सेन्ट्रल बैंक ऑफ इण्डिया
सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

क्षेत्रीय कार्यालय, लाल दरवाजा, अहमदाबाद-380001

APPENDIX- IV-A

[See proviso to rule 8 (6)]

Sale Notice for Sale of Immovable Properties

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 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" on date **29.09.2025** for recovery of due to the Central Bank of India from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties.

Name of the Borrowers / Guarantors/Mortgagers and Contact Detail of Branch	**Demand Notice Date & Due Amount**	Description of Immovable Properties	**Reserve Price 10% EMD**
M/s. Kotak Agency (Borrower) Mr. Montukumar Dhirajlal Kotak (Mortgagor) (Branch – Sola Road, Region - Ahmedabad, Mr Jitendra Nagar, Branch Manager, (M): 7567883837) Authorized Officer: Mr. Neelabh Singh, Mob: 9909977578)	**13.12.2018** **Rs.28,29,576 + Interest+ Other Charges**	1. Equitable Mortgage Of Property In The Name Of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No.341, Third Floor, Admeasuring 11.61 Sq. Mtr, Ratnamani Complex Of Tej Develpers & Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No.1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabd, Gujarat, Bounded By: East: Office No.313, West: Common Wall With Office No.314, North: Road, South: Common Stair	**Rs.5,50,000.00** **Rs. 55,000.00** **(Physical Possession)**
		2. Equitable Mortgage Of Property In The Name Of Mr. Montukumar Dhirajlal Kotak, Commercial Shop No.441, Fourth Floor, Admeasuring 11.61 Sq. Mtr, Ratnamani Complex Of Tej Develpers & Rajiv Developers, Near Nagar Seth No Vando, Gheekanta, Ahmedabad, Constructed On Bearing City Survey No.1653/1/A, 1680 And 1681/A/1, Mouje Shahpur-2, Taluka City, District And Sub District Ahmedabd, Gujarat, Bounded By: East: Office No.413, West: Common Wall With Office No.414, North: Road, South: Common Stair	**Rs.5,05,000.00** **Rs. 50,500.00** **(Physical Possession)**

E-Auction	**Date of Inspection & time**	**Last date & time for deposit of Bid amount**	**E-Auction Date & time**

	15th Sep 2025 02.00 PM to 4.00PM	**29.09.2025 up to 4.30 PM**	**29th Sep 2025 12.00 PM to 5.00PM**

The auction will be conducted through the Bank's approved service provider **https:// baanknet.com (PSB Alliance Pvt. Ltd.)**, Bidder to register on e-Auction Platform **https://baanknet.com/** using his mobile number and email-id, As a part of e-KYC the documents will be verified by the system, The interested Bidders/Purchasers has to transfer the EMD amount using online mode (i.e. NEFT/Transfer/UPI/Net Banking) in his Global EMD Wallet well in advance before/during the auction time In case EMD amount is not available in Global EMD Wallet, (system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the auction time). Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem. For detailed terms and conditions please refer to the link provided in **www.centralbankofindia.co.in** or auction platform **https:// baanknet.com (PSB Alliance Pvt. Ltd.)**. For further details contact Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Ahmedabad, during the office hours on any working days. Contact: Mr. Vishnu Kumar Sharma, (M) 8103522858

STATUTORY **15 DAYS SALE NOTICE** UNDER RULE 8(6) & 6(2) OF THE SARFAESI ACT, 2002

Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor.

Date: 04.09.2025
Place: Ahmedabad

Sd/- Authorized Officer, Central Bank of India