सेन्ट्रल बैंक ऑफ़ इंडिया
Central Bank of India

Regional Office Astley hall , Rajpur Road Dehardun -248001(Uttarakhand)

APPENDIX-IV-A

[See proviso to rule 8(6)]

Sale notice for sale of Immovable/Movable 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 provision 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 properties mortgaged/ charged to the Secured Creditor, physical possession, symbolic possession (specifically marked against the property) of which has been taken by the Authorized Officer of Central Bank of India (Secured Creditor) will be sold on "AS IS WHERE IS " and "AS IS WHAT IS " and " WHATEVER THERE IS" and " NO COMPLAINT" basis on **06/03/2026 between 10.00 A. M. to 05.00 P.M.** through online web portal (**https://baanknet.com/)** as mentioned below against the properties for the recovery of amount due to the Secured Creditor from the Borrowers and Guarantors as mentioned below. To the best of knowledge and information of the Authorized officer, there are no encumbrances on the property. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the property, prior to submitting their bid. The Reserve Price and Earnest Money Deposit (EMD) is also mentioned below against each property. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.bank.in

Branch –DEHARADUN (Uttrakhand), Mob: 8859503201, E-mail ID: bmdehr0285@centralbank.bank.in

Sr. No	Name of the Borrower/ Guarantors / Mortgagors	Demand Notice Date & Due Amount (Rs. In lac)	Property Details	Reserve price/ EMD/ Bid increase (In Rs.)
1.	**Borrower: 1. M/s Swastik Life Science Through Prop. Sh. Anuj Kumar S/O- Sh. Brij Vilas Singh** **Address. 1:-** 533/2 Preet Vihar Colony Paniyala Road Roorkee , Roorkee-247667, Dist-Haridwar (Uttarakhand) **Address. 2:-** Lane No-26,village-salempur Rajputan, Near Shiv Mandir (Devi Temple) , Krishna Nagar, Pargana Bhagwanpur, Tehsil-Roorkee Dist-Hardwar - (Uttarakhand)	15/07/2021 Rs. 1,65,05,897.00/- + Interest & other expenses Date of Possession 26/11/2021 (Symbolic)	Equitable Mortgage of Residential house situated at part of Khasra No. 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843/1 & 1847, Lane No-26,village-salempur Rajputan, Near Shiv Mandir (Devi Temple) , Krishna Nagar, Pargana Bhagwanpur, Tehsil-Roorkee Dist-Hardwar -Uttarakhand, Area 53.81 sqr mtr. in the name of Sh. Anuj Kumar s/o-Sh. Brijvilas Singh. **Boundaries as per Deed:** East: Land of Sh. Dharampal West: Land of Sh. Jyoti Prasad Kala North: Land of Sh. Khanduri South: Raasta 16 ft. wide	**Reserve Price** -Rs. 17,21,000.00/- **EMD Amt. -** Rs. 1,72,100/- **Bid Increase Amt.** Rs. 20,000/-

Date of Inspection & time	Last date & time for deposit of Bid amount	E-Auction Date & time
28th FEBRUARY -2026 Up to 4.00PM	**6th MARCH -2026 Up to 4.00PM**	**6th MARCH -2026 , 10.00 AM to 5.00 PM with Auto Extension of 10 minutes**

The auction will be conducted through the Bank's approved service provider: Website of E-auction agency https://baanknet.com/ E-auction agency contact details are:

प्राधिकृत अधिकारी
कृते सेन्ट्रल बैंक ऑफ इण्डिया
क्षेत्रीय कार्यालय,
देहरादून

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- PSB Alliance eBKray Helpdesk No. **+918291220220** Email: **support.baanknet@psballiance.com**

For Any queries related to bidder registration and EMD payment/refund related queries: Email: **support.baanknet@psballiance.com** Please contact the helpdesk officials during office hours on the working days

It is advisable for Bidders to complete the following formalities well in advance.

Step 1: Bidder/Purchaser registration: Bidder to register on e-Auction Platform https://baanknet.com/ using his mobile number and email-id

Step 2: KYC verification: As a part of e-KYC the documents will be verified by the system.

Please note that Steps 1 & 2 should be completed by bidder **well in advance.**

Step3: EMD amount: 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. In case of offers for more than one property bidders will have to deposit EMD for each property. 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

Please follow the guidelines available at https://baanknet.com/ for payment of EMD/bidding during auction process

Step 4: Bidding Process and Auction Results:
Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3.

In case there is sole bidder for any property, the sole bidder will have to participate in the e–auction and will have to increase his/her/its offer at least by the amount equal to the amount of *bid increase amount* as mentioned in the table above against the property concerned failing which he will not be entitled to be declared successful bidder.

Please follow the guidelines available at https://baanknet.com/ for payment of EMD/bidding during auction

For detailed terms and conditions of the sale, please refer to the link provided on our Banks Website www.centralbankofindia.bank.in

Date: 29th JANUARY 2026
Place: Dehradun

Authorized Officer, Central Bank of India
E-MAIL ID: recvdehrro@centralbank.bank.in

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