

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 23.03.2026

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/ies mortgaged / charged to the secured creditor, the **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 23.03.2026 through online portal : <https://baanknet.com>, 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 Officer & Contact Number
1.	Karansinh Bhavarsinh Rathod (Borrower) (Bardoli Branch)	Rs. 6,34,446/- as on 05.04.2025+ further interest & other charges	All that piece and parcel of the property bearing Plot no. 97 admeasuring 58.52 sq. mtr. (as per 7/12 admeasuring 49.16 sq. mtr.) of Shiv Darshan Housing Society, situated at Blok no. 223 at Tatithaiya, Sub district: Palsana, District Surat	25.12.2025 Physical Possession	Rs. 8,63,000/- Rs. 86,300/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
2.	Mr. Ransingh Laljibhai Londe (Borrower) (Katargam Branch)	Rs. 10,48,535.96/- as on 10.08.2024+ further interest & other charges	All the piece and parcel of immovable property bearing Plot no. 58 of B-type adm. 41.80 sq. mtr. Undivided share of COP adm. 29.73 sq. mtr. Total adm. 71.53 sq. mtr. of "Sahajanand Vatika" situated at revenue survey no. 11, Block no. 19, adm. 16530 sq. mtr. At Village: Velanja , Sub-district: Kamrej, Dist.: Surat • Bounded by: • East : Plot No. 65, • West : Internal Road, • North : Plot No. 57, • South : Plot No. 59.	20.05.2022 Physical Possession	Rs. 9,00,000/- Rs. 90,000/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
3.	Amit Jayantilal Parmar (Borrower) (Pal Branch)	Rs. 14,38,479/- as on 21.07.2025 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot No. 60 admeasuring 44.61 sq. mtr. togetherwith undivided proportionate share adm. 24.54 sq. mtr. in road and COP, total adm. 69.15 sqmtrs., "Gokuldham Residency" situated on the land bearing Revenue Survey no. 103, of Village : Nansad, Taluka : Choryasi, District : Surat • Bounded by: • East : Plot No. 65, • West : Society Internal Road, • North : Plot No. 59, • South : Plot No. 61	09.11.2025 Physical Possession	Rs. 10,98,000/- Rs. 1,09,800/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
4.	Munabhai Madhubhai Chodvadiya (Borrower) Vrundaben Munabhai Chodvadiya (Co-borrower) (Sagrampura Branch)	Rs. 19,83,174.92/- as on 30.07.2024 + further interest & other charges	All the piece and parcel of the immovable property bearing Plot no. 19 (New Block No.384/219), admeasuring 44.61 sq. mtr. along with undivided proportional share adm. 7.14 sq. mtr. in COP and admeasuring 20.85 sq. mtr. in common roads in housing estate known and named as "Opera Homes Vibhag-2", constituting the land bearing sub plot no. 2 of Block No. 384 (R.S. No.394), admeasuring 42334.00 sq. mtr. NA land of Village Kamrej, Sub district Kamrej, Dist.: Surat • Bounded by: • East : Plot No. 8, • West : Plot No. 20, • North : Plot No. 10, • South : Society Internal Road.	15.10.2024 Physical Possession	Rs. 14,03,000/- Rs. 1,40,300/- Rs. 10,000/-	Ashok Bangera Chief Manager Sagrampura Branch, Surat (M) : +91-7567883880
5.	Nimba Adhikar Patil (Borrower) Laxman Adhikar Desale (Co- borrower) (Sagrampura Branch)	Rs. 9,81,980.86 as on 30.07.2024+ further interest & other charges	All piece and parcel of the immovable property bearing Plot no. 573 consisting of land admeasuring 46.66 sq. mtr. Along with undivided proportional share admeasuring 25.68 sq. mtr. In common road and COP in the housing estate known as "Aaradhana Lake Down Vibhag-2" consisting the land bearing KJP Block No. 3/573, Block no. 3, 4, 5, 6, 7, 8, 9, 10, 12, 19, 362 after consolidation New Block No. 3 non agriculture land of Village Jolva, Taluka Palsana District Surat • Bounded by: • East : Society's Internal Road, • West : Plot No. 608, • North : Plot No. 574, • South : Plot No. 572.	19.12.2024 Physical Possession	Rs. 7,93,000/- Rs. 79,300/- Rs. 10,000/-	Ashok Bangera Chief Manager Sagrampura Branch, Surat (M) : +91-7567883880
