

**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 25.03.2025 through online portal : [https://psballiance.com \(BAANKNET\)](https://psballiance.com (BAANKNET)), 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](http://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.	Ankit Nareshbhai Patel (Dasturwad Branch)	Rs. 15,37,252/- as on 25.06.2021 + further interest & other charges	Flat No 3, First Floor Admeasuring 1240 Sq. Ft. I. E. 115.24 Sq. Mtr. Super Built Up Area 80.66 Sq. Mtr. Built-Up Area Alongwith Undivided Share In The Land Admeasuring 12.60 Sq. Mtr. Bearing Karchelia Village Panchayat House No. 1549 On First Floor Of Building Named “Khushabu Complex” Constructed On Village Karchelia Block No. 677/66 Non-Agricultural Land Admeasuring 520.80 Sq. Mtr. Situated At Karchelia Tal. Mahuva Dist Surat In The Name Of Mr. Ankit Nareshbhai Patel. • <b>Bounded by:</b> • <b>East</b> : Flat No. 4, • <b>West</b> : Road, • <b>North</b> : Road, • <b>South</b> : Plot No. 2	24.05.2022 Physical Possession	Rs. 13,71,000/- Rs. 1,37,100/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
2.	Ankit Nareshbhai Patel (Dasturwad Branch)	Rs. 23,28,475/- as on 25.06.2021 + further interest & other charges	Flat No 5, Third Floor Admeasuring 1730 Sq. Ft. I. E. 160.78 Sq. Mtr. Super Built Up Area 112.55 Sq. Mtr. Built-up Area Alongwith Undivided Share In The Land Admeasuring 12.60 Sq. Mtr. Bearing Karchelia Village Panchayat House No. 1561 On Third Floor Of Building Named “khushabu Complex” Constructed On Village Karchelia Block No. 677/66 Non-agricultural Land Admeasuring 520.80 Sq. Mtr. Situated At Karchelia Tal. Mahuva Dist Surat In The Name Of Mr. Ankit Nareshbhai Patel. • <b>Bounded by:</b> • <b>East</b> : Open Land, • <b>West</b> : Flat No. 4, • <b>North</b> : Road, • <b>South</b> : Open Land	24.05.2022 Physical Possession	Rs. 19,13,000/- Rs. 1,91,300/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
3.	Bhumiben Ankit Patel (Dasturwad Branch)	Rs. 18,38,840.50 as on 05.04.2022 + further interest & other charges	Flat No 3, Second Floor Admeasuring 1240 Sq. Ft. I. E. 115.24 Sq. Mtr. Super Built Up Area 80366 Sq. Mtr. Built-up Area Alongwith Undivided Share In The Land Admeasuring 12.60 Sq. Mtr. Bearing Karchelia Village Panchayat House No. 1554 On Second Floor Of Building Named “khushabu Complex” Constructed On Village Karchelia Block No. 677/66 Non-agricultural Land Admeasuring 520.80 Sq. Mtr. Situated At Karchelia Tal. Mahuva Dist Surat In The Name Of Mrs. Bhumiben Ankit Patel. • <b>Bounded by:</b> • <b>East</b> : Flat No. 4, • <b>West</b> : Road, • <b>North</b> : Road, • <b>South</b> : Flat No. 2	24.05.2022 Physical Possession	Rs. 13,71,000/- Rs. 1,37,100/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
4.	Vikibhai Gajanandbhai Nayka Mayank Gajanandbhai Nayka and Minaben Gajanandbhai Nayka (Dastuwad Branch)	Rs. 12,03,656/- as on 07.05.2019 + further interest & other charges	Village Maroli Revenue Survey No.693, block no.589 admeasuring 7891 sq. meters paiki non-agriculture Plot No. 32 admeasuring 75.13 Sq. meters situated at Sai Bungalows, Maroli, Tal. Jalalpore, Dist. Navsari. • <b>Bounded by:</b> • <b>East</b> : Adj. Plot No. 19, • <b>West</b> : Adj. Society Road, • <b>North</b> : Adj. Plot No. 33, • <b>South</b> : Adj. Plot No. 31	15.02.2022 Physical Possession	Rs. 12,36,000/- Rs. 1,23,600/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
