

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF /MOVABLE/IMMOVABLE PROPERTIES

"Interested Bidder may deposit Pre-Bid EMD with E-Auction Portal i.e. <https://baanknet.com> half an hours before the Auction end time Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in <https://baanknet.com> Bank account and update of such information in the E-Auction website <https://baanknet.com> This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem."

E auction Sale Notice for sale of Movable/Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 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/Movable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Central Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is basis".

Sr. No.	Name of the Branch & Account	Details of property/ secured assets & owner of the property	Date of Demand Notice	Reserve Price	Date and time of E-auction	QR Code for Photo & Details
			O/S Dues	EMD		
1.	BRANCH OFFICE : UNA		Possession Date	Bid Increase Amount		
	Borrower : M/s Krishna Steels. Proprietor : Mrs. Promila Devi W/o Mr. Vijay Kumar Sharma. Guarantor : Mr. Ankit Sharma.	Land & Structure comprised in Khata/ Khewat No. 245, Khatoni No. 309, Khasra No. 1017, Area- 768sq. meters being 768/2387 share out of land measuring 00-23-87, Situated at Up Mohal Nangal Kalan, Tehsil- Haroli, District- Una, as per jamabandi for the year 2011-12 owned by Mrs. Promila Devi W/o Sh. Vijay Kumar, R/o Village Ghaluwal, P.O. Saloh, Sub-Tehsil- Ispur, District- Una (HP).	22.04.2019	Rs. 20,25,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 61,37,122/- plus further interest and expenses thereon	Rs. 2,02,500/- Rs. 10,000/-		
			20.09.2019	PHYSICAL POSSESSION		
2.	BRANCH OFFICE : UNA					
	Borrower : M/s Sri Krishna Trading Company. Proprietor : Mr. Ankit Sharma. Guarantor : Smt. Promila Devi W/o Sh. Vijay Kumar.	Land & Building comprised in Khata/ Khewat No. 245, Khatoni No. 309, Khasra No. 1017, Area- 768sq. meters being 768/2387 share out of land measuring 00-23-87, Situated at Up Mohal Nangal Kalan, Tehsil- Haroli, District- Una, as per jamabandi for the year 2011-12 owned by Mrs. Promila Devi W/o Sh. Vijay Kumar, R/o Village Ghaluwal, P.O. Saloh, Sub-Tehsil- Ispur, District- Una (HP).	22.04.2019	Rs. 32,61,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 63,70,762/- plus further interest and expenses thereon	Rs. 3,26,100/- Rs. 10,000/-		
			20.09.2019	PHYSICAL POSSESSION		
3.	BRANCH OFFICE : UNA					
	M/s Anmol Agro Mills, Prop. Anmol Sharma S/o Guru Datt.	LOT : 1. Dal Mill Plant. (1 One) installed at M/s Anmol Agro Mill, Plot No. D-19-I, Industrial Area, Pandoga, Sub Tehsil Ispur and District Una, (H.P.).	29.01.2025	Rs. 3,72,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 20,17,000/- plus interest and other charges from 29.01.2025	Rs. 37,200/- Rs. 10,000/-		
			28.07.2025	PHYSICAL POSSESSION		
		LOT : 2 Land and Building in the name of M/s Anmol Agro Mill through its Proprietor Mr. Anmol Sharma S/o Guru Dutt. Land Measuring 500 Square Meters, Plot No. D-19-I, Situated at Industrial Area, Pandoga, Sub Tehsil Ispur and District Una, (H.P.), along with Super Structure, Bounded as under: North: Plot, South: Road, East: Plot, West: Road. Note : LEASE HOLD RIGHT FROM DIC. DUES ARE PENDING OF DIC UNA		Rs. 29,14,000/- Rs. 2,91,400/- Rs. 10,000/-	29.11.2025 12:00 PM to 04:00 PM	
4.	BRANCH OFFICE : UNA					
	Borrower : M/s Vashishth Poultry Farm (Prop- Mrs. Sangina Vashishth). Guarantor : Mr. Ashutosh Vashishth S/o Sh. Bishamber Dass, R/o Ward No. 4, Malahat Nagar, Tehsil & District-Una, H.P.- 174303.	Land & Building comprised in Khasra No. 1139, Khata No. 154 min, Khatouni No. 182 min, Area- 3294 m2 situated at Mohal- Janani, Near Radha Swami Satsang, Tehsil & District- Una (H.P.) & owned by Mrs. Sangina Vashishth W/o Mr. Ashutosh Vashishth. Boundaries as Under:- East: Open Land of Sh. Satpal, West: Open Govt. Land, North: Open Govt. Land, South: Owner Land.	29.08.2022 & 07.03.2024	Rs. 38,24,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 60,81,874/- plus further interest and expenses thereon	Rs. 3,82,400/- Rs. 10,000/-		
			10.11.2022 & 20.07.2024	PHYSICAL POSSESSION		
5.	BRANCH OFFICE : SANTOKHGARH					
