સેન્ટ્રલ બેંક ઑફ ઇન્ડિયા
सेन्ट्रल बैंक ऑफ इण्डिया
Central Bank of India
CENTRAL TO YOU SINCE 1911

REGIONAL OFFICE:
1st Floor, City Telephone Exchange,
BSNL Bhavan, Nr. Kuber Bhavan,
Jail Road, Baroda-390 001

E- AUCTION SALE NOTICE

"APPENDIX- IV-A"
(See Proviso to rule 8(6))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 16-10-2026

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 mortgaged / charged to the secured creditor, the Physical / Symbolic 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 **16-10-2026** for recovery of dues to the secured creditors from Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit is displayed against the details of respective properties.

DESCRIPTION OF IMMOVABLE PROPERTIES

No.	Name of Branch & contact of BM/ Authorised Officer	Name of Borrower/s and Guarantor/s	Description of immovable properties	Demand Notice Date & Due Amount	Reserve Price EMD Bid Increase amount
1	**B/O- FATEHGANJ BRANCH HEAD- Mr. SUNIL JAIN MO-7000616263** **Authorised Officer- Mr. SUNIL JAIN MO-7000616263**	**M/S ALUMINUM FINISHERS (OPC) PRIVATE LIMITED , DIRECTOR TANMAY SHIVKUMAR**	**Collateral security with details: -** All the part and parcel of the property consisting of Shop no. 01 to 28, 2nd Floor, Tower H situated at R.S no. 231/1, Tika no.94,93/28,93/4,93/27,93/20,93/19,93/5 ,93/24,93/22,93, City Survey no. 579,580,581,582,583,584,585,602,603,6 04,605, **APSARA SKYLINE**, OPP. Alpana Talkies, Pratapnagar Main Road, Pratapnagar, Vadodara. **Boundaris of Shop as follows: -** **Boundaries for Shop no. 1& 2** East:Main Road West:Shop no.03 North:Internal Road South:Shop no. 27&28 **Boundaries for Shop no. 3 to 8 & 21** East:Shop no.01,02,27,28 West:Stair & Lift North:Internal Road South:Parking **Boundaries for Shop no. 9 to 20** East: Stair & Lift West:Passage North:Internal Road South:Parking **Boundaries for Shop no. 27&28** East: Shop no.87 West:Passage North:Shop no.59 South: Shop no.57	**DEMAND NOTICE 13.05.2026 ₹ 91921945.78 (Rs. Nine Crore Nineteen Lakhs Twenty-One Thousand Nine Hundred Forty-Five & Paise Seventy-Eight Only)**	**Reserve Price 4,95,00,000/-** **EMD AMOUNT** **49,50000/-** **Bid Increase Amount; 50,000/-**
2	**B/O-NEW VIP RAOD Branch Head- Mr. SAURABH SHAH Mo- 9726559398** **Authorised Officer- PRANESH KUMAR Mo- 8780564993**	**Mr. Vankar Kalpeshbhai Parsottambhai & Ms. Vankar Rekhaben Kalpeshbahi**	**Primary security with details: -** Immovable Property bearing Unit/ Flat no.101 at 1st floor, Tower-D admeasuring area 78.99 Sq. Mtr. and other common undivided area 27.18 Sq. Mtr. In the scheme namely "AKSHAR RESIDENCY" constructed on the land bearing R.S. No. 130 total admeasuring area 4350 sq.mt. in Mouje Village – Vadsar, In Registration District Vadodara, and Sub District Vadodara.	**DEMAND NOTICE 19.01.2026 ₹30,29,007/- (Rs. Thiry Lakhs Twenty-Nine Thousand Seven Only)**	Reserve Price 19,40,000/- EMD AMOUNT 1,94,000/- Bid Increase Amount; 10000/-

