



BRANCH : Joravarnagar, Raikot

Mob. No. 9687690016. Mail: bmralk0988@centralbank.co.in

APPENDIX- IV-A [See proviso to rule 8 (6)]

Sale Notice for Sale of Immovable Properties on 26/08/2026

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 SYMBOLIC 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 26/08/2026 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.

SR.	Name of the Borrowers/Guarantors / Mortgagers	Branch, Contact Details	Demand Notice Date & Due Amount	Description of Immovable Property	Reserve Price & EMD 10% Bid Incremental Amount
1.	Mr. Jagdishbhai jerambhai Dabhi (Borrower)	Mr Naveen kumar Br Manager, Joravarnagar Branch	16/10/2015 Rs. 1523514/- + Interest + Other Charges thereon.	Property in the name of - Mr. JERAMBHAI HARAMSHIBHAI DABHI Plot No.152(In plan block No. 292) situated at "Sadguru Krupa", AT & PO Vadla, Taluka Wadhwan, District Surendranagar Gujarat. Admeasuring -278.69 SQ.MT i.e 333.45 Sq .yards built up area is 188.91sq.mtrs, 225.93 sq.yards , situated and lying on Non-Agriculture bearing Plot/Sub-plot No.152(In plan block No.292) lies in AT & PO Vadla , Taluka Wadhwan , District –Surendranagar Gujarat	Rs 1124650/- Rs 1,12,465/- Rs 10,000/-
2.	Mr. JERAMBHAI DHARAMSHIBHAI DABHI (Guarantor)	Mr. Yashwant kumar Authorized Officer, Mob - 9687690014		Dimension & Bounded by : East- 60 feet & house of Jeramkanjibhai West: 60 feet & road North -50 feet &house of Labhshankar Mohanlal Raval South: 50 feet & road	



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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 e-Bank portal (<https://baanknet.com>).

4. 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 of as mentioned above property 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 multiples 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.

5. 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.

6. 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.

7. 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).

8. 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 No -1372841668, Name : Central Bank of India, Rajkot, IFSC-CBIN0280571, 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 or such time as agreed between parties but not exceeding 90 days. 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.

9. 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 other dues applicable 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 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, 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 request for return of deposit either in part or



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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 Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

14. 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 on **14/08/2026**

15. 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 Property dues regarding the encumbrances besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, 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

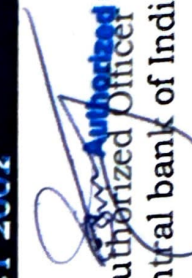
16. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society 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.

17. The sale is subject to confirmation by the Bank.

18. 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 **Mr Yashwant kumar, Chief Manager**, on Tel No. Mobile 9687690014

19. 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.

STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT 2002


Authorized Officer
Central bank of India

Date: 21/07/2026.
Place: Rajkot