	Borrower : Smt. Anjana Kumari D/o Sh. Amin Chand, UP Mohal Bhatoli College, Sub Tehsil- Mehatpur Basdehra, District- Una (HP). Guarantor : Sh Raj Kumar S/o Sh. Telu Ram.	Residential house area 0-01-15 Hect being 115/3889th share out of total land measuring 0-38-89 Hect Khasra No. 276 & 277, Khewat No. 38,113, Khatoni No. 60, 159 Haddast No. 231, Up Mohal- Bhatoli, Collage, Sub Tehsil- Mehatpur Basdehra, District- Una (HP). Boundary (Present) : North- Existing House of Sh. Madan Lal, South- New Constructed house others, East- Open Land & Ex. House, West- Street.	21.11.2016	Rs. 14,22,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 21,61,223.00 plus further interest and expenses thereon	Rs. 1,42,200/- Rs. 10,000/-		
			02.06.2017	PHYSICAL POSSESSION		
6.	BRANCH OFFICE : SANTOKHGARH					
	Borrower : M/s Siddhi Vinayak Traders Prop. Sh. Munish Kumar S/o Prem Kumar. Guarantor : Sh. Prem Kumar S/o Sh. Ram Nath. 2. Sita Devi W/o Sh. Ram Nath.	Residential house property measuring 62-25 sqm. Being 2/3 share out of total land measuring 93-38 sqm. Comprised of khasra No. 3522, Khewat No. 249, Khatoni No. 271 Khasra No. 3522 in name of Sh. Prem Kumar S/o Sh. Ram Nath & Smt. Sita Devi W/o Sh. Ram Nath, Situated at Ward No. 8, Gautam Street, Village Santokhgarh, Tehsil & Distt. Una, (HP).	10.07.2019	Rs. 18,00,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 54,14,020/- plus further interest and expenses thereon	Rs. 1,80,000/- Rs. 10,000/-		
			28.09.2019	PHYSICAL POSSESSION		
7.	BRANCH OFFICE : KULLU					
	Borrower : Sri Kuram Dev Sharma, S/o Sri Hari Chand Sharma, R/o V.P.O. Shallang, Dunkhri Gahar, Tehsil & District- Kullu (HP)- 175102. Guarantor : Sri Ghanshyam Nand S/o Sri Chuni Lal, R/o H.No. 259, Ward No. 8, Green Peace Colony, P.O. Dhalpur, District- Kullu (HP)- 175101.	Three (3) Biswas (Covered by Old House & Angan in Front) =1308 sq. feet (Approx) Portion comprised in Khasra No. 667 of Village- Shallang, Phatti dunkhri gahar, Kothi Dugilang, Tehsil & District- Kullu (HP) along with structure standing or erected thereon, owned by Shri Kuram Dev Sharma S/o Shri Hari Chand Sharma Boundary:- North- Devta Than Kashetrappaal Temple, South-House of Sh. Shayam Chand, East- Open angan of Sh. Gurdyal, West- Open Land of Sh. Partap.	26.09.2018	Rs. 13,78,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 15,96,142/- plus further interest and expenses thereon	Rs. 1,37,800/- Rs. 10,000/-		
			14.02.2019	PHYSICAL POSSESSION		
8.	BRANCH OFFICE : PAONTA SAHIB					
	Borrower : M/S Him Cold Fruit Company Prop. Sh. Atma Ram & Sh. Pawan Dayal. Guarantor : Mr. Kashmir Singh Negi S/o Madan Lal R/o Village Bhaduli, PO Sachani Block Bajora, Tehsil Bhuntar, Distt. Kullu, (HP) 175125.	Land and building (Cold Storage) measuring 714 m 2 comprised in Khata/Khatoni No 92-115 to 178 Kita 86, village Gojar Aden, Tehsil Paonta Sahib, Distt. Sirmaur (HP) in the name of M/S Him cold Fruit Company. Dimensnion of the site: North: 20.40 m, South : 20.40 m, East: 35.00 m, West: 35.00 m	30.01.2019	Rs. 37,00,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 3,47,90,845.65 plus further interest and expenses thereon	Rs. 3,70,000/- Rs. 10,000/-		
			03.06.2019	PHYSICAL POSSESSION		
9.	BRANCH OFFICE : BADDI					
	Borrower : M/s Mughal Gourmet Prop. Himanshu Wadhwa S/o Harish Wadhwa. Guarantor M/s Humane Biotech through its Partner (1) Mr. Himanshu Wadhwa S/o Harish Wadhwa Partner. (2) Mrs. Anita Wadhwa W/o Harish Wadhwa.	Land measuring 1 bighas 18 Biswas bearing Khasra 2018 & 2019 as comprised in Khata/khatoni No. 193/223 situated in the area of Village Kishanpura Thana, Tehsil Baddi, Distt Solan, Himachal Pradesh as per Jamabandi for the year 2012-13 and structure built thereon Boundary:- North- Open Land of Narender Kumar & Road, South-River, East- Agriculture Land of Narender Kumar, West- River.	06.08.2024	Rs. 1,15,00,000/-	29.11.2025 12:00 PM to 04:00 PM	
			Rs. 1,13,39,005.29 plus further interest and expenses thereon	Rs. 11,50,000/- Rs. 1,00,000/-		
			03.06.2025	PHYSICAL POSSESSION		
10.	BRANCH OFFICE : PARWANOO					
	Borrower : Mr. Manish Kumar & Mrs. Reetu Sharma.	Kh. No. 482, Plot No. LIG 218-A, Khata/Khatoni No. 95/96, Mauza Sector 4, Housing Board Colony, Pargana Bhagat, Parwanoo, Tehsil Kasauli & Distt. Solan, H.P. And structure erected thereon. Bounded by: North: LIG 219, South: Housing Board Road, East: LIG 218, West: Housing Board Road.	18.04.2025	Rs. 45,00,000/-	29.12.2025 12:00 PM to 04:00 PM	
			Rs. 43,88,232/- plus further interest and expenses thereon	Rs. 4,50,000/- Rs. 10,000/-		
			26.06.2025	PHYSICAL POSSESSION		

