



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

Regional Office : 1st Floor, Narimabad,
Rathugar Street, Nanpura, Surat - 395001
Phone: 0261 - 2465841, 2465842

E-AUCTION SALE NOTICE
(UNDER SARFAESI ACT 2002) APPENDIX-IV
A SEE PROVISION TO RULE 8(6)

**SALE NOTICE FOR SALE OF
IMMOVABLE PROPERTIES
ON 15.07.2025**

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 15.07.2025 through online portal : <https://baanknet.com>, 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.

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.	Chiragbhai Pravinbhai Champaner (Borrower), Pravinbhai Laljibhai Champaner (Co-borrower) & Vijayben Pravinbhai Champaner (Co-borrower) (Amroli Branch)	Rs. 20,72,508/- as on 02.01.2024 + further interest & other charges	All that piece and parcel of the immovable property at Plot No. 256, adm 42.38 Sq. mtrs., togetherwith undivided proportionate share adm. 29.15 Sq. Mtrs., total adm. 71.53 sq. mtrs. in road & COP in "ShubhNandini Residency Vibhag -1" situated on land bearing Revenue Block No. 129/C, 130, 131(after consolidated New Block No. 129/C) of Vill: Kamrej, Tal: Kamrej, Dist. Surat. • Bounded by: • East: Other Row House, • West: Society Road, • North: Plot No. 255, • South: Plot No. 257.	19.04.2024 Physical Possession	Rs. 14,67,000/- Rs. 1,46,700/- Rs. 10,000/-	Shri Mayak Dwivedi Chief Manager, Amroli Branch, Surat (M) : +91-7567883861
2.	Mukeshbhai Punjabhai Prajapati (Borrower) (Dumbhai Branch)	Rs. 10,29,245/- as on 04.03.2025 + further interest & other charges	All the piece and parcel of immovable property bearing Plot no 318, admeasuring 42.38 mtrs together with undivided proportionate share adm. 23.95 sq.mtrs total adm 66.33 sqmtrs in "ShubhNandini Residency Vibhag-3", situated on the land bearing Block no 250/A of village-Derod, Taluka:Kamrej, Dist. Surat. • Bounded by: • East: Society Internal Road, • West: Plot No. 305, • North: Plot No. 318, • South: Plot No. 319.	17.05.2025 Physical Possession	Rs. 8,70,000/- Rs. 87,000/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
3.	Deep Prakashbhai Korat (GhodDod Road Branch)	Rs. 19,80,359/- as on 30.08.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot no. 50,Param Row House, OlpadDist: Surat • Bounded by: • East: Plot No. 57, • West: Society Road, • North: Plot No. 49, • South: Plot No. 51.	21.11.2024 Physical Possession	Rs. 14,07,000/- Rs. 1,40,700/- Rs. 10,000/-	Mr. Mukesh Kachhawah Chief Manager, Ghod Dod Road Branch (M) : +91-7567883871
4.	Ghanshyambhai Chaturbhai Sabhaya (Borrower), Chaturbhai Mohanbhai Sabhaya (Co-borrower) & Jayaben Chaturbhai Sabhaya (Co-borrower) (GhodDod Road Branch)	Rs. 12,88,986/- as on 01.07.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot no 266, (New Block no 250/A), Shubh Nandini Residency Vibhag-2, Village : Derod Tal: KamrejDist: Surat • Bounded by: • East: Plot No. 287, • West: Society Road, • North: Plot No. 267, • South: Plot No. 265.	04.10.2024 Physical Possession	Rs. 8,18,000/- Rs. 81,800/- Rs. 10,000/-	Mr. Mukesh Kachhawah Chief Manager, Ghod Dod Road Branch (M) : +91-7567883871
5.	M/s. R. Coat, Proprietor Deepak Biyani, Mrs. Bimla Devi Biyani (Guarantor) (Nanpura Branch)	Rs. 86,95,081/- as on 20.07.2023 + further interest & other charges	All that piece and parcel of the Immovable property bearing Plot no 132, 133, 134 & 135 along with undivided proportionate share in the common road and COP in the industrial estate known and named as as"VikasTexo Park" village: Hathoda, Sub-District: Mangrol, District: Surat. • Boundaries of Plot No. 132 & 133: • East: Society Road, • West: Plot No. 134, • North: Society Road, • South: Plot No. 131, 130. • Plot No. 134: • East: Plot No. 133, • West: Plot No. 135, • North: Society Road, • South: Plot No. 129. • Plot No. 135: • East: Plot No. 134, • West: Plot No. 136, • North: Society Road, • South: Plot No. 128.	04.05.2025 Physical Possession	Rs. 64,69,000/- Rs. 6,46,900/- Rs. 10,000/-	Shri Upendra Reddy K. Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
