

**E-AUCTION SALE NOTICE** Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & Rule 9(1) 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/properties mortgaged/charged to the Central Bank of India, Secured Creditor, the Sombolic possession of which has been taken by the Authorised Officer of Central Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is", on **30.06.2025** between 11:00 AM to 02:00 PM, for the recovery of dues to the Central Bank of India, Secured Creditor from the following Borrower (s) and Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) of the property is furnished below.

Sl. No.	Name and address of Borrowers/Guarantor	Details of the Secured Asset	Date of Possession	Date of Demand Notice & O/S Dues	Reserve Price
					EMD Price
					Bid Increase Amt.

1.	BRANCH: MUZAFFARNAGAR CITY Borrowers: M/s Durga Trading Co. Proprietor: Shri Sudhir Jain, Shri Sudhir Jain Proprietor of M/s Durga Trading Co. Guarantors: Smt. Geeta Jain W/o Sh. Sudhir Jain, Sh. Rajeev Jain S/o Shri Ashok Kumar Jain, All Residents of : 206/1 Premपुरi, Muzaffar Nagar (Uttar Pradesh).	Residential House (Land & Building), bearing Municipal No. 206/1 situated at Mohalla Premपुरi, Muzaffarnagar, land admeasuring area 108.65 square meter, Ground Floor covered area 104.17 square meter, First Floor covered area 106.20 square meter and Second Floor covered area 23.07 square meter, in the names of Shri Rajeev Jain s/o Shri Ashok Kumar Jain and Smt. Geeta Jain w/o Shri Sudhir Kumar Jain: Bounded: North- side measuring 22' 8" / Raasta 12' wide, South- side measuring 22' 8" / House of Shri Inderjeet, East- side measuring 52' 6" / House of Shri Satpal, West- side measuring 50' 6" /House of Shri Bhagwan Singh.	19.10.2023 (Symbolic)	13.06.2023 Rs. 34,04,316/- as on 13.06.2023 + interest & other expenses (less recovery thereafter, if any)	Rs. 46,00,000/- Rs. 4,60,000/- Rs. 20,000/-
2	Branch: Khurja Borrowers: 1. M/s Aarti Industries, Proprietor Smt. Suneeta Devi w/o Mr. Balmukund Pandit, Address: Gate No. 128, Opposite Lord Radha Krishna Public School Wajid Pur, Khurja, District Bulandshahar. 2. Smt.Suneeta Devi w/o Mr. Balmukund Pandit, Address: House No. 684, Khaweshgyan Kasba, Khurja, Pargana & Tehsil, Khurja, District Bulandshahar. Guarantor: Mr. Balmukund Pandit s/o Late Badho Pandit, Address: House No. 684, Khaweshgyan Kasba, Khurja, Pargana & Tehsil, Khurja, District Bulandshahar.	Industrial Property at Khet No. 128, admeasuring area 0.191 hectare, which comes of 1910 sqr. Mtr., situated in Village Wajeed Pur, Pargana & Tehsil Khurja, District Bulandshahar, in the name of Mr. Balmukund Pandit s/o Late Bahdo Pandit. Bounded as under: North - Khet of Sohan Lal, South- Bamba, East- Khet of Jagdish Prasad & others, West- Khet of Amba Prasad & others.	15.01.2022 (Symbolic)	01.09.2021 Rs. 67,38,214.59 as on 01.09.2021 + interest & other expenses (less recovery thereafter, if any)	Rs. 79,14,000/- Rs. 7,91,400/- Rs. 30,000/-
3	Branch: Muzaffarnagar Borrowers: 1. Smt. Lokesh Wati W/o Shri Dev Pal. Legal heirs of deceased borrower Shri Dev Pal. 2. Sh. Ram Kumar (Son) 3. Ms. Preeti (Daughter), 4. Sh. Parveen Kumar (Son), All residents of 424/3 Almaspur, Muzaffarnagar [U.P.].	Equitable Mortgaged Residential Land & Building situated at 424/3 Almaspur, Muzaffarnagar [U.P.], admeasuring 41.80 sqr. mtr. , in the name of Smt. Lokesh Wati and Shri Dev Pal. Bounded as under: North - Plot of others, South - Plot of Mrs. Shakuntla, East - Road 20 feet wide, West - Plot of Shri Ramesh Chand.	09.08.2023 (Symbolic)	07.05.2021 Rs. 7,31,047/- as on 07.05.2021 + interest & other expenses (less recovery thereafter, if any)	Rs. 10,26,000/- Rs. 1,02,600/- Rs. 10,000/-
4	Branch: Khatauli Borrowers: M/s Sugartech Accessories Proprietor Sh. Shamshad Ali & Sh. Shamshad Ali S/o Sh. Mohd. Yasin, Address: H. No. 177, Mohalla Shanti Nath Nagar, Khatauli, District Muzaffarnagar.	Residential Property (Land & Building) situated at H. No. 177, Mohalla Mutfarik , Ward No. 1, Khatauli, Muzaffarnagar, UP -251201, measuring land area 66.68 sq. mtr. In the name of Mr. Shamshad Ali s/o Mohd. Yasin. Bounded as under: East: Road, West: House of Sh. Qayum Khan, North: House of Sh. Hasim, South: House of Smt. Jamila Begum.	02.03.2023 (Symbolic)	02.06.2022 Rs. 21,04,750/- as on 02.06.2022 + interest & other expenses (less recovery thereafter, if any)	Rs. 18,59,000/- Rs. 1,85,900/- Rs. 20,000/-
5	Branch: Muzaffarnagar Borrower: 1. Shri Sumit Kumar; Legal heir / Son of deceased borrower Shri Satyapal Singh Address: H. No. 519, Village Sarvat, Bahar Hadood, Near Tanki, Muzaffarnagar. 2. Shri Neeraj Kumar s/o Shri Baleshwar Both residents of : 604 Indira Colony, Muzaffarnagar. Guarantors: 1. Shri Pradeep Kumar s/o Shri Baleshwar. 2. Smt. Sumitra w/o Shri Baleshwar Both residents of: 604 Indira Colony, Muzaffarnagar.	Residential House (Land & Building), situated at H. No. 519, Indra Colony, Village Sarwat (Outer Area) Muzaffarnagar, admeasuring 100.00 sqr. yards., in the names of Shri Satyapal s/o shri Pitam Singh, Smt. Sumitra W/o Shri Baleshwal Pal, Shri Pradeep Kumar s/o Shri Baleshwar Pal & Shri Neeraj Kumar s/o Shri Baleshwar Pal. Bounded as under: North- Property of Vakeel Sahab, South- Property of Baniya, East- Raasta, West- Property of punjabi.	11.12.2024 (Symbolic)	06.06.2024 Rs. 9,10,729/- as on 06.06.2024 + interest & other expenses (less recovery thereafter, if any)	Rs. 22,75,000/- Rs. 2,27,500/- Rs. 20,000/-
6	Branch: Khatauli, Muzaffarnagar Borrower: 1. Smt Najma Parveen w/o Shri Izhar Ahmad. 2. Shri Izhar Ahmad, Both Residents of: H. No. 137, Mohalla Devidas, Khatauli, District Muzaffarnagar- 251201.	Commercial Shop, admeasuring 29.26 sqr.mtr., situated at Mohalla Rajaram, Khatauli, District Muzaffarnagar, in the name of Smt. Najma Parveen w/o Shri Izhar Ahmad. Bounded as under: North-Shop of Dayanand Sharma, South- - Shop of Atar Sain, East- Rasta Bada Bazar, West- House of Izhar Ahmad.	11.12.2024 (Symbolic)	04.09.2024 Rs. 9,06,152/- as on 04.09.2024 + interest & other expenses (less recovery thereafter, if any)	Rs. 24,85,000/- Rs. 2,48,500/- Rs. 20,000/-
7	Branch: Bulandshahar Borrowers: M/s Baba Departmental Store Address: Shop No. 316, Mohalla Kothiyat on Main Chand Pur Road Opposite St. Moina School, Bulandshahar. Mr. Naveen Kumar Goel (Proprietor), H. No. 36, Devipura II, Near Krishna Place, Bulandshahar. Guarantor: Mr. Utkarsh Agarwal S/o Mr. Naveen Kumar Goel, H. No. 36, Devipura II, Near Krishna Place, Bulandshahar.	Ground Floor and First Floor of Commercial Property (Land & Building) bearing Municipal No. 316, with Ground Floor Rights only, situated at Mohalla Kothiyat, Chandpur Road, Bulandshahar, admesuring area 64.41 sqr. mtr. in the name of Naveen Kumar Goel. Bounded as under: North- House of Naj Mohd, South- Chandpur Road, East- House of Naj Mohd, West- House of Vijay kumar. Name of Document: Sale deed. Book No. 1, Volume 594 at Pages 429/434 at Sr. No. 494 dtd. 23/02/2000.	24.10.2024 (Symbolic)	11.07.2024 Rs. 10,65,975.00 as on 11.07.2024 + interest & other expenses (less recovery thereafter, if any)	Rs. 55,83,000/- Rs. 5,58,300/- Rs. 20,000/-
8	Branch: Bulandshahar Borrowers : 1. M/s Vinod Kumar Thekedar, Proprietor: Shri Vinod Kumar , Address: House No.555/II, Shanti Niketan, Near Numaish Ground, Bulandshahar [UP]. 2. Shri Vinod Kumar, Address: House No.555/II, Shanti Niketan, Near Numaish Ground, Bulandshahar [UP]. 3. Guarantor: Smt. Suman Lata W/o Shri Vinod Kumar, Address: House No. 555/II, Shanti Niketan, Near Numaish Ground, Bulandshahar [UP].	Residential House bearing H. No.555/11, Shanti Niketan, Ashok Nagar, Near Numaish Ground, Bulandshahar, admeasuring Land area 167.32 sqr. Mtr., in the names of Smt. Suman Lata w/o Shri Vinod Kumar and Shri Vinod Kumar s/o Shri Bhojraj Singh. [As per Sale Deed property address is Mohalla Bhoor, Bulandshahar]. Bounded as under: North- House of Jagmohan Lal, South- Raasta 28 ft wide, East-Property of Sh. Bijendra Kumar, West- House of Shri Surendra Kumar.	24.10.2024 (Symbolic)	15.06.2024 Rs. 39,32,277/- as on 15.06.2024 + interest & other expenses (less recovery thereafter, if any)	Rs. 86,23,000/- Rs. 8,62,300/- Rs. 20,000/-
9	Branch: Khatauli, Muzaffarnagar Borrower: 1. Shri Ankit Kumar Jain S/o Shri Narendra Kumar Jain. 2. Smt. Raj Rani [Legal heir; Wife of Late borrower Narendra Kumar Jain] , Both Residents of: H. No. 129, Mohalla Sharafaan, Khatauli, District Muzaffarnagar- 251201.	Residential Property (Land and Building), admeasuring 132.40 square yards at H. No. 129, Mohalla Sharafaan, Khatauli, District Muzaffarnagar, in the name of Shri Ankit Kumar Jain s/o Shri Narendra Kumar Jain. Bounded as under: North- 2 Courtyard & Common Gali, South- House of Maya Devi & Temple, East- Chabutra then Road, West- Ab chack.	11.12.2024 (Symbolic)	05.08.2024 Rs. 16,07,592/- as on 05.08.2024 + interest & other expenses (less recovery thereafter, if any)	Rs. 20,89,000/- Rs. 2,08,900/- Rs. 20,000/-
10	Branch: Bijnor Borrower: 1. M/s Modern Furniture House - Prop. Shri Vasim . 2. Shri Vasim, Address: Mohalla Bhatan, Near Bhatan School, Bijnor - 246701 [UP]. Guarantor: Shri Moh. Sagar S/o Modh. Yahiya, Address: H.No. 88, Back side of Popular Dairy, Kazipara Sumai, Bijnor 2. Shri Vasim (Legal heir; Son of deceased guarantor Smt. Alla Rakkhi) Address: Mohalla Bhattan, Near Bhatan School, Bijnor 3. Shri Mohsin Akhtar (Legal heir; Son of deceased guarantor Smt. Alla Rakkhi) Address: Mohalla Bhattan, Near Bhatan School, Bijnor 4. Shri Majid Hussain S/o Shri Wazid Hussain (Guarantor) Address: H. No. 361, Mohalla Kazipara Junubi, Bijnor.	Residential house (Land & Building) situated at Mohalla Bhatan (Kacha Bagh), Near Aneesh ki Chakki, Kuaro Wali Masjid, Bijnor - 246701, in the name of Smt. Alla Rakkhi w/o Shri Naseem Akhtar urf Bundan. Bounded as under: North- Road 28 ft, South- Road 28 ft, East- House of heirs of Nanhe Kumhar, West- Road 40 ft wide.	03.04.2025 (Symbolic)	12.01.2024 Rs. 19,54,195/- as on 12.01.2024 + interest & other expenses (less recovery thereafter, if any)	Rs. 22,23,000/- Rs. 2,22,300/- Rs. 20,000/-

Details of encumbrance over the above property, as known to the Bank - Not Known

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that above described immovable properties mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Central Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" (Exclusive of Furniture / Fixture / Stocks / Movables) basis on 30.06.2025 through online web portal (<https://baanknet.com>), for recovery of below mentioned amount dues to the Central Bank of India, Secured Creditor from the above mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price& EMD and other details are mentioned in above 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. Last date of deposit of EMD will be 30.06.2025

This may also be treated as notice under Rule 8(6) / Rule 9(1) of security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e-Auction sale on the above date.

For participating in the E-auction sale, the intending bidders should register their details with the service provider <https://baanknet.com/eauction-psb/bidder-registration> well in advance and shall get user ID & password. Intending bidders advised to change only the password. Bidder may visit <https://baanknet.com> for educational videos. For detailed terms & conditions of sale, please refer to the link provided Bank's website: www.centralbankofindia.co.in.

Bidder will register on website <https://baanknet.com/eauction-psb/bidder-registration> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited as per the instruction provided on the website (<https://baanknet.com>).

The highest and successful bidder should pay the 25% of the bid amount (including EMD amount) on the same or next day of auction. EMD amount shall be forfeited, if the successful bidder fails to pay the 25% of the bid amount within the next day of auction. The entire bid amount should be paid within 15/30 days of the confirmation of sale. Failure to pay the bid amount within the stipulated time will lead to forfeiture of the amount already paid.

Sale Certificate shall be issued only in the name/s of the person/s who has/have submitted the bid, not in the name of any other person/s. Successful bidder shall bear the registration costs/stamp duty or any other cost applicable.

The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 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.