The E-Auction is being held on "As is where is", "As is what is", and "Whatever there is basis". 1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. 2. Bidders has to complete following formalities well in advance:- **Step 1- Bidder/ Purchaser Registration:** Bidder to register on e-Auction portal <https://baanknet.com> using his mobile number and email-id. **Step 2: KYC Verification:** Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider. **Step 3: Transfer of EMD amount to his Global EMD Wallet:** Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal. **Step 1 to Step 3** should be completed by bidder well in advance, before e-Auction date. Copy of proof of address: without which the bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLED UP & SIGNING** 3. For detailed Terms & Conditions of E-Auction, Please refer the link <https://baanknet.com> & Secured Creditor's website i.e. <https://www.centralbankofindia.co.in> before submitting their bids and taking part in the E-Auction.

Note :- The inspection of the Property/ies put on auction will be permitted to interested bidders during working days between 2 PM to 4PM with prior appointment and consultation with the branch Manager/ Authorised Officer.

STATUTORY 15/30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

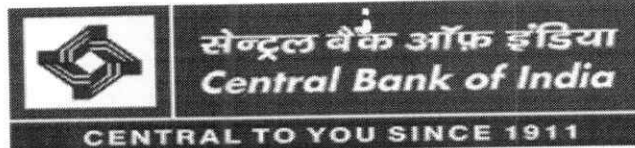
The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Dated : 05.11.2025

Place : Shimla

(Authorized Officer)

For Central Bank of India



Regional Office, Shimla

The e-auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.

Interested Bidder may deposit Pre-Bid EMD with E-Auction Portal i.e. <https://baanknet.com> before the close of E-Auction. Credit of Pre – Bid EMD shall be given to the bidder only after receipt of payment in ebkay's Bank account and update of such information in the E-Auction website i.e. <https://baanknet.com>. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid amount well in advance to avoid any last minute problem.

