



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 properties mortgaged/charged to the secured creditor, the symbolic possession of which has been taken by the Authorized Officers of Central Bank of India Secured Creditor, will be sold on "As is where is basis", "as is what is and "whatever there is basis" on **07.09.2026** for following recovery due to the Central Bank of India Secured Creditor from following Borrowers & Guarantors. The reserve price earnest money deposit will be as under.

S. No.	Name of Borrowers, Guarantors & Branch & Mobile No.	Description of Properties	Demand Notice Date Outstanding Amount (₹)	Reserve Price (₹) EMD (₹) Bid Increase Amt. (₹)
1.	M/S Ruby Cot Spin LLP (Borrower) Guarantor: 1. Mr. Kamalchand Jain S/o Mr. Umraomalji Jain, 2. Mr. Vaibhav Jain S/o Mr. Kamal Chand Jain, 3. Ms. Suman Devi Jain, 4. Ms. Juhee Jain W/o Mr. Vaibhav Kumar Jain 5. Ms. Ekta Jain W/o Mr. Manish Jain Branch: Mid Corporate, Indore Mobile: 99939 40377	1. Open Land at Khasra No.120/1/1/1/1, Village Temla, P. H. No. 42, Tehsil Bhikagaon, Dist. Khargone, Area: 11440 Sq.mtr., Owner: Mrs. Juhee Jain W/o Mr. Vaibhav Kumar Jain, Boundaries: East: Land of Himanshu Atre, West: Land of Mahesh and others: North: Land of Kamal Chand Jain, South: Khargone-Deshgaon Road 2. Open Diverted Land at Survey No. 92/2 (after batankan 92/2/3), Village Temla, P. H. No. 42, Tehsil Bhikagaon, Dist. Khargone(M.P.), Area: 6070 Sq.mtr., Owner: Mr. Kamalchand Jain S/o Mr. Umraomalji Jain, Boundaries: East: Land of Mr. Chunnailal, West: Land of Mrs. Priyanka Jain, North: Remaining Land of Same Survey No., South: Land of Mr. Chunnailal 3. Open Diverted Land at Survey No. 92/2/2 (after batankan 92/2/4), Village Temla, P. H. No. 42, Tehsil Bhikagaon, Dist. Khargone(M.P.), Area: 6070 Sq.mtr., Owner: Mr. Kamalchand Jain S/o Mr. Umraomalji Jain, Boundaries: East: Land of Buyer, West: Remaining Land, North: Land of Nathu Gurjar Pipradwale, South: Land of Arvind Jain and Buyer	17.04.2025 24,62,15,801/- + Interest & Other Charges - Recovery thereafter	3,82,50,000 38,25,000 5,00,000

(Online) E-Auction Date & Time: 07.09.2026 From 10.00 AM to 6.00 PM

Last Date of Uploading the Documents (Online): 07.09.2026 & Last Date & Time of Submission of EMD 07.09.2026 & up to 5:30 PM.

Bank A/c Details for Depositing Rest Bid Amount Except Earnest Money Deposit (EMD), A/c No.: 3283786076

Name of A/c: Authorised Officer, Central Bank of India, Regional Office, Indore, IFSC CODE: CBIN0280765

For detailed terms and conditions of the sale, please refer to Central Bank of India Secured Creditor's website i.e. www.centralbank.co.in and website of service provider <https://baanknet.com>. Please contact **Regional Office, Indore, Mobile 95222 73419**.

Note: All the charges like water service charges water chages electricity charges society charges and any other dues shall be born by the borrower.

30 DAYS SALE NOTICE UNDER SECURITIZATION ACT 2002

Successful Bidder 15% amount has to be deposited within 24 hours.

Date: 05.08.2026, Place: Indore

Authorised Officer, Central Bank of India