



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

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 Securitization 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 the secured creditor, the **Physical/Symbolic** 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” on date **25.03.2026** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

S.No	Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price
				10% EMD
1.	M/s Vishwa Tradelink (Prop. Upendra Vasudev Brahmbhatt) (Borrower & Mortgagor) (Branch – GLS Area, Region - Ahmedabad, Mr. Santosh Kumar, Branch Manager, Mob No: 7567883814) Mr Anurag Jain, Authorized Officer, Mob: 9909928868	11.03.2025 Rs.77,13,890.00 + Interest + Other Charges	1. Equitable Mortgage of property consisting of Shop No.UL/4, admeasuring about 17.65 Sq. Mtrs. (As AMC Tax Bill 25.73 Sq. Mtrs), in the name of Mr. Upendra Vasudev Brahmbhatt situated in the scheme known a ARJUN SHOPPING COMPLEX situated on N.A land bearing Survey No.175 (Old Survey No.270) T.P Scheme No.5 of F.P No. 42/2 paiki at Moje: Jodhpur, Taluka Sabarmati in the registration of District Sub District Ahmedabad – 4(Paldi) within the state of Gujarat, said property is bounded as follows: East: Parking Ramp, West: Passage, North: Shop No. UL/3, South: Shop No. UL/5 2. Equitable Mortgage of property consisting of Shop No.UL/5, admeasuring about 20.90 Sq. Mtrs. i.e 225 Sq. Ft., in the name of Mr. Upendra Vasudev Brahmbhatt situated in the scheme known a ARJUN SHOPPING COMPLEX	Rs. 51,21,000.00 Rs.5,12,100.00 (Physical Possession)



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			situated on N.A land bearing Survey No.175 (Old Survey No.270) T.P Scheme No.5 of F.P No. 42/2 paiki at Moje: Jodhpur, Taluka Sabarmati in the registration of District Sub District Ahmedabad - 4(Paldi) within the state of Gujarat, said property is bounded as follows: East: Margin space & Maruti Tower, West: Shop No. UL/7, North: Shop No. UL/4, South: Shop No. UL/6 3. Equitable Mortgage of property consisting of Shop No.UL/6, admeasuring about 36.97 Sq. Mtrs. i.e 398 Sq. Ft., in the name of Mr. Upendra Vasudev Brahmbhatt situated in the scheme known a ARJUN SHOPPING COMPLEX situated on N.A land bearing Survey No.175 (Old Survey No.270) T.P Scheme No.5 of F.P No. 42/2 paiki at Moje: Jodhpur, Taluka Sabarmati in the registration of District Sub District Ahmedabad - 4(Paldi) within the state of Gujarat, said property is bounded as follows: East: Space of Margin & Maruti Tower, West: Shop No. UL/7, North: Shop No. UL/5, South: Space & Block of Arjun Tower	
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E-Auction	Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
	23rd Feb 2026 02.00 PM to 4.00PM	25.03.2026 up to 4.30 PM	25th Mar 2026 12.00 PM to 5.00PM

The auction will be conducted through the Bank's approved service provider [https:// baanknet.com](https://baanknet.com) (PSB Alliance Pvt. Ltd.), Bidder to register on e-Auction Platform [https://baanknet.com/](https://baanknet.com) using his mobile number and email-id, As a part of e-KYC the documents will be verified by the system, The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) 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



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registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time). 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. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in or auction platform [https:// baanknet.com](https://baanknet.com) **(PSB Alliance Pvt. Ltd.)**. For further details contact Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Ahmedabad, during the office hours on any working days. Contact: Mr. Vishnu Kumar Sharma, (M) 8103522858

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & 6(2) OF THE SARFAESI ACT, 2002

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

Date: 17.02.2026

Place: Ahmedabad

Sd/- Authorized Officer, Central Bank of India