Late Mr. Babulal Mittal 6. Shri Pranav Mittal s/o Shri Pravin Mittal 7. Shri Varun Mittal s/o Shree Pravin Mittal 8. Corporate Guarantee of M/s Rambilas Industries Private Limited
Name of Owner	M/s Rambilas Industries Private Limited
Description of Property	Land and Building situated at Survey Khasra No. 482, near Railway station, Rau, District Indore having area 2.50 acre. Bounded by: East - Railway line West- Road North- Road South- Factory
Reserve Price	Rs.13,45,50,000.00 (Rupees Thirteen Crore forty five lakhs fifty thousand only)
Earnest Money Deposit (EMD)	Rs.1,34,55,000.00 (Rupees One Crore thirty four lakhs fifty five thousand only)
Bid Increase Amount	Rs. 5,00,000/- (Rupees Five Lakhs only)

For detailed terms and conditions of the sale, please refer to Central Bank of India Secured Creditor's website i.e. www.centralbank.bank.in and website of service provider <https://baanknet.com>

Date: 03/10/2025
Place: Indore


अधिकृत अधिकारी/Authorised Officer
वास्ते सेंट्रल बैंक ऑफ इंडिया
For Central Bank of India
मिड कॉर्पोरेट शाखा, इन्दौर/Mid Corporate Branch, Indore
Central Bank of India
Mid Corporate Branch, Indore
Mob. 9993940377

Address: 2nd Floor, Plot No. 160-161, PU-4, Behind C-21 Mall, Scheme No. 54, A.B. Road,
Indore (MP.) Pin: 452010 email id smindo3827@centralbank.bank.in
SWIFT - CBININBBSIY, IFSC - CBIN0283827



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TERMS & CONDITION

The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 14.11.2025 (10.00 AM to 06.00 PM) with auto extension of 10 Minutes. The intending Bidders /Purchasers are requested to register on portal <https://baanknet.com> their mobile number and email id. Further, they are requested to upload requisite KYC documents and follow other required procedures well before the auction date.

The registration e-KYC, verification of e-KYC documents and other required procedures like Bank Details 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 wallet, and after EMD payment the interested bidder will be able to bid on the date of auction. Bidders 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 EMD for each property.

Bidders not depositing the required EMD through their wallet will not be able to participate in the e-auction. The earnest money deposited shall not bear any interest. The EMD of unsuccessful bidder will be returned without interest in due course of time.

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. IN NO CIRCUMSTANCES (INCLUDING THE CASE OF SOLE BIDDER FOR ANY SECURED ASSET), THE, SECURED ASSETS SHALL BE SOLD at THE RESERVE PRICE or below there of as the case may be.

Intending Bidders are advised to properly read the Sale notice, Terms & conditions of e-auction, Operational part of e-auction available on the web Portal <https://baanknet.com> and www.CentralbankofIndia.bank.in before submitting their bids and taking part of in e auction and follow them strictly.

The successful bidder shall have to deposit 25% of the bid amount, less EMD amount deposited through NEFT/RTGS in A/c Name: Authorised officer, Central Bank of India, Regional office, Indore A/C No. 3283786076 IFSC: C8IN0280765, the same day or not later than next working day and the remaining amount shall be paid within 30 days of sale or within such extended time as agreed upon in writing by and solely at the discretion of 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 to conduct a fresh auction /sale of the property & the defaulting bidder shall not have any claim /right in respect of property/amount deposited.

Payment of sale consideration by the successful bidder to the bank will be subject to TDS under income tax Act 1961 as amended from time to time.


अधिकृत अधिकारी/Authorised Officer,
वास्तो सेन्ट्रल बैंक ऑफ इंडिया
For Central Bank of India
मिड कॉर्पोरेट शाखा, इन्दौर/Mid Corporate Branch, Indore

Address: 2nd Floor, Plot No. 160-161, PU-4, Behind C-21 Mall, Scheme No. 54, A.B. Road,
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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 the 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 Further, in no circumstances, no interest/damages if any will be paid on the amount deposited during this period.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms & conditions of the sale without any prior notice and without assigning any reason including calling upon the next higher bidder to perform in case the earlier bidder fails to perform.

The properties 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 enquires and verify the concerned Registrar/SRO/Revenue Records/other statutorily authorities regarding the encumbrance and claim/right/dues/charges of any authority such as Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charges, statutory dues etc over the property before submitting the Bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The authorized officer /secured creditors shall not be responsible in any way for any third party claims/right dues other than mentioned above (if any).

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 must comply with the provisions of Income Tax regarding purchase of property and to pay the tax to the authorities as per applicable rates.

Bidding in last moment should be avoided in the bidders own interest as neither the Central Bank of India or its service provider will be responsible for any laps/failure(Internet/power failure) etc.

The sale is subject to confirmation by the Bank/Authorized officer.

The sale is subject to conditions/rules/Provisions prescribed in SARFAESI Act 2002 and rules framed under the Act.

Date: 03/10/2025
Place: Indore

अधिकृत अधिकारी/Authorised Officer,

वास्ते सेन्ट्रल बैंक ऑफ़ इंडिया

For Central Bank of India

मिड कॉर्पोरेट शाखा, इन्दौर /Mid Corporate Branch, Indore

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