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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 **25.11.2026** 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 Jay Khodiyar Electrical Store (Prop. Mrs. Shardaben Kadvabhai Patel) (Borrower) Mr Himanshu Patel (Guarantor) Mr. Harshadbhai Kadvabhai Patel (Mortgagor & Guarantor) (Branch – Vasna, Region - Ahmedabad, Mr Manish Singh, Branch Manager, (M): 7567883842) Authorized Officer: Mr. Harish Parihar, Mob: 9909928863)	**29.03.2025** **Rs.1,32,05,059.13 + Interest + Other Charges**	Equitable Mortgage of property consisting of Flat of Residencial Flat in the name of Mr. Harshadbhai Kadvabhai Patel, Survey No.303/1, T P S No.102, F.P No.71, Block E, Flat No.303/E, Third Floor, Scheme name Sahitya Residency adm. Area of land 7386 Sq. Mtrs. F.P area 4432, Sq. Mtrs. Construction area of Flat 200 Sq. Yrads i.e 167, Sq. Mtrs. With share in un divided land area 45.095 Sq. Mtrs. Of common amenities, Mouje- Nikol Gam, Taluka – Ahmedabad City, District-Ahmedabad, Registration Dist & Sub District-Ahmedabad-12 (Nikol), Bounded By: East: Common Plot, West: Flat No. E-304, North: Flat No.E-302, South: Block D	**Rs. 60,00,000.00** **Rs.6,00,000.00** **(Physical Possession)**

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E-Auction	Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
	17th Nov 2026 02.00 PM to 4.00PM	**25.11.2026 up to 4.30 PM**	**25th Nov 2026 12.00 PM to 5.00PM**

The auction will be conducted through the Bank's approved service provider **https:// baanknet.com (PSB Alliance Pvt. Ltd.)**, Bidder to register on e-Auction Platform **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 (>=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 (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. Abuzar Gaffari, (M) 9826661090

STATUTORY **15 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: 02.11.2026
Place: Ahmedabad

Sd/- Authorized Officer, Central Bank of India

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Terms and condition for E-Auction

1. The Sale will be done through e-auction platform provided at the Website htt**ps:// baanknet.com** on 25.11.2026 **(12:00PM to 5:00PM)**, E-auction agency contact details are:

- PSB Alliance Baanknet Helpdesk No. **+918291220220** Email: **support.baanknet@psballiance.com**

It is advisable for Bidders to complete the following formalities well in advance.

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform **https:// baanknet.com /** using his/her mobile number and email-id
Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system**.**
Please note that Steps 1 & 2 should be completed by bidder **well in advance.**

Step3: EMD amount: 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. 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. 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. In case of offer for more than one property bidders will have to deposit EMD for each property. 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
Step 4: Bidding Process and Auction Results:
Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e–auction and will have to increase his/her/its offer at least by the amount equal to the amount of *bid increase amount* as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

2. 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 on **Date of Inspection & Time: 17.11.2026 between 2:00PM to 4:00 PM.**

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3. The bid price 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 **Rs. 10,000.00 (Reserve price upto Rs.50Lakh), Rs.50000.00 (Reserve price of Rupees upto 1.00Crs)** & **Rs.100000.00 (Reserve price of Rupees 1.00Crs & above)** 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 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.
4. 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.

5. 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.

6. 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).

7. The successful bidder shall have to deposit 25% [Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in Account No: 3473309790, IFSC-CBIN0280546 (Lal Darwaja Branch, Ahmedabad), 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 **(subject to approval of the bid by the authorized officer**). 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 money paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

11. 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 statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing both existing and future relating to properties.
12. 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.

13. The Sale Certificate will not be issued in case of 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 no interest will be paid on the amount deposited during this period. The deposit made by the success full bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or 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.

14. 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.
15. 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 17.11.2026**.
16. 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 Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank’s charge and shall satisfy 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-

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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 sale is subject to confirmation by the Bank.

19. 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 respective authorized officer on their Mob Numbers or respective Branch Managers.

Date: 02.11.2026

Place: Ahmedabad **Authorized Officer, Central Bank of India**