



Central Bank of India
सेन्ट्रल बैंक ऑफ इंडिया
सेन्ट्रल बैंक ऑफ इंडिया

Regional Office : 1st Floor, Narimabad,
Athugar Street, Nanpura, Surat - 395001
Phone: 0261 - 2465841, 2465842

E-AUCTION SALE NOTICE

(UNDER SARFAESI ACT 2002) APPENDIX-IV
A SEE PROVISION TO RULE 8(6)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

ON 21.09.2024

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/ies mortgaged / charged to the secured creditor, the **Physical 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"** Basis on 21.09.2024 through online portal : <https://ebkgray.in> (PSB Alliance Pvt. Ltd.), for recovery of amount due to secured creditor bank. The Reserve Price and earnest money deposit (EMD) is displayed against the details are mentioned in below table. For detailed terms and conditions of the sale, please refer to the link provided in secured creditor's web site : www.centralbankofindia.co.in.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Sr. No.	Name of the Borrower/ Guarantor & Branch	Amount of Demand Notice & Date	Description of Immovable Properties	Date & Type of Possession	Reserve Price Rs./EMD Rs./ Bid increase Amount	Name of the Authorised Office & Contact Number
1.	Mr. Pareshbhai Hasmukhbhai Patel (Borrower), Mr. Amrutbhai Chhotubhai Patel (Co-Borrower & Mortgagor) and Mrs. Varshaben Pareshbhai Patel (Co-Borrower) (Mid Corporate Finance Branch)	Rs. 4,58,23,017.41 as on 22.06.2021 + further interest & other charges	All right, title and interest in the shop / office No. 101 & 102 total admeasuring about 735.32 Sq. Mts. Carpet on 1st floor of "Deep Kamal Commercial Hub" together with undivided proportionate land underneath the said building constructed on land bearing sub plot No. 1 of land bearing revenue survey No. 44 i.e. block No. 72 of Village Nana Varachha Taluka City District Surat and original plot no. 34/1, final plot no. 34/1 of Town planning scheme no. 38 (Nana Varachha). in the name of Mr. Amrutbhai Chhotubhai Patel. Together with all common rights and amenities attached with said shops.	14.06.2022 Physical Possession	Rs. 5,15,26,000/- Rs. 51,52,600/- Rs. 10,000/-	Shri Miraj Prakash Chief Manager, Mid Corporate Finance Branch, Surat (M) : +91-8905670198
2.	Mr. Chhaganbhai Hirabhai Chauhan & Mrs. Shantiben Chhaganbhai Chauhan (Nanpura Branch)	Rs. 24,21,063.78 as on 01.07.2021 + further interest & other charges	All that piece and parcel of Immovable property bearing Plot No. 32 (as per Passing Plan Plot No. A/32), admeasuring 44.65 sq. mtrs. together with undivided proportionate share in Road and COP in Hari Villa Row House, RS No. 389, Block No. 381, Village - Kamrej, Taluka - Kamrej, Dist. Surat.	16.12.2021 Physical Possession	Rs. 12,32,000/- Rs. 1,23,200/- Rs. 10,000/-	Shri Upendra Kalluru Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
3.	Bhaveshbhai Bharatbhai Nakrani, Bharatbhai Shamjibhai Nakrani, Gitaben Bharatbhai Nakrani (Amroli Branch)	Rs. 21,45,566.44 as on 30.05.2023 + further interest & other charges	All That Piece And Parcel Of The Immovable Property Bearing Equitable Mortgage Of Residential Property At Plot No 295 Ground And First Floor, Shiv Darshan Residency, Shekhpur, Survey 4+314+315, 310, 311, 312, 313 Old Block No 13, Resurvey Block No 14, Paiki Sub Plot No 2, Moje Shekhpur, Taluka Kamrej, District Surat. • Boundaries : • North : Plot No 294, • South : Society Road, • East : Society Road, • West : Plot No 296.	18.09.2023 Physical Possession	Rs. 10,10,000/- Rs. 1,01,000/- Rs. 10,000/-	Shri Mayank Dwivedi Chief Manager, Amroli Branch, Surat (M) : +91-7567883861