5.	Mr. Pravin Laji Singh (Dasturwad Branch)	Rs. 4,04,625/- as on 05.04.2021 + further interest & other charges	Flat No 302, Admeasuring 630 Sq. Ft. I. E. 58.55 Sq. Mtr. Super Built Up Area Bearing Sisodara Ganesh Village Panchayat House No 2301/11 Alongwith Undiivided Share In Land Admeasuring 18.80 Sq. Mtr. On Third Floor Of Multi Storied Building Constructed By Shree Kunthunath Co. Op Housing Society Ltd. On Sisodara Ganesh Tika No 1, Survey No 1615, Admeasuring 80.36 Sq. Mtr. , Survey No 1616 Admeasuring 87.63 Sq. Mtr. , Survey No 1617 Admeasuring 95.22 Sq. Mtr., - Total Admeasuring 263.21 Sq. Mtr. Situated At BhrahmanFalia, Sisodara Ganesh Village, Tal & DistNavsari In The Name Of Pravin Lalji Singh. • <b>Bounded by:</b> • <b>East</b> : Road, • <b>West</b> : Flat No. 303, • <b>North</b> : Flat No. 301, • <b>South</b> : Private Property	27.04.2021 Physical Possession	Rs. 4,61,000/- Rs.46,100/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
6.	M/S Shree Ganesh Traders Prop. Ranjitkumar Maganbhai Solanki (Dasturwad Branch)	Rs. 10,42,996/- as on 31.07.2019 + further interest & other charges	Flat No. 402, Adm. 970 Sq. Ft. i.e. 90.14 Sq. mtr. alongwith undivided share in Land bearing Navsari Municipal Ward No. 9, House No. 28/12, Situated On Fourth Floor Of Akshar Apartment, Building Constructed By Akshar Co. Op. Housing Society Ltd. On Navsari City Survey Tikka No 11/5, City Survey No 3, 4, 80, 82 Land Situated On Dudhiya Talav Main Road, Navsari Dist, Navsari In The Name Of Mr. Ranjitkumar Maganbhai Solanki. • <b>Bounded by:</b> • <b>East</b> : Open to SKY, • <b>West</b> : Staircase, • <b>North</b> : Flat No. 403, • <b>South</b> : Flat NO. 401.	19.01.2024 Physical Possession	Rs. 11,49,000/- Rs. 1,14,900/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
7.	M/s Shirja Sarees Prop.: Khemkaran Badriprasad Sharma (Dindoli Branch)	Rs. 76,96,851/- as on 30.03.2024 + further interest & other charges	All that piece and parcel of immovable property bearing Flat no. C-201 adm. 1710 sq. ft. i.e. 158.92 sq. mtr. on the 2nd Floor of C Building together with undivided proportionate share in land under the said building situated in residential complex known and named as “Royal Residency” developed and standing on land bearing Revenue Survey No. 43/2, Block no. 87 adm. 6273.00 sq. mtr., T.P. Scheme No. 53 (Magob – Dumbhal), Final Plot no. 29 adm. 2508.00 sq. mtr. of Village Magob, Tal.: Udhna, Dist.: Surat standing in the name of Khemkaran Badriprasad Sharma	11.09.2024 Physical Possession	Rs. 76,05,000/- Rs. 7,60,500/- Rs. 50,000/-	M.N. Roy Chief Manager, Dindoli Branch, Surat (M) : +91-7567883867
8.	M/s Sanvee Fashion Prop.: Kailashi Khemkaran Sharma (Dindoli Branch)	Rs. 76,80,284/- as on 30.03.2024 + further interest & other charges				
