



ક્ષેત્રીય કાર્યાલય, લાલ દરવાજા, અહમદાબાદ-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 Keoan Rubber Private Limited (Borrower), Mrs Madhuree Utpalbhai Raval (Director/Borrower), Mrs. Priya Mewalal Maurya (Director/Borrower), Nirmal Ambalal Patel (Guarantor/Property Owner), Mrs Kalpana Nirmalkumar Patel (Guarantor/Mortgagor) (Branch – S M Road, Region - Ahmedabad, Mr Hitesh Kothari, Branch Head & Authorized Officer (M): 9909948868),	21.04.2025 Rs.2,02,74,876.57 + Interest + Other Charges	Equitable mortgage of property consisting of residential tenement in the name of Mrs Kalpana Nirmalkumar Patel and Mr Nirnal Ambalal Patel, Tenament No.14, Falgun Co-op Housing Society Ltd., B/H A.G School, Near Commerce Six Road, Navrangpura, Ahmedabad, Mouje-Shekhpur-Khanpur, Taluka-Sabarmati, Dist-Ahmedabad-3, Pin- 380009, Sub plot/tenement No.14, city survey No.4897, Final Plot No.316, T P Scheme No.19, Admeasuring 158.02 Sq. Mtrs. Bounded by: East: Tenament No.16, West: Tenament No.13, North: Tenament No.15, South: Road	Rs. 2,33,00,000.00 Rs. 23,30,000.00 (Physical Possession)



क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

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 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