4.	M/s. Shree Bhagwati Enterprise, Mr. Vasnaram Samela Rabari (Proprietor) & Mr. Masraram Samela Rabari (Guarantor) (Lal Darwaja Branch)	Rs. 15,70,859/- as on 05.07.2021 + further interest & other charges	All the right interest in the shop No. AG-1, Adm 141.00 sq. fts, "Shree Laxmi Complex Vibhag-A", together with undivided proportion land admeasuring about 7.79 sq. mts. underneath said land bearing Eastern side portion identified as Vibhag-A of Laxmi Residency Situated at land bearing survey No. 137 i.e. block No. 106/B of Village Mota Borsara, Taluka-Mangrol, Dist. Surat. • Bounded by : • East : Land of Block No. 106 A Paiki, • West : Adj. Govt. Land, • North : Kim-Mandavi Road, • South : Part of the said Block No. 106.	18.05.2022 Physical Possession	Rs. 6,77,000/- Rs. 67,700/- Rs. 10,000/-	Shri Mohit Singhi Chief Manager, Laldarwaja Branch, Surat (M) : +91-7506061451
5.	M/s. Bhagwati Fashion, Mr. Masraram Samela Rabari (Prop.) & Mr. Vasnaram Samela Rabari (Guarantor) (Lal Darwaja Branch)	Rs. 12,30,795.70/- as on 27.04.2021 + further interest & other charges				
6.	Mr. Mangesh Dattubhai Shinde (Borrower), Dattubhai Laxmanbhai Shinde (Co-Borrower) & Mrs. Savitaben Dattubhai Shinde (Co-Borrower) (Surat Main Branch)	Rs. 10,75,816.98 as on 01.05.2023 + further interest & other charges	All the right, Title and interest in the Flat No. 103, admeasuring super built up area 800. sq. ft. and Built up area 375 sq. ft. i.e. equivalent to 34.86 sq. mtrs, on the First Floor, "Jay Darshan Residency" along with undivided proportionate share in the land under the said building constructed on the land bearing Nondh Nos. 3639 and 3640 of Ward No. 7, situated in the Rampura area of city- Surat, Taluka-City (Choryasi), Dist. Surat. • Bounded by : • East : Adj. Passage and Flat No. 104, • West : Adj. Passage and Flat No. 102, • North : Adj. Property, • South : Adj. Passage and Flat No. 105.	01.05.2023 Physical Possession	Rs. 10,25,000/- Rs. 1,02,500/- Rs. 10,000/-	Shri Neeraj Jariwala Chief Manager, Surat Branch, Surat (M) : +91-9773071614
7.	Jaysukhbhai Madhubhai Babariya (Borrower), Anjuben Jaysukhbhai Babariya (Co-Borrower) and Sanjaybhai Vinubhai Gadhiya (Guarantor) (Vesu Branch)	Rs. 21,31,113/- as on 29.09.2021 + further interest & other charges	All the piece All that piece and parcel of the Immovable Property bearing Plot no. 65, adm. 66.92 sq. mtrs. Together with undivided proportionate share adm. 40.51 sq. mtrs. Road & COP, total adm. 107.43 sq. mtrs. In A-type of "Sahajanand Residency" situated on the land bearing block no. 110, 128, 129, 144 & 437 after consolidation new block no. 110 adm. 23664 sq. mtrs. Of Village- Koli Bharthana, Tal- Kamrej, Dist- Surat (Gujarat). Mortgage deed no. 12112 dated 16.06.2017, Sale deed no. 11294 date 08.06.2017. • Bounded by :- • North : Plot no. 64, • South : Plot no. 66 • East : Society's Road, • West : Plot no. 48	29.09.2023 Physical Possession	Rs. 11,47,000/- Rs. 1,14,700/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548

DATE & TIME OF INSPECTION : 17.09.2024 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 21.09.2024, TIME: 12.00 NOON TO 4.00 PM

(WITH AUTO EXTENSION CLAUSE IN CASE OF BID IN LAST OF 10 MINUTES BEFORE CLOSING)

- Details of Encumbrances over the property as known the bank : Not Known.
- For participating in the e-acution sale, the intending bidders should register their details with the service provider <https://ebkgray.in> (PSB Alliance Pvt. Ltd.) well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit <https://ebkgray.in> (PSB Alliance Pvt. Ltd.) for bidders are available with educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website : www.centralbankofindia.co.in.
- **For the further details contact Central Bank of India, Regional Office, Surat, Shri Gunjan Gattani (Chief Manager), M : 91-8239452548 & Mr. Sanjay Kumar (Senior Manager) (M) : + 91 - 9687690060.**
- The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 15 DAYS SALE NOTICE UNDER RULES 8(6) OF THE SARFAESI ACT, 2002

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

Date : 04.09.2024

Place : Surat

Sd/,

Authorised Officer,
Central Bank of India