सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India
CENTRAL TO YOU SINCE 1911

Branch Salakhedi, Region Ratlam , Zone Bhopal

Date: 28.10.2026

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 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 Central Bank of India (Secured Creditor), the physical possession of which has been taken by the Authorised Officer of Central Bank of India will be sold on "As is where is", "As is what is", and "Whatever there is" basis **30.11.2026 (Between 10 AM to 11 PM)** for recovery of **Rs. 3,08,39,519.00 (Rupees Three Crore Eight Lakh Thirty Nine Thousand Five Hundred and Nineteen only)** + Interest + Other Charges due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s):

Borrower/s	**(A) M/s SHREE SAI ENTERPRISES** **Mr. RAMESH SISODIYA S/O BALMUKUND SISODIYA** **Address: Survey no-99/1/1,100/2,Gram-Mangrol,** **Tehsil & District-Ratlam** **(Madhya Pradesh) PIN CODE – 457441**
Particulars	**Details of Property as mentioned below**
Name of Owner	**Mr. RAMESH SISODIYA S/O BALMUKUND SISODIYA**
Description of Property	**Equitable Mortgage of Factory Land & Building situated at Survey No. 99/1/1,100/2, Near Shri Sai Dairy Farm, Village-Mangrol, Tehsil & Dist.-Ratlam,(Madhya Pradesh) PIN code-457441 in the name of Mr. Ramesh Sisodiya and Mrs. Sangeeta Sisodiya, as per Registered Deed No. MP319522015A1016955 dated 10/07/2015 Registered with Sub/Joint Registrar Ratlam.** **ADMEASURING AREA: - 0.480 Hectare** **BOUNDED BY:** **EAST: land of survey no 72 & 99/1.** **WEST: land of survey no 100/1.** **NORTH: land of survey no 102/2,102 & 70/2.** **SOUTH: land of survey no 100/1 & 99/1**
Reserve Price	**Property- 1: Rs 2,32,32,000/- (Rupees Two crores thirty two lakhs thirty two thousand only)**
Earnest Money Deposit (EMD) (10% of Reserve Price)	**Property- 1:Rs.23,23,200 /- (Rupees Twenty three lakhs twenty three thousand two hundred only)**

Note :- (a) 25% of Reserve Price to be paid latest by next working day of Auction Sale Price which is inclusive of Earnest Money Deposited .
(b) No known Encumbrance.

For detailed terms and conditions of the sale, please refer to Central Bank of India Secured Creditor's website i.e. www.centralbank.co.in and website of service provider https://baanknet.com

कृते-सेन्ट्रल बैंक ऑफ इंडिया
For-CENTRAL BANK OF INDIA
Regional Officer
Regional Office, Ratlam

DATE: 28.10.2026

Place:Salakhedi

Authorized Officer/Chief Manager
Central Bank of India
BO – Salakhedi

Terms and condition for E-Auction

1. The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on **30.11.2026 (10 AM to 11 PM).** The intending Bidders/Purchasers are requested to register on portal (https://baanknet.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), 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.

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:27.11.2026 between 11:00 Noon to 4:00 PM.**

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (https://baanknet.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 Cheque 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 Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.

4. Platform (https://baanknet.com) for e-Auction will be provided by our e Auction service provider PSB Alliance having its Registered office at Unit-1, Third Floor, VIOS Commercial Tower, Near Vadala Truck Terminal, Vadala East, Mumbai- 400037. The intending Bidders/Purchasers are required to 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 and 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-Bक्रय portal (https://baanknet.com).

5. 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 Rs. 50,000.00** 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.

For-CENTRAL BANK OF INDIA
Regional Officer / क्षेत्रीय प्रबंधक, रतलाम / Regional Office, Ratlam

6. 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.

7. 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.

8. 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).

9. 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:3777438518, IFSC-CBIN0285020 (Salakhedi,Branch,Ratlam)**, 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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 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.

15. 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.

For-CENTRAL BANK OF INDIA
Authorized Officer/Regional Officer
प्राधिकृत अधिकारी/Regional Office, Ratlam

16. 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 27.11.2026**

17. 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.

18. 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.

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

20. 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.

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For-CENTRAL BANK OF INDIA
प्राधिकृत अधिकारी/Regional Officer
क्षेत्रीय कार्यालय रतलाम/Regional Office, Ratlam

DATE: 28.10.2026

Place: Salakhedi

(Pradeep Kumar Gupta)
Authorized Officer/Chief Manager
Central Bank of India
BO – Salakhedi