

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 27.02.2026

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 27.02.2026 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.	M/s M V Textile Prop. Divyankumar Vishnubhai Patel (Adajan Branch)	Rs. 12,32,135/- as on 30.03.2024 + further interest & other charges	All that piece and parcel of immovable property bearing Flat no. 303 admeasuring 37.69 sq. mtr. on 3rd floor of Windsor C.D. 11 i.e. Shivam Tower C Wing of Pramukh Park Estate (The said flat is identified as Tenement no. 28A-07-1171-0-001 in SMC record) together with undivided proportionate land admeasuring about 24.41 sq.mtr. underneath the said building constructed on the land bearing Revenue Survey No. 25/1, 25/2, 26,27,28,29/1, 29/2, 30/1,31, 32/1, 32/2, 33, 34 paiki, 35, 36/1 paiki, 36/2, 37/1, 37/2/A paiki, 37/2/B, 37/3, 38/1, 38/2 paki, 39/1, 39/2, 40/1, 40/2, 41,42,43,44,45,46/1, 46/2, 48,49, 50/4, 55/1 and 55/2 of Village: Bhedwad, Tal.: Udhana , Dist.: Surat with all common rights attached herewith the said property • Bounded by: • East : Open Space, • West : Flat No. 304, • North : Entry Passage staircase • South : Open Space.	29.09.2024 Physical Possession	Rs. 8,75,000/- Rs. 87,500/- Rs. 10,000/-	Brajesh Tiwari Chief Manager, Adajan Brnach, Surat (M) : +91-7567883859
2.	Mr. Hasan Mohamad Inamul Mehadi (Borrower) Mrs. Rukshana Hashan (Co-Borrower) (Ankleshwar Branch)	Rs. 7,36,094/- as on 04.01.2020 + further interest & other charges	All the piece and parcels of Flat no 109, situated on 1st floor of Padmavati Complex, Super built up area 48.87 sq mtr (542 sq ft) and Lagu Parking area 8.18 sq mtr on land block Survey no. 818, Khata no. 48 in Mouje gam kosamadi, Taluka Ankleshwar, Dist Bharuch • Bounded by: • East : Road, • West : Flat No. 108, • North : Entry Passage Staricase, • South : Road	03.07.2024 Physical Possession	Rs. 6,31,000/- Rs. 63,100/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
3.	Mr. Vinodkumar Himmatbhai Kachhadiya (Borrower) Mrs. Rina Vinodbhai Kachhadiya (Co-Borrower) Mr Chunibhai P Kumbhani (Guarantor) (Bardoli Branch)	Rs. 31,50,674/- as on 01.11.2023 + 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. 76.2l 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. • Bounded by: • 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/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
4.	Mr Bhaveshbhai Laljibhai Hirpara (Borrower) (Bardoli Branch)	Rs. 10,82,910/- as on 18.07.2023 + 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. • Bounded by: • East : Building C, • West : Adj. Unit No. 105, • North : Building A, • South : Internal Road.	20.01.2024 Physical Possession	Rs. 11,63,000/- Rs. 1,16,300/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
5.	Mr. Mayurdhvajsinh Bhagvansinh Raol (Borrower), Mrs. Roshaniba Mayurdvajsinh Raol (Co-Borrower) (Bardoli Branch)	Rs. 11,53,413/- as on 02.09.2024 + 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 qr. ntrr, "Rahi Luxuria" developed upon land situated in 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. • Bounded by: • 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/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
6.	Mr. Ranjit Londe (Borrower) (Katargam Branch)	Rs. 10,48,535.96/- as on 10.08.2024 + further interest & other charges	All the piece and parcel of immovable property bearing Plot no. 58 of B-type adm. 41.80 sq. mtr. Undivided share of COP adm. 29.73 sq. mtr. Total adm. 71.53 sq. mtr. of "Sahajanand Vatika" situated at revenue survey no. 11, Block no. 19, adm. 16530 sq. mtr. At Village: Velanja , Sub-district: Kamrej, Dist.: Surat• Bounded by: • East : Plot No. 65, • West : Internal Road, • North : Plot No. 57, • South : Plot No. 59.	20.05.2022 Physical Possession	Rs. 9,00,000/- Rs. 90,000/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
7.	Mrs. Rekhaben Rajeshbhai Nakrani (Borrower) Mr. Rajeshbhai Virjibhai Nakrani (Co-Borrower) (Laldarwaja 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: - Velanja, Taluka: Kamrej, Dist Surat • Bounded by: • East : Society Internal Road, • West : Plot No. 404, • North : Plot No. 372, • South : Plot No. 374.	04.04.2025 Physical Possession	Rs. 9,18,000/- Rs. 91,800/- Rs. 10,000/-	Sandeep Prabhakar Chief Manager, Laldarwaja Branch, Surat (M) : 7506061451
8.	Mr. Maganbhai Karshanbhai Surani (Borrower) (Orna Branch)	Rs. 12,80,478.44 as on 25.08.2021 + further interest & other charges	All that piece and parcel of immovable property bearing Plot no. 46, Adm. 40.07 sq. mtr., R.S. No. 421, Block no. 401, Om Nagar-2, Nansad Road, Moje: Kamrej, Dist.: Surat • Bounded by: • East : Society Road, • West : Plot No. 25, • North : Plot No. 47, • South : Plot No. 45.	04.10.2024 Physical Possession	Rs. 10,21,000/- Rs. 1,02,100/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548

DATE & TIME OF INSPECTION : 19.02.2026 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 27.02.2026, 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 15 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.

Date : 07.02.2026
Place : Surat

Sd/-,
Authorised Officer,
Central Bank of India