સેન્ટ્રલ બેંક ઑફ ઇન્ડિયા
સેન્ટ્રલ બેંક ઓફ ઇન્ડિયા
Central Bank of India
CENTRAL TO YOU SINCE 1911

REGIONAL OFFICE:
1st Floor, City Telephone Exchange,
BSNL Bhavan, Nr. Kuber Bhavan,
Jail Road, Baroda-390 001

E- AUCTION SALE NOTICE

"APPENDIX- IV-A"
(See Proviso to rule 8(6))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 04-11-2026

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 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 04-11-2026 for recovery of dues to the secured creditors from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit is displayed against the details of respective properties.

DESCRIPTION OF IMMOVABLE PROPERTIES

No.	Name of Branch & contact of BM/ Authorised Officer	Name of Borrower/s and Guarantor/s	Description of immovable properties	Demand Notice Date & Due Amount	Reserve Price EMD Bid Increase amount
1	B/O- NEW VIP ROAD BRANCH HEAD-Mr. SAURABH SHAH MO-9726559398 Authorised Officer- PRANESH KUMAR Mo- 8780564993	Mr. SANJAY PREMCHANDBHAI CHAUHAN	RS NO 617/2 , Admeasuring Area 60,655.00 Sq Mt. In which it is considered under the name and style of West Park County Paikee Type B Plot no 143 Admeasuring Area 37.03 Sq Mt and other Common Area 30.85 Sq mt with construction of Mouje- Gutal Ta Waghodiya Dist- Vadodara Boundaries: East: Plot No 170, West: 7.5-meter-wide internal Society Road, North: Plot No 142, South: Plot no 144	DEMAND NOTICE 05/07/2025 Rs-605119.67/- (Rs Six Lakh Five Thousand One hundred and nineteen rupees and Sixty-Seven Paisa Only)	Reserve Price 5,76,000/- EMD AMOUNT 57,600/- Bid Increase Amount; 5000/-
2	B/O- NEW VIP ROAD BRANCH HEAD-MR. SAURAV SHAH MO.9726559398 AUTHORIZE OFFICER- Mr. PRANESH KUMAR MO-8780564993	Mr. Kevin Karkar & Mr. Kishorebhai Dayabhai Karkar	Property – 1. Flat No. D-401, 4th Floor, Tower D, "Shreeji Gold" R.S. No. 255, C.S. No.3883, Near C.K. PRAJAPATI SCHOOL. OPP. SONA & BANDHAN PARTY PLOT' LAXMIPURA ROAD' LAXMIPURA, VILL GORWA, TALUKA, DISTRTCT & SUB. DISTRICT. VADODARA CUJARAT' 390016 Admeasuring 1304 Sq. Ft. East: Society Internal Road West: Flat No. 402 North: Building OTS South: Society Internal Road	DEMAND NOTICE 04.12.2025 ₹ 8885876/- (Rs. Eighty-Eight Lakhs Eighty-Five Thousand Eight Hundred Seventy Six Only)	Reserve Price ₹ 36,60,000/- EMD AMOUNT ₹ 3,66,000/- Bid Increase Amount: 20000/-