DATE AND TIME OF E-AUCTION: 29-11-2025 BETWEEN 12:00 PM TO 04:00 PM

Terms and condition for E-Auction

The auction will be "Online E-auction" through website <https://baanknet.com>

1. **Date and Time for auction: 29-11-2025 between 12:00 PM To 04.00 PM (With auto extension clauses in case of bid in last 5 minutes before closing) .E-Auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.**
2. **Auction/Bidding shall only through "Online Electronic Bidding" through the website <https://baanknet.com> and property details is also available at <https://baanknet.com>. Bidders are advised to go through the website for detailed terms and part in the e-auction sale proceedings.**
3. **Bidders have to complete following formalities well in advance:-**
Step 1- **Bidder/ Purchaser Registration:** Bidder to register on e-Auction portal <https://baanknet.com> using his mobile number and email-id.
Step 2: **KYC Verification:** Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days)
Step 3: **Transfer of EMD amount to his Global EMD Wallet:** Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLED UP & SIGNING
4. **Earnest Money Deposit (EMD) as mentioned above shall be paid online through NEFT/RTGS Transfer (After generation of Challan from <https://baanknet.com>) in bidders Global EMD Wallet.**

कृते सेन्ट्रल बैंक ऑफ इंडिया
For Central Bank of India
अधिकृत अधिकारी/Authorized Officer

5. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction through NEFT/RTGS in the following

Account:-

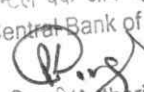
- Account Name : Sale Proceeds of Property pertaining to CBI, RO, Shimla
- Account No : 3885289106
- IFSC Code : CBIN0281002

In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting their bid. The inspection of property (ies) put on auction will be permitted to interested bidders at sites **between 02:00 PM to 4:00 PM on working days**, with prior appointment with Branch Manager/ Authorised Officer. For inspection of properties prospective bidders may contact the following persons:-

Property	Name /Designation of officer	Contact Number
Property mentioned at Serial No. 1,2,3 & 4	Sh. Jitendra Mehta, Senior Manager, B/O Una	9736030426
Property mentioned at Serial No. 5 & 6	Sh. Ajay Kumar, Manager, B/O Santokhgarh	7347457204
Property mentioned at Serial No. 9	Sh. KRIPA NATH, B/O BADDI	9736003614
Authorised Officer of Property mentioned at Serial No. 1 to 6 & Sr No 9	Sh Atish Thakur,Chief Manager B/o Nalagarh	9736020420
Property mentioned at Serial No. 7	Sh. Sanjeev Kumar,Sr Manager B/o Kullu	7087959644
Authorised Officer of Property mentioned at Serial No. 7	Sh Naresh Sarwal,Chief Manager B/o Bhuntar	97360020422

7. Auction would commence at Reserve Price, as mentioned above. Bidder shall improve their offers in multiple of Rs. 10000/- (Rupees Ten Thousand Only) except Property mentioned in Sr No 9 where bid will improve in the multiple of Rs 100000/-.The Bidder who submits the highest bid (Not below the Reserve Price) on closure of Online Auction shall be declared as successful bidder subject to approval of Authorised Officer.
8. All the charges including dues to any authority, conveyance, stamp duty and registration charges, TDS etc. as applicable shall be borne by successful bidder only.

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India

अधिकृत अधिकारी/Authorized Officer

9. On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate as per rules.
- 10. The Authorised Officer/Bank reserves the right to postpone /cancel or vary any of terms and conditions of the auction without assigning any reason thereof.**
11. The Sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
12. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3 rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.
13. 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 PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
14. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and e-mail id. Further, they will upload the 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. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
15. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
16. 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.
17. For further details bidders may contact the persons mentioned in Para-6 above for the respective properties. Bidders may also contact authorised representative of our e-Auction Service Provider <https://baanknet.com>, details of which are available on the e-Auction portal.
- 18. The purchaser shall bear the applicable stamp duties/additional stamp duty /transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, TDS (if any), rates, assessment charges, fee etc. owing to anybody.**

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India

अधिकृत अधिकारी/Authorized Officer

19. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.

20. Sale is subject to confirmation by the Bank/ Authorised Officer.

21. The Sale is subject to Conditions /Rules/ Provisions prescribed in the SARFAESI Act 2002 and Rules framed thereunder & conditions mentioned herein.

Special Instructions

22. 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 situation 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.

23. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put on auction and claims/rights/dues/affecting 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank .The Authorised Officer /Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.

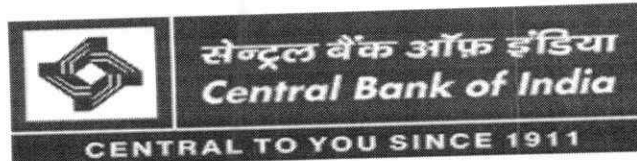
24. Prospective Bidder/buyer must ensure visit of Property before bidding and make thorough enquiry about properties.