6.	Vijaykumar Parsotambhai Bhuva (Borrower), Parsotambhai Shamjibhai Bhuva (Co-borrower) (Nanpura Branch)	Rs. 14,78,027/- as on 29.06.2024 + further interest & other charges	All that piece and parcel of the immovable property bearing plot no. 137, admeasuring 48.00 sq. yards. i.e. 40.15 sq. mtr.,togetherwith undivided proportionate share adm. 29.36 sq. mtr. in road and COP in "Raj Nandini Residency Vibhag- 3", situated on the land bearing block no. 116, adm. 11736 sq. mtr. of Village: Umra, Taluka: Olpad, Dist.: Surat. • Bounded by: • East: Plot No. 138, • West: Plot No. 136, • North: Plot No. 150, • South: Society Internal Road.	18.02.2025 Physical Possession	Rs. 12,11,000/- Rs. 1,21,100/- Rs. 10,000/-	Shri Upendra Reddy K. Chief Manager, Nanpura Branch, Surat (M) : +91-7567883876
7.	Nareshbhai Pradipbhai Dhaduk (Borrower), Pradipbhai Laxmanbhai Dhaduk (Co-borrower) (Varachha Branch)	Rs. 13,15,345/- as on 06.02.2023 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot No. A/31 Consisting of Land Adm 43.44 Sq.Mtrs Alongwith Undivided Proportional Share Adm 30.90 Sq.Mtrs in Common Road And Cop in The Housing Estate Known and Named As Sahjanand Vatika, Village: Velanja, Taluka-Kamrej, Dist.: Surat. • Bounded by: • East: Plot No. 42 • West: Society Road, • North: Plot No. 30, • South: Plot No. 32.	08.05.2024 Physical Possession	Rs. 11,33,000/- Rs. 1,13,100/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
8.	Kiritbhai Veljibhai Goriya (Borrower), Apoorwa Kiritbhai Goriya (Co-borrower) (Varachha Branch)	Rs. 11,58,029/- as on 04.03.2023 + further interest & other charges	Property bearing open Plot No. 105, Adm 48.00 SqYrds.i.e 40.15 Sq.Mtrs& undivided shares of COP Adm 29.36 Sq.Mtrs of Raj Nandini Residency Vibhag - 3, situated at Block No -116 Adm Hectre1-17aare 36 Sq.Mtrs at Village Umra, Sub-Dist -Olpad, Dist:Surat. • Bounded by: • East: Plot No. 106 • West: Plot No. 104, • North: Plot No. 118, • South: Internal Road Society.	08.05.2024 Physical Possession	Rs. 9,93,000/- Rs. 99,300/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
9.	Hardikkumar Bharatbhai Sabhaya (Borrower), Dipaliben Hardikkumar Sabhaya (Co-borrower) (Varachha Branch)	Rs. 13,37,821/- as on 07.02.2018 + further interest & other charges	All that Piece and Parcel of Immovable Property Bearing Plot No. 683, Admeasuring Area 42.38 Sq.Mtrs. Together with undivided Proportionate Share in Road &COP Admeasuring 23.95 Sq.Mtrs. Total Adm. 66.33 Sq. Mtrs. in ShubhNandini Residency Vibhag-2, Situated on the Land Bearing New Block No. 250/A (Old Block Nos. 250/A, 205/B, 251, 252, 253, 255/A and 255/B) of Village- Deroad, Taluka- Kamrej, Dist-Surat. • Bounded by: • East: Plot No. 684 • West: Plot No. 682, • North: Society Road, • South: Plot No. 690.	24.05.2022 Physical Possession	Rs. 8,18,000/- Rs. 81,800/- Rs. 10,000/-	Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548

DATE & TIME OF INSPECTION : 08.07.2025 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 15.07.2025, TIME: 12.00 NOON TO 4.00 PM

(WITH AUTO EXTENSION CLAUSE IN CASE OF BID IN LAST OF 10 MINUTES BEFORE CLOSING)

- Details of Encumbrances over the property as known the bank : Not Known.
- For participating in the e-acution sale, the intending bidders should register their details with the service provider <https://baanknet.com> well in advance and shall get user ID and password. Intending bidders advised to change only the password. Bidders may visit <https://baanknet.com> for bidders are available with educational videos. For detailed terms & conditions of sale, please refer to the link provided bank's website : www.centralbankofindia.co.in.
- **For the further details contact Central Bank of India, Regional Office, Surat, Shri Gunjan Gattani (Chief Manager), M : 91-8239452548.**
- The Terms and conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

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

Borrowers/Guarantors/Mortgagers are hereby notified for sale of immovable secured towards realization of outstanding dues of secured creditors.

Sd/-

**Authorised Officer,
Central Bank of India**

Date : 09.06.2025

Place : Surat