	B/O- NEW VIP ROAD BRANCH HEAD-MR. SAURAV SHAH MO.9726559398 AUTHORIZE OFFICER- Mr. PRANESH KUMAR MO-8780564993	Mr. Kevin Karkar & Mr. Kishorebhai Dayabhai Karkar	Property – 2. Flat No. D-201, 2nd Floor, Tower D, "Shreeji Gold" R.S. No. 255, C.S. No.3883, Near C.K. PRAJAPATI SCHOOL. OPP. SONA & BANDHAN PARTY PLOT' LAXMIPURA ROAD' LAXMIPURA, VILL GORWA, TALUKA, DISTRTCT & SUB. DISTRICT. VADODARA CUJARAT 390016 Admeasuring 1304 Sq. Ft. East: Society Internal Road West: Flat No. 202 North: Building OTS South: Society Internal Road	DEMAND NOTICE 04.12.2025 ₹ 8885876/- (Rs. Eighty-Eight Lakhs Eighty-Five Thousand Eight Hundred Seventy-Six Only)	Reserve Price ₹ 36,60,000/- EMD AMOUNT ₹ 3,66,000/- Bid Increase Amount: 20000/-
4	B/O- FATEHGANJ BRANCH HEAD-Mr. SUNIL JAIN MO-7000616263 Authorised Officer- Mr. SUNIL JAIN MO-7000616263	Mrs. AMRUTABEN NILESHBHAI MAHETA	The immovable Property Being Flat No. B-503, Admeasuring Carpet Area 62.11 Sq. Mtr.(668.50 Sq. Fts.), On Fifth Floor of Tower No. "B" In The Residential Scheme In The Name Of "Aakar Residency" Situated On The N.A. Land Bearing Survey/Block No.12, R.S.No.8/2 & 813 Of Mauje-Bhayli, Registration District Vadodara, Sub-District Vadodara, Property in the name of Mrs. Amrutaben Nilesh Maheta Which Is Bounded As Under : East - Lift West- Flat No. 8/504 North- Flat No. 8/506 South- Open Land	DEMAND NOTICE 02/04/2024 Rs 3229543.65/ (Thirty-two Lakh Twenty-Nine Thousand Six Hundred Forty-Three and Sixty-Five Paisa Only)	Reserve Price 20,00,000/- EMD AMOUNT 2,00,000/- Bid Increase Amount; 15000/-
5	B/O- RAJMAHAL ROAD BRANCH HEAD-Mr. SANJEEV KUMAR MO-9431890475 Authorised Officer- Mr. PRANESH KUMAR MO-8780564993	Ms. Kamlaben Chandrakant Solanki and Chandrakant R. Solanki	RS NO 246/2, City Survey No. 17/1 - A, in the name and style of G.S. Complex, Paiki 4th floor, Flat No. 401, admeasuring area 35.00 Sq. Mtrs. in Barhanpura area, beside Petrol Pump (G.S. Complex admeasuring 894.44.43 Sq. Mtrs) with building and fixed structures etc. constructed/ erected/installed thereon owned by Smt. Kantaben Chandrakant Solanki bounded as: On the North by: RS No. 246 On the South by: Flat No. 402 On the East by: RS No. 246 On the West by: Flat No. 400South: 6.00 Mtrs society internal road.	DEMAND NOTICE 30.07.2019 ₹ 1280985.57 (Rupees Twelve Lakhs Eighty Thousand Nine Hundred Eighty-Five and Paise Fifty Seven Only)	Reserve Price 5,10,000/- EMD AMOUNT 51000/- Bid Increase Amount; 5000/-
6	B/O HALOL BRANCH HEAD- Mr. ABHISHEK GOYAL MO-8980015771 AUTHORIZE OFFICER Mr. SUNIL JAIN MO-7000616263	M/S Agrawal Industries (prop. Omprakash Kedarnath Agrawal)	R.S.No.40 admeasuring 120.82 Sq mtrs, Flat No. F-7, F-8, Subh Home Complex, First Ftoor Godhra Road,Taluka Halol Distt Panchmahal Gujarat 389350. Bounded as- East: Road West: Road North: Road South: Flat No. F-5 & F-6	DEMAND NOTICE 19.01.2022 ₹ 771597/- (Rs. Seven Lakhs Seventy-One Thousand Five Hundred Ninety Seventy Only)	Reserve Price ₹ 5,20,000/- EMD AMOUNT ₹ 52,000/- Bid Increase Amount: ₹ 5000/-

	B/O-OLD PADRA ROAD Branch Head- Mr. PRASHANT DABRA Mo- 8238076696 Authorised Officer- VIRENDRA KUMAR Mo- 9799865295	Mr. Satendra Kumar and Mrs. Mithalesh Satendra Kumar	Vibhag B, Tika No 16/2, CS No 120, Flat No 502 (5th Floor), ''Shiv Sai Residency'', Mangaldas Mohalla, B/h Shreyas School, Near Polo Ground, Bagikhana Road, Vadodara East: -Adjoining Property West: - Stair and Lift North: - Property Of Mr Bhagat South: - Flat No 503	DEMAND NOTICE 27/10/2021 Rs. 1189350/- (Eleven Lakh Eighty-Nine Thousand Three Hundred Fifty only)	Reserve Price 8,40,000/- EMD AMOUNT 84,000/- Bid Increase Amount; 5000/-
8	B/O-NEW VIP RAOD Branch Head- Mr. SAURABH SHAH Mo- 9726559398 Authorised Officer- PRANESH KUMAR Mo- 8780564993	Mr. Vankar Kalpeshbhai Parsottambhai & Ms. Vankar Rekhaben Kalpeshbahi	Primary security with details: - Immovable Property bearing Unit/ Flat no.101 at 1st floor, Tower-D admeasuring area 78.99 Sq. Mtr. and other common undivided area 27.18 Sq. Mtr. In the scheme namely "AKSHAR RESIDENCY" constructed on the land bearing R.S. No. 130 total admeasuring area 4350 sq.mt. in Mouje Village – Vadsar, In Registration District Vadodara, and Sub District Vadodara. Near Diya Grand City Vadsar Road, Vadodara – 390010. Bounded as follows: Boundaries: East: Society Road West: Common Passage between Flats North: Common Stairs South: Flat No. D-102Vadodara bounded as under: East: Sub Plot No. D – 241 after leaving Margin West: Sub Plot No. D - 239 North: Sub Plot No. D -233 after leaving Margin South: 6.00 Mtrs society internal road.	DEMAND NOTICE 19.01.2026 ₹30,29,007/- (Rs. Thiry Lakhs Twenty-Nine Thousand Seven Only)	Reserve Price 18,00,000/- EMD AMOUNT 1,80,000/- Bid Increase Amount; 10000/-
9	B/O-NEW VIP RAOD Branch Head- Mr. SAURABH SHAH Mo- 9726559398 Authorised Officer- PRANESH KUMAR Mo- 8780564993	Mr. BipinKumar Bholabhai Patel	Primary security with details: - In registration District Vadodara and Sub District Vadodara Moje Village Tarsali , immovable property bearing Unit/Flat no. 311 at 3rd floor in the scheme namely "LAKSHYA ERA" CONTRUCTED on the land bering R. S. no. 863/1 Paiki, Tarsali Chowkdi, Nr. NH-8, Bypass, Tarsali, Vadodara-390009, Gujarat. It is bounded as under: East: Flat no.304 West: Road North: Flat no. 312 South: Flat no.310	DEMAND NOTICE 01.03.2025 & Rs.493384.14 (Rs. Four Lakhs Ninety-Three Thousand Three Hundred Eighty-Four & Paise Fourteen Only)	Reserve Price ₹ 9,20,000/- EMD AMOUNT ₹ 92,000/- Bid Increase Amount: 5000/-

