



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

Regional Office : 1st Floor, Narimabad,
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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 25.08.2025**

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 **25.08.2025** 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.	Dineshbhai Rameshbhai Rathod (Borrower), Pinki Dineshbhai Rathod (Co-borrower) (Dasturwad Branch)	Rs. 10,37,371/- as on 30.08.2024 + further interest & other charges	All the piece and parcel of property bearing R.S. No. 206/2 Paiki 2/Paiki 2/ Paiki 31 Paiki Plot No. Dc/6, Plot Adm. 28.01 Sq. Mtr. Mithila Nagari Vasahat, Viraval, Tal & Dist Navsari. Boundaries: • East : R.S. No. 181/1, • West : Road, • North : Plot No. DC/5, • South : Plot No DC/7	10.04.2025 Physical Possession	Rs. 10,18,000/- Rs. 1,01,800/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager, Regional Office, Surat (M) : +91-8239452548
2.	Hansabhai Vardhaji Prajapati (Borrower), Parvatiben Hansabhai Prajapati (Co-borrower) (Dasturwad Branch)	Rs. 7,96,481/- as on 25.06.2021 + further interest & other charges	Property bearing Flat No. B-303, admeasuring 45.669 sq. mtr. on third floor of multi storied building named " Himalaya Complex" bearing Navsari Municipal Ward no 2. House no. 1/303, along with undivided share in land admeasuring 14.40 sq. mtr. - building being constructed on Navasari R.S. No. 623/1 paiki, city survey no. 2110 paiki T.P. Scheme No. 1, O.P. No. 218, F.P. No. 324 land situated at Shantadevi road, Navsari, Tal and Dist Navsari. Boundaries: • East : Open to SKY, • West : Flat No. 301, • North : Common Passage, • South : Open to SKY	10.04.2025 Physical Possession	Rs. 7,10,000/- Rs. 71,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
3.	Ranjitsing Udamsing Bhatheja (Borrower), Mrs. Kulwantkor R Bhatheja (Co-borrower) (Dasturwad Branch)	Rs. 75,63,932/- as on 01.07.2024 + further interest & other charges	Property bearing R. S. No. 219, T.P. Scheme 3,F.P.No. 112, City Survey Tika No. 84, City Survey No. 4478, 4479+ 4480, 4481 Paiki Non-Agricultural bearing "Snehsagar Society" Paiki Plot no. 85 Paiki Sub Plot No. 85/A, Adm 119.23 sq. mtr. + Common Plot and Common Road adm 48.16 sq. mtr. = total 168.43 sq. mtr. Alongwith Construction thereupon Adm 2750 sq. ft. i.e. 255.57 sq. mtr. Bearing Navsari Municipal Ward no 12, House No. 1304/2, Serial No. 1331/2 situated at Sindhi camp, Navsari. Boundaries: • East : Plot No. 84, • West : Plot No. 85-B, • North : Road, • South : Plot No 100.	07.05.2025 Physical Possession	Rs. 78,63,000/- Rs. 7,86,300/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
4.	Kishwarjahan Kalam Khan (Borrower), Mohammed Kalam Khan (Co-Borrower) (Vapi Branch)	Rs. 26,30,962.25 as on 16.09.2021 + further interest & other charges	A) All the piece and parcel of property bearing Flat no-408 adm.1350 sq.ft. on the 4th floor of building C- of the premises prominently known as NAAZ PARK constructed upon N.A. land plot No.7 to 20 of Sr.No. 337 of village Karvad, Tehsil VAPI, District Valsad .Total area: 250.92 sq mtr. . • Bounded by Flat No. 408 : • East : Internal Road, • West : Flat No. 407, • North : Internal Road, • South : Passage.	22.12.2022 Physical Possession	Rs. 13,36,500/- Rs. 1,33,650/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
			B) All the piece and parcel of property bearing Flat no.409 adm, 1350 sq.ft. on the 4th floor of building C- of the premises prominently known as NAAZ PARK constructed upon N.A. land plot No.7 to 20 of Sr.No. 337 of village Karvad, Tehsil VAPI, District Valsad .Total area: 250.92 sq mtr. • Bounded by Flat No. 409 : • East : Internal Road, • West : Flat No. 410, • North : Passage, • South : Internal Road.	22.12.2022 Physical Possession	Rs. 13,36,500/- Rs. 1,33,650/- Rs. 10,000/-	
5.	Hiteshkumar Govindbhai Prajapati, Mