

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 **05.01.2026** 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 Bhaveshkumar Manjibhai Velani (Borrower) (Bardoli Branch)	Rs. 16,49,664.24 as on 18.07.2024 + further interest & other charges	All that piece and parcel of the property bearing plot no. 99 admeasuring 43.55 sq. mtrs, together with undivided proportionate share in road & cop in plot no. 96 to 101 in Shree Villa Residency situated on the land bearing revenue survey 130/3 , Block No 124 of village Kamrej Tal-Kamrej, Dist-Surat. Boundaries: • East : Plot No. 84, • West : Society Road, • North : Plot No. 98, • South : Plot No. 100.	06.07.2024 Physical Possession	Rs. 11,50,000/- Rs. 1,15,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager,r Regional Office, Surat (M) : +91-8239452548
2.	Mr Bhaveshbhai Laljibhai Hirapra (Borrower) (Bardoli Branch)	Rs. 10,82,910/- as on 15.07.2023 + further interest & other charges	All Right Title and Interest in Flat No. 104 On 1st Floor, Adm 1040 Sq.ft, I.e 96.654 Sq. Mtr, Super Built up Area and 57.933 Sq.Mtr. Build up Area, Together With Undivided Share Adm 37.918 Sq.Mtr. And In Underneath Land Adm. 30.93 Sq Mtr. In Building No. B of Rameshwar Residency, Situated and Constructed On the Land Bearing Block No. Sa/A, .Adm 4964 Sq.mtr T.P Scheme No. 4L (Vav), Final Plot No. 43, Sdm About2994 Sq.Mtr. Of Village: Vav Tal: Kamrej, Dist: Surat. • Boundaries: • East : Building C, • West : Adi. Unit No.103, • North : Building No. A, • South : Internal Road.	20.01.2024 Physical Possession	Rs. 11,63,000/- Rs. 1,16,300/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
3.	Mr. Mayurdhvajsinh Bhagvansinh Raol (Borrower), Mrs. Roshaniba Mayurdvajsinh Raol (Co-Borrower) (Bardoli Branch)	Rs. 11,53,413/- as on 02.03.2024 + further interest & other charges	All that piece and parcel of improvable property premises of Plot no. 15, land admeasuring 40.18 sq. mtrs. alongwith proportionate undivided share in road & COP admeasuring 34.72 rq. mtrtr, "Rahi Luxuria" developed upon land situated in state: Gujarat, District Surat, Sub district & taluka : Palsana, Moje :Village Tundi bearing Block no.469. As per revenue records of 7&12 admeasuring 1-41-51 sq. mtrs. akare Rs.14.69 paisa. NA land paikEE • Boundaries: • East : Adj. COP, • West : Society Road, • North : Plot No. 16, • South : Plot No. 14.	30.01.2025 Physical Possession	Rs. 11,90,000/- Rs. 1,19,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
4.	Mr. Vinodkumar Himmatbhai Kachhadiya (Borrower), Mrs. Rina Vinodbhai Kachhadiya (Co-Borrower), Mr Chunibhai P Kumbhani (Guarantor) (Bardoli Branch)	Rs. 31,50,674/- as on 02.09.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing plot no. 195 admeasuring 125.89 sq. mtrs., together with undivided proportionate share adm. 76.21 sq. mtrs. road and c.o.p. total adm' 202.10 sq.mtrs.in A type Of Sahajanand Residency situated on the land bearing Block No.110, 128,129, 144 & 437 after consolidation New Block No.110 admeasuring 23,664sq.mtrs., of village Koli Bharthana, Taluka: Kamrej, Dist. Surat. • Boundaries: • East : Plot No. 194, • West : Plot No 111, • North : Society Road, • South : COP	08.06.2024 Physical Possession	Rs. 22,50,000/- Rs. 2,25,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
5.	Mr Blshvar Rajubhai Marvadi (Borrower) (Pal Branch)	Rs. 16,34,153.93 as on 21.07.2025 + further interest & other charges	All that piece and parcel of Plot No. 229 (As per K.J.P/ 7/12 record Plot No : 31/229) of the society known as "MAA GAYATRI KRUPA RESIDENCY" situated at Karadva bearing Revenue Survey Nos. : 22 + 23, Block No. 31 paiki Sub-Plot No. : 3 i.e. Sub-Plot No: 31/3 of Village: Karadva, Taluka: Choryasi, District: Surat total admeasuring about plot area 42.40 sq. mtr. along with undivided proportionate share in Road-Rasta & COP land area 21.44 sq mtrs. • Boundaries: • East : Society Road, • West : Plot No. 240, • North : Plot No. 230, • South : Plot No. 228.	01.10.2025 Symbolic Possession	Rs. 25,19,000/- Rs. 2,51,900/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
6.	Mr. Prakash Pravinbhai Savaliya (Borrower) (Pal Branch)	Rs. 12,42,276/- as on 03.06.2023 + further interest & other charges	All that piece and parcel bearing of Plot No. 281 admeasuring 44.61 sq mtrs together with undivided proportionate share adm 27.23 sq mtrs in road & cop total adm 71.84sq mtrs in Kamdhenu Residency situated on the land bearing revenue survey no 172,173,174 Block No 213/ A adm 23800 sq mtrs of village Veneja, Taluka Kamrej, Dist-surat-394130. • Boundaries: • East : Plot No. 314, • West : Society Road, • North : Plot No. 280, • South : Plot No. 282.	18.02.2024 Physical Possession	Rs. 8,15,000/- Rs. 81,500/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
7.	Mr. Hiteshbhai PravinBhai Savaliya (Borrower), Mr. Hirenbhai Pravinbhai Savaliya (Co-Borrower), Mr. Mathurbhai Manubhai Seladiya (Guarantor) (Pal Branch)	Rs. 29,20,784/- as on 02.11.2023 + further interest & other charges	All that piece and parcel of the immovable property bearing plot no-237admesuring 113.00 sq. yards i.e. 94.48 s.q metres (As per K. J. P Block No 196/237 admeasuring 104.62 Sq. mtr together with undivided proportionate share adm 57.92 sq mtr in road & CoP in 'SHYAM LAKE CITY", situated on land bearing Block no 196 adm 11654 sq mtr & Block no. 220 adm.18908 after consolidation New Block No 196 adm 30562 Sq. mtr- Village: - Velanla, Taluka: Kamrej, Dist Surat • Boundaries: • East : Society's Boundary, • West : Society's Internal Road, • North : Plot No. 236, • South : Society's Boundary	04.03.2024 Physical Possession	Rs. 16,17,000/- Rs. 1,61,700/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
8.	Mrs. Rekhaben Rajeshbhai Nakrani (Borrower), Mr. Rajeshbhai Virjibhai Nakrani (Co-Borrower) (Lal Darwaja Branch)	Rs. 13,70,443/- as on 30.12.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing plot no-373 admesuring 48.00 sq. yards i.e. 40.15 s.q metres together with undivided proportionate share adm 22.51 sq mtr in 'Nandini Residency Vibhag-3" situated on land bearing Block no 201 Village: - Velanla, Taluka: Kamrej, Dist Surat • Boundaries: • East : Society's Internal Road, • West : Plot No. 404, • North : Plot No. 372, • South : Plot No. 374.	10.04.2025 Physical Possession	Rs. 9,18,000/- Rs. 91,800/- Rs. 10,000/-	Mohit Kumar Bhikam Chand Singhi Chief Manager Lal Darwaja Branch, Surat (M) : +91-7506061451

DATE & TIME OF INSPECTION : 26.12.2025 BETWEEN 12.00 NOON TO 3.00 PM
DATE & TIME OF E - AUCTION : 05.01.2026, 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 30 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.

Sd/-,
Authorised Officer,
Central Bank of India

Date : 27.11.2025
Place : Surat