Date: 05.11.2025

Place: Shimla

कृते सेंट्रल बैंक ऑफ इण्डिया
For Central Bank of India

अधिकृत अधिकारी/Authorized Officer
Authorized Officer
Central Bank of India



Regional Office, Shimla

The e-auction is being held on "As is where is", "As is what is" and "Whatever there is" basis.

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DATE AND TIME OF E-AUCTION: 29-11-2025 BETWEEN 12:00 PM TO 04:00 PM

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Step 3: **Transfer of EMD amount to his Global EMD Wallet:** Online/ off-line transfer of fund using NEFT/Transfer, using challan generated on e-Auction portal.

Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date. Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III AFTER DULY FILLED UP & SIGNING
- 4. Earnest Money Deposit (EMD) as mentioned above shall be paid online through NEFT/RTGS Transfer (After generation of Challan from <https://baanknet.com>) in bidders Global EMD Wallet.**

कृते सेन्ट्रल बैंक ऑफ इंडिया
For Central Bank of India
अधिकृत अधिकारी/Authorized Officer

5. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction through NEFT/RTGS in the following Account:-

- Account Name : Sale Proceeds of Property pertaining to CBI, RO, Shimla
- Account No : 3885289106
- IFSC Code : CBIN0281002

In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

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Property	Name /Designation of officer	Contact Number
Property mentioned at Serial No. 3 (Lot 1 & Lot 2)	Sh. Jitendra Mehta, Senior Manager, B/O Una	9736030426
Authorized Officer	Sh. Atish Thakur, Chief Manager B/o Nalagarh	9736020420

7. Auction would commence at Reserve Price, as mentioned above. Bidder shall improve their offers in multiple of Rs. 10000/- (Rupees Ten Thousand Only) for property mentioned Sr **No 3** The Bidder who submits the highest bid (Not below the Reserve Price) on closure of Online Auction shall be declared as successful bidder subject to approval of Authorised Officer.
8. All the charges including dues to any authority, conveyance, stamp duty and registration charges, TDS etc. as applicable shall be borne by successful bidder only.
9. Auction are conducted in Lot wise in case where Plant/Machinery installed under M/s Anmol Agro Mills were not sold there is possibility of delay in handingover the property to the buyers of Unit.
10. On receipt of the entire sale consideration, the Authorised Officer shall issue the Sale Certificate as per rules.
11. The Authorised Officer/Bank reserves the right to postpone /cancel or vary any of terms and conditions of the auction without assigning any reason thereof.
12. The Sale shall be subject to rules/conditions/prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

13. Platform (<https://baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB alliance Pvt. Ltd., Unit 1, 3 rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400 037(Contact Phone 8291220220, email ID:- support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://baanknet.com>.
14. 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 PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
15. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and e-mail id. Further, they will upload the 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. Only after having sufficient EMD in his wallet, the interested bidder will be able to bid on the date of e-auction.
16. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
17. 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.
18. For further details bidders may contact the persons mentioned in Para-6 above for the respective properties. Bidders may also contact authorised representative of our e-Auction Service Provider <https://baanknet.com>, details of which are available on the e-Auction portal.
19. **The purchaser shall bear the applicable stamp duties/additional stamp duty /transfer charges, fee etc. and also all the statutory / non statutory dues, taxes, TDS (if any), rates, assessment charges, fee etc. owing to anybody.**
20. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof.
21. Sale is subject to confirmation by the Bank/ Authorised Officer.
22. The Sale is subject to Conditions /Rules/ Provisions prescribed in the SARFAESI Act 2002 and Rules framed thereunder & conditions mentioned herein.

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India
अधिकृत अधिकारी

Special Instructions

23. 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 situation 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.
24. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances; title of property/ies put on auction and claims/rights/dues/affecting 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to bank .The Authorised Officer /Secure Creditor shall not be responsible in any way for any third party claims/rights/dues.
25. Property mortgaged are on lease basis from DIC Una There are pending charges to be payable to the DIC Una. Bidder must carefully read the lease terms and condition alongwith taxes/duties/charges etc payable to DIC Una or any other Govt agency. Lease Deed with DIC Una Vide Deed No 645 Dated 06/10/2021 must be carefully read before bidding.
26. Prospective Bidder/buyer must ensure visit of Property before bidding and make thorough enquiry about properties.

Date: 05.11.2025
Place: Shimla

कृते सेन्ट्रल बैंक ऑफ इण्डिया
For Central Bank of India
अधिकृत अधिकारी/Authorized Officer

Authorized Officer
Central Bank of India