			Near Diya Grand City Vadsar Road, Vadodara – 390010. Bounded as follows: **Boundaries:** East: Society Road West: Common Passage between Flats North: Common Stairs South: Flat No. D-102/**Vadodara bounded as under:** **East: Sub Plot No. D – 241 after leaving Margin** **West: Sub Plot No. D - 239** **North: Sub Plot No. D -233 after leaving Margin** **South: 6.00 Mtrs society internal road.**		
3	**B/O-NEW VIP RAOD** **Branch Head- Mr. SAURABH SHAH** **Mo- 9726559398** **Authorised Officer-PRANESH KUMAR** **Mo- 8780564993**	**Mr. BipinKumar Bholabhai Patel**	**Primary security with details: -** **In registration District Vadodara and Sub District Vadodara Moje Village Tarsali , immovable property bearing Unit/Flat no. 311 at 3rd floor in the scheme namely "LAKSHYA ERA" CONTRUCTED on the land bering R. S. no. 863/1 Paiki, Tarsali Chowkdi, Nr. NH-8, Bypass, Tarsali, Vadodara-390009, Gujarat. It is bounded as under:** **East:** Flat no.304 **West:** Road **North:** Flat no. 312 **South:** Flat no.310	**DEMAND NOTICE 01.03.2025 & Rs.493384.14 (Rs. Four Lakhs Ninety-Three Thousand Three Hundred Eighty-Four & Paise Fourteen Only)**	Reserve Price ₹ 9,20,000/- EMD AMOUNT ₹ 92,000/- Bid Increase Amount: 5000/-
4	**B/O-NEW VIP RAOD** **Branch Head- Mr. SAURABH SHAH** **Mo- 9726559398** **Authorised Officer-PRANESH KUMAR** **Mo- 8780564993**	**Mr. Solanki Sureshbhai Antorbhai (Borrower) & Mr. Solanki Gautam Sureshbhai**	**Block/Survey No. 103 Paiki 1, 106 Paiki 1, T.P. scheme No.6, F.P.NO. 73, in the said land development Permission and as per approved map the scheme has been organized in the name of VIRVILLA Paiki House No. 18 having Plot area 32.50 sq.mtr, Proportionate undivided road and plot area 18.92 sq. mtr., and Construction area 42.79 sq. mtr., of Moje Sayajipura Ta. and Dist. Vadodara.** **Boundaries:** **East: Compound Wall** **West: 7.5 Mtr. Society Internal Road** **North: House No. 19** **South: House No. 17**	**DEMAND NOTICE 19.08.2025 Rs.32,38,669.94/- (Rupees Thirty-Two Lakh Thirty-Eight Thousand Six Hundred Sixty-Nine & Ninety-Four Paisa only)**	Reserve Price ₹ 29,00,000/- EMD AMOUNT ₹ 2,90,000/- Bid Increase Amount: 20,000/-

- **E Auction Date 16-10-2026, Time 12.00 Noon to 6.00 PM with Auto Extension of 10 Minutes.**
- Auction will be conducted through the bank's Approved service provider "URL: https://baanknet.com "
- 1) **Property Inspection Date & Timing: 09-10-2026 between 10.00 am to 3.00 pm**
- 2) Bidder will register on website and Upload KYC documents and after verification of KYC Documents by the Service provider, EMD to be deposited in Global EMD wallet through NEFT/RTGS/TRANSFER (after generation of Challan).
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, may contact to https://baanknet.com Helpdesk Number 8291220220 or go to Help section (User Manual).
- The Auction Sale is conducted on "As is where is, As is what is and whatever there is" Basis. Bank is not aware of any pending charges, taxes, etc. Purchasers are bound to verify the same and, if any, have to bear the same.

Statutory 30 days sale notice under Rule 8(6) of SARFAESI Act 2002

- *Borrower/Guarantors/Mortgagor* are hereby Notified for sale of immovable/movable secured asset towards realization of outstanding dues of Secured Creditor.

- Date: 14-09-2026
- Place: Vadodara

Authorized Officer, Regional Office,
Central Bank of India, Vadodara.

Terms and condition for E-Auction

- 01.The Sale will be done by the undersigned through e-auction platform provided at the Website https://baanknet.com on **16-10-2026(12:00 to 06:00 PM)**. The intending Bidders/Purchasers are requested to register on portal (https://baanknet.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider the intending Bidders/Purchasers has to transfer the EMD amount using online mode 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 auction. 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.
- 02. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer/UPI/Net Banking (https://baanknet.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
- 03. Platform (https://baanknet.com) for e-Auction will be provided by our e Auction service provider baanknet having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower Near Wadala Truck Terminal, Wadala East, Mumbai 400 037. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. https://www.centralbankofindia.co.in, https://baanknet.com. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from https://baanknet.com portal.
- 04. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to the last higher bid of the bidders. "The bidder shall improve their offer in multiple as mentioned above respectively which will be the bid Increase Amount". The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
- 05. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- 06.In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (https://baanknet.com), details of which are available on the e-Auction portal.
- 07. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- 08. The successful bidder shall have to deposit 25% [Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in A/c -3852304699, IFSC- CBIN0282394, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- 09. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
- 10. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing both existing and future relating to properties

- 11. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
- 12. The Sale Certificate will not be issued for pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- 13. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Central Bank of India during office hours till **15-10-2026**.
- 14. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues other than mentioned above (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
- 15. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
- 16. The sale is subject to confirmation by the Bank.
- 17. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer.
- 18. Borrowers/Guarantors/ Mortgagors 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.
- 19. Bidding in the last moment should be avoided in the bidders own interest as neither the Central Bank of India nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). In order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
- 20.For the further details contact – Central Bank of India, Regional Office, Baroda **Mr. Virendra Kumar, Chief Manager (M) 9799865295**

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Authorized Officer
Date: 14-09-2026
Place: Baroda