6.	Satyaprakash jagdishbhai Padharia (Borrower) Minakshi Satyaprakash Padharia (Co-borrower) (Sagrampura Branch)	Rs. 12,26,933/- as on 05.03.2024 + further interest & other charges	All piece and parcel of the immovable property bearing Plot no. 345 consisting of land admeasuring 42.38 sq. mtr. Along with undivided proportional share admeasuring 23.95 sq. mtr. In common road and COP in the housing estate known as "ShubhNandini Residency, Vibhag-2" consisting the land bearing New Block no. 69832 sq. mtr. Non agriculture land of Village Derod, Sub district Kamrej District Surat • Bounded by: • East : Plot No. 350, • West : Society's Road, • North : Plot No. 344, • South : Plot No. 346.	06.10.2024 Physical Possession	Rs. 10,01,000/- Rs. 1,00,100/- Rs. 10,000/-	Ashok Bangera Chief Manager Sagrampura Branch, Surat (M) : +91-7567883880
7.	Mr. Nikunj Kanaiyalal Halani and Mrs. Roshani Nikunj kumar Halani (Nanpura Branch)	Rs. 22,15,495/- as on 21.04.2025 + further interest & other charges	All That Piece and Parcel of the Immovable Property known as Flat No. 102 admeasuring 1021 sq. Fts., i.e. 94.89 Sq. mtrs., in the First Floor of VishwasCo.op. Housing Society Ltd. (Vishwas Apartment) Building No. A/2, along with Proportionate undivided Share in Ground land below in Building with all Appurtenances Pertaining thereto Situated on the land bearing R.S. 298/1/A Paiki lying being and Situated at T.P.S No. 13 (Adajan), Final Plot No. 226 NA Land Paikie, Adajan, Surat, Dist : Surat. • Bounded by: • East : Passage, • West : Open Space, • North : Flat No. 103, • South : Adj. Property.	09.01.2026 Physical Possession	Rs. 18,38,000/- Rs. 1,83,800/- Rs. 10,000/-	Shri Upendra Reddy K. Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
8.	Mr. Pravinbhai Laljibhai Patel (Nanpura Branch)	Rs. 12,39,058/- as on 13.08.2024 + further interest & other charges	The immovable property bearing Plot no. 405 admeasuring 48.00 sq. yards. i.e. 40.15 sq. mtrs., together with undivided proportionate share of COP adm. 22.51sq. mtrs. in "Nandini Residency vibhag-3", situated on the land bearing Block no. 201 hector 4-57-83 sq.mtrs., Village: Velanja, Taluka: Kamrej, Dist: Surat. • Bounded by: • East : Plot No. 372, • West : Society Road, • North : Plot No. 406, • South : Plot No. 404	20.07.2025 Physical Possession	Rs. 8,56,000/- Rs. 85,600/- Rs. 10,000/-	Shri Upendra Reddy K. Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
9.	Mrs. Sapna Jitendrabhai Gondaliya and Mr. Jitendra Chhaganbhai Gondaliya (Nanpura Branch)	Rs. 17,77,231/- as on 29.06.2024 + further interest & other charges	Immovable property known as Plot no. G/36, consisting of land admeasuring 59.85 sq. mtr. (as per 7/12 adm. 51.34 sq.mtr.) alongwith undivided proportional share adm. 33.68 sq. mtr. in the common road and COP in the housing estate known and named as "Gayatri Row House", Block No. 80 (S.R. No. 79, 81/1 and 81/2) adm. 21167 sq. mtr., Village: Dhoranpardi, Sub-dist.: Kamrej, Dist.: Surat • Bounded by: • East : Plot No. G/43, • West : Society Road, • North : Plot No. H/35, • South : Plot No. G/37.	31.08.2025 Physical Possession	Rs. 10,73,000/- Rs. 1,07,300/- Rs. 10,000/-	Shri Upendra Reddy K. Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
10.	Mrs. Puja Manojbhai Pradhan, Mr. Manoj Nabaghanbhai Pradhan (Gangadhara Branch)	Rs. 16,97,349/- as on 25.06.2025 + further interest & other charges	Immovable House property bearing Plot no. B/45 admeasuring 72.54 sq. yards i.e. 60.66 Sq. mtrs along with undivided share of C.O.P & Rasta adm. 53.38 Sq. mtr. of "Dream Villa" situated on the land bearing revenue survey no. 129, Block no. 162 admeasuring hector 1-52-21 Sq. mtrs at Mote: Bagumara, Taluka: Palsana, Dist: Surat • Bounded by: • East : Adj. Plot No. 46 • West : Society Road, • North : Adj. Plot No. A/45, • South : Adj. Plot No. B/44.	25.01.2026 Physical Possession	Rs. 14,40,000/- Rs. 1,44,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548

DATE & TIME OF INSPECTION : 16.03.2026 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 23.03.2026, 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://baanknet.com> well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit <https://baanknet.com> 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.
- The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

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

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