9.	M/s. Krupa Art Mr. Dilip Sumamal Khatri (Partner) Mr. Pankaj Dilip Khatri (Partner) Mrs. Harsha Dilip Khatri (Guarantor) (Lal Darwaja Branch)	Rs. 1,41,21,219/- as on 27.08.2024 + further interest & other charges	All that piece and parcel of the immovable Property known as Flat No-302 admeasuring 2867.00 Sq.Fts Super Built up area& 1777.77 SqFts. i.e 165.22 SqMtrs. Built Up area on the 3rd Floor of the building No.30 Type of “A/4” Named and Known as “Green City Gold” Together with undivided proportional share adm 14.38 Sq.mtrs in the land underneath the said building in the common roads and COP adm 31.99 Sq.mtrs constituting the land bearing F.P No.89/A of T.P No.50 (Bartha), Block No.138 (R.S No-47/2), Block No.139 (R.S.No47/1), Block No.140 (R.S No.46/1), Block No.141( R. S No.46/2), Block No.142 (R.S No.47/3) and Block No.144 (R. S No.53), collectively New Block No.138 admeasuring 115234.00 Sqmtrs land of Village : Bhatha situated in the Bhatha area of Surat City: Sub –district: Choryasi, District: Surat. • <b>Bounded by:</b> • <b>East</b> : RCC Road, • <b>West</b> : Building No. 31, • <b>North</b> : Building No. 29, • <b>South</b> : Internal Road.	28.02.2025 Physical Possession	Rs.1,07,15,000/- Rs. 10,71,500/- Rs. 50,000/-	Mohit Singhi Chief Manager, Lal Darwaja Branch, (M) : +91-7506061451
10.	Kamalkumar Kanaiyalal Lumbhani (Borrower), Kanaiyalal Shantilal Lumbhani (Co-borrower) (Nanpura Branch)	Rs. 16,60,513.20 as on 30.11.2021 + further interest & other charges	All that piece and parcel of Immovable property bearing Plot no 78, admeasuring 41.80 sq. mtrs together with undivided proportionate share adm. 29.73 sq. mtrs. in road & COP in “Sahjanand Vatika”, R.S. Number 11, Block no. 19, Village: Velanja, Taluka: Kamrej, Distt-Surat.	11.03.2022 Physical Possession	Rs. 10,53,000/- Rs. 1,05,300/- Rs. 10,000/-	Upendra Kalluru Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
11.	Rameshbhai Balubhai Kothiya (Borrower), Chandan Rameshbhai Kothiya (Co-borrower), Mitesh Rameshbhai Kothiya (Co-borrower) (Varachha Branch)	Rs. 45,03,721/- as on 06.02.2024 + further interest & other charges	All the piece and parcel of immovable property known as plot no. 211 (after Re-Survey Block no. 12670) admeasuring 108.64 sq. mtr. alongwith adjoin margin done adm. 09.80 sq. mtr. together with undivided proportional share adm. 39.40 sq. mtr. in the common roads and COP in the Housing Estate named and known as “Sukh Shanti Row House” consisting the land of sub plot No. 1 adm. 48348 sq.mtr. of Block no. 323 adm. 50778 sq. mtr. (Revenue Survey no. 342+346+343/2+346) of Village: Velanja, Sub-district: Kamrej, Dist.: Surat. • <b>Bounded by:</b> • <b>East</b> : South Road, • <b>West</b> : Block No. 324 and 325, • <b>North</b> : Block No. 327 and 328, • <b>South</b> : Road.	16.09.2024 Physical Possession	Rs. 46,49,000/- Rs. 4,64,900/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
12.	Manubhai KalubhaiKalsariya& Kiran Manubhai Kalsariya (Orna Branch)	Rs. 21,08,252/- as on 21.06.2021 + further interest & other charges	Plot No. 116, Admeasuring 77.06 Sq. Mtr. (As Per Village Farm No. 7/12 Revised Block/ R.S. No. 957 Adm. 74.42 Sq. Mtr., Old Block / R.S. No. 95/116) with Proportionate Undivided Inchoate Share of Road and COP Adm. 46.10 Sq. Mtr. in “Shiv Residency”, with All Appurtenances Pertaining Thereto, Standing on Land bearing R.S. No. 78, Block No. 95, Lying being and situated At Village - Mankana, Tal.: Kamrej, Dist.: Surat Owned By Mr. Manubhai Kalubhai Kalsariya • <b>Bounded by:</b> • <b>East</b> : Society Road, • <b>West</b> : Plot No. 103, • <b>North</b> : Plot No. 115, • <b>South</b> : Society Common Road	13.03.2023 Physical Possession	Rs. 13,50,000/- Rs. 1,35,000/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548