

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 29.05.2026

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 29.05.2026 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 Office & Contact Number
1.	Mr. Vijaykumar Parsotambhai Bhuva (Borrower) Mr. Parsotambhai Shamjibhai Bhuva (Co borrower) Mr. Kamleshkumar K Amipara (Guarantor) (Nanprua Branch)	Rs. 14,78,027/- as on 29.06.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing plot no. 137, admeasuring 48.00 sq. yards. i.e. 40.15 sq. mtr., togetherwith undivided proportionate share adm. 29.36 sq. mtr. in road and COP in "Raj Nandini Residency Vibhag- 3", situated on the land bearing block no. 116, adm. 11736 sq. mtr. of Village: Umra, Taluka: Olpad, Dist.: Surat. • Bounded by: • East : Plot No. 138, • West : Plot No. 136 • North : Plot No. 150 • South : Society Internal Road.	18.02.2025 Physical Possession	Rs. 10,76,000/- Rs. 1,07,600/- Rs. 10,000/-	Mohit Sharma Chief Manager, Nanpura Branch, Surat. (M) : +91-7567883876
2.	Mr. Munabhai Madhubhai Chodvadiya (Borrower) Mrs. Vrudaben 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.384/2/19), 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 : Society Internal Road, • South : Plot No. 10.	15.10.2024 Physical Possession	Rs. 12,45,000/- Rs. 1,24,500/- Rs. 10,000/-	Ashok Bangera Chief Manager, Sagrampura Branch, Surat (M) : +91-7567883880
3.	Mr. Haresh Karasanbhai Patel (Borrower), Mr. Parsotambhai Shamjibhai Bhuva (Co borrower) Mr. Kamleshkumar K Amipara (Guarantor) (Althan Branch)	Rs. 30,91,513/- as on 04.11.2023+ further interest & other charges	All the piece and parcel of immovable property bearing Plot No.298, Amrutvilla Vibhang-1 opposite Opera homes, Admeasuring plot of area 86.52 sqyd or 72.34 sq ft, Nansad Road Moje- Kamrej Sub – Dist- Kamrej Dist. Surat-394185 • Bounded by: • East : Adj. Society Road, • West : Adj. Plot No. 243, • North : Adj. Plot No. 296, • South : Adj. Plot No. 299.	28.01.2025 Physical Possession	Rs. 17,88,000/- Rs. 1,78,800/- Rs. 10,000/-	Soni Kumari Chief Manager, Althan Brnach, Surat (M) : +91-7574884975
4.	Vivek Rameshbhai Borad (Borrower) (Althan Branch)	Rs. 13,80,707/- as on 04.11.2023+ further interest & other charges	All that piece and parcels of the immovable property bearing Flat no. 302, built up area adm. 55.58 sq. mtrs., and its carpet area is 49.42 sq. Mtrs., on 3rd floor, together with undivided proportionate share in underneath land of "A" building of "Riddhi Siddhi Residency" constructed on the land bearing Plot no. 12, adm. 414 sq. yards equivalent to 346.28 sq. mtrs., together with undivided proportionate share in road and COP adm. 89.34 sq. Mtrs, Total adm. 435.62 sq.mtrs., (as per 7/12, block no. 521/paiki 12 adm. 435 sq.mtrs.,) of block no. 521, paiki town planning scheme no. 62 (Dindoli-Bhestan-Bhedwad) O.P. No. 150, Final plot no. 150/A, of Village Dindoli, Sub district City Taluka, District Surat. • Bounded by: • East : Road, • West : Road, • North : Adj. Number Land, • South : Plot No. 11.	06.10.2024 Physical Possession	Rs. 14,81,000/- Rs. 1,48,100/- Rs. 10,000/-	Soni Kumari Chief Manager, Althan Branch, Surat (M) : +91-7574884975
5.	Mr. Pravinbhai Laljibhai Champaner, Mr. Chiragbhai Pravinbhai Champanera, Mrs. Vijyaben Pravinbhai Champanera (Amroli Branch)	Rs. 20,72,508/- as on 02.01.2024+ further interest & other charges	All that piece and parcel of the immovable property at Plot No. 256, adm 42.38 Sq. mtrs., togetherwith undivided proportionate share adm. 29.15 Sq. Mtrs., total adm. 71.53 sq. mtrs. in road & COP in "Shubh Nandini Residency Vibhag -1" situated on land bearing Revenue Block No. 129/C, 130, 131(after consolidated New Block No. 129/C) of Vill: Kamrej, Tal: Kamrej, Dist. Surat. Owner of property: Mr. Pravinbhai Laljibhai Champaner & Mr. Chiragbhai Pravinbhai Champanera & Mrs. Vijiyaben Pravinbhai Champanera. • Bounded by: • East : Plot No. 263, • West : Society Road, • North : Plot No. 255, • South : Plot No. 257.	29.09.2025 Physical Possession	Rs. 11,01,000/- Rs. 1,10,100/- Rs. 10,000/-	Brajesh Tiwari Chief Manager, Amroli Branch, Surat (M) : +91-7567883861

DATE & TIME OF INSPECTION : 22.05.2026 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 29.05.2026, 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 15 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.