0	B/O-NEW VIP RAOD Branch Head- Mr. SAURABH SHAH Mo- 9726559398 Authorised Officer- PRANESH KUMAR Mo- 8780564993	Mr. Solanki Sureshbhai Antorbhai (Borrower) & Mr. Solanki Gautam Sureshbhai	Block/Survey No. 103 Paiki 1, 106 Paiki 1, T.P. scheme No.6, F.P.NO. 73, in the said land development Permission and as per approved map the scheme has been organized in the name of VIRVILLA Paiki House No. 18 having Plot area 32.50 sq.mtr, Proportionate undivided road and plot area 18.92 sq. mtr., and Construction area 42.79 sq. mtr., of Moje Sayajipura Ta. and Dist. Vadodara. Boundaries: East: Compound Wall West: 7.5 Mtr. Society Internal Road North: House No. 19 South: House No. 17	DEMAND NOTICE 19.08.2025 Rs.32,38,669.94/- (Rupees Thirty-Two Lakh Thirty-Eight Thousand Six Hundred Sixty-Nine & Ninety-Four Paisa only)	Reserve Price ₹ 28,00,000/- EMD AMOUNT ₹ 2,80,000/- Bid Increase Amount: 20,000/-

- E Auction Date 04-11-2026, Time 12.00 Noon to 6.00 PM with Auto Extension of 10 Minutes.
- Auction will be conducted through the bank's Approved service provider "URL: https://baanknet.com "
- 1) Property Inspection Date & Timing: 30-10-2026 between 10.00 am to 3.00 pm
- 2) Bidder will register on website and Upload KYC documents and after verification of KYC Documents by the Service provider, EMD to be deposited in Global EMD wallet through NEFT/RTGS/TRANSFER (after generation of Challan).
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, may contact to https://baanknet.com Helpdesk Number 8291220220 or go to Help section (User Manual).
- The Auction Sale is conducted on "As is where is, As is what is and whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bear the same.

Statutory 15 days sale notice under Rule 8(6) of SARFAESI Act 2002

- Borrower/Guarantors/Mortgagor are hereby Notified for sale of immovable/movable secured asset towards realization of outstanding dues of Secured Creditor.

- Date: 19-10-2026
- Place: Vadodara

Authorized Officer, Regional Office,
Central Bank of India, Vadodara.

Terms and condition for E-Auction

- 01.The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on 04-11-2026(12:00 to 06:00 PM). The intending Bidders/Purchasers are requested to register on portal (https://baanknet.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before/during 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 (>=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.

- 02. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer/UPI/Net Banking (https://baanknet.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 EMD of the unsuccessful bidders will be returned without interest.
- 03. Platform (https://baanknet.com) for e-Auction will be provided by our e Auction service provider baanknet having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower Near Wadala Truck Terminal, Wadala East, Mumbai 400 037. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.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://baanknet.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 https://baanknet.com portal.
- 04. 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. "The bidder shall improve their offer in multiple as mentioned above respectively which will be the bid Increase Amount". 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 multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten 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.
- 05. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- 06.In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (https://baanknet.com), details of which are available on the e-Auction portal.
- 07. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- 08. The successful bidder shall have to deposit 25% [Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in A/c -3852304699, IFSC- CBIN0282394, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. 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 conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- 09. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
- 10. 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
- 11. 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.
- 12. The Sale Certificate will not be issued for pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of

deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

- 13. 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 till 03-1-2026.
- 14. 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 Authorized 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.
- 15. 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.
- 16. The sale is subject to confirmation by the Bank.
- 17. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer.
- 18. Borrowers/Guarantors/ Mortgagors are hereby notified to pay the sum as mentioned above along with up-to-date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.
- 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.For the further details contact – Central Bank of India, Regional Office, Baroda Mr. Mahesh Oza, Chief Manager (M) 9428203856

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

Authorized Officer
Date: 19-10-2026
Place: Baroda