O/C

RO/SOLA/RECV/2026-27/ Date: 05.11.2026

BY REGISTERED POST WITH ACKNOWLEDGEMENT DUE / SPEED POST

To,

BORROWER/CO BORROWER/GUARANTOR	
1	**Late Anandrao Raghunath Salunkhe (Co Borrower) legal Heirs Mr. Rohit Anandrao Salunkhe.** **Address**- 103 Shivleela Apartment, Near Sunshine School, Chandan Nagar, Satara, Maharashtra, 415004
2	**Mr. Rohit Anandrao Salunkhe (Borrower)** **Address**- 103 Shivleela Apartment, Near Sunshine School, Chandan Nagar, Satara, Maharashtra, 415004

Sir/Madam,

Sub: Notice for of sale - In terms of the SARFAESI Act, 2002, read with Rules, 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

Ref : Your Loan of Late Anandrao Raghunath Salunkhe (Co Borrower) legal Heirs Mr. Rohit Anandrao Salunkhe and Mr. Rohit Anandrao Salunkhe (co Borrower) B/o Satara Branch as under

Sr. No.	Facility	Sanctioned Limits (₹ in Lakh.)	Demand Notice Amount
A	Fund Based	00	**Rs.3530196.22/- (Rupees Thirty Five Lakh Thirty Thousand One Hundred Ninety Six and Twenty two Paisa Only) on 21.03.2025** plus with further interest incidental expenses, and costs
1.	**HOUSING LOAN**	30.00/-	
2.			
	Grand Total	30.00/-	

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	Anandrao Salunkhe (Co Borrower) **Address**- 103 Shivleela Apartment, Chandan Nagar, Satara, Maharashtra, 415004 **Satara-Branch**	plus with further interest incidental expenses, and costs thereon.	**Raghunath Salunkhe (Diseased) Legal Heirs Mr. Rohit Anandrao Salunkhe.** **Boundaries of Flat:-** **North-Flat No.506,** **South:-Flat No.508,** **East-Open to sky, and** **West-Lift and Staircase.** **Possession-Physical**	

The borrowers are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of Auction, failing which the property/properties will be auctioned/sold and balance dues if any, will be recovered with interest and costs from them by legal avenues.

Since the property is going to put for sale, hence only 15 days' notice is being served under Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Yours Sincerely

Authorized Officer/ Chief Manager

Encl.: Copy of Sale notice dated 05.11.2026
Copy of Terms & Conditions dt 05.11.2026

and mail support.ebkray@psballiance.com.

05. The intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before 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 auction. 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 (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.

06. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (https:// www.ebkray.in/eauction-psb https://baanket.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques/DD will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.

07. 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 multiplies 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.

08. To the best of knowledge and information of the Authorized Officer, any encumbrance is not known on properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

09. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.

10. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned in Sale Notice) or its multiple and in case bid is placed during the

themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, 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.

17. 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.

18. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC https://www.ebkray.in/eauction-psb and www.centralbankofindia.bank.in before submitting their bids and taking part in the e-Auction.

19. Bidding in the last moment should be avoided in the bidders own interest as neither the Central Bank of India nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

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

21. 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, Regional Office, Pune

22. For the further details contact – Dr. Rakesh Kumar Rai Mo No-9679632560

Central Bank of India
REGIONAL OFFICE SOLAPUR
Sai Ved Divine, Near Shivdare Arts and Commerce College, Jule Solapur Dist. - Solapur, (MH) Pin: 413004 Phone No.-0217-2728133
E-mail : recvsolaro@centralbank.bank.in

"APPENDIX- IV-A
[See proviso to rule 8 (6)]
SALE CUM E-AUCTION 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 below described immovable properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Central Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" (Exclusive of Furniture / Fixture / Stocks / Movables) basis **on 25.11.2026** through online web portal **(https://baanket.com, https://www.ebkray.in/eauction-psb),** for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price & EMD and other details as below table. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.bank.in. Interested bidder may deposit pre-bid EMD through PSB Alliance e-Bkray wallet. Intended bidder has to make payment through E-wallet for participation in E Auction well in advance to avoid any last minute problems.

Sr. No.	Name of Borrower	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the properties
1	1. **Late Anandrao Raghunath Salunkhe (Deceased) Legal Heirs Mr. Rohit Anandrao Salunkhe.** **2.Rohit Anandrao Salunkhe (Co Borrower)** **Address-** 103 Shivleela Apartment, Chandan Nagar, Satara, Maharashtra, Pophali, 415004 **Satara-Branch**	**Rs.3530196.22/- (Rupees Thirty Five Lakh Thirty Thousand One Hundred Ninety Six and Twenty two Paisa Only)** as on 21.03.2025 plus with further interest incidental expenses, and costs etc. there on Minus further recovery if any	**Property ID: CBIN703194** All Part and parcel of Flat No.507 on 5th Floor of "Samarth Residency" Carpet area-31.47Sq.mtr and Salable area-56.68 Sqmtr constructed on S.No.34/1/2, Plot No.1 having total admeasuring area-1714Sqmtr Situated at Mouje Jakatwadi Tal and Dist-Satara Owned by Late Anandrao Raghunath Salunkhe (Deceased) Legal Heirs Mr. Rohit Anandrao Salunkhe. **Boundaries of Flat:-** North-Flat No.506, South:-Flat No.508, East-Open to sky, West-Lift and Staircase.	Rs.14,10,000/- (Rupees Fourteen Lakhs Ten Thousands Only)	Rs.1,41,000/- (Rupees One Lakhs Forty One Thousands Only)	From 23.11.2026 10:00:00 To 23.11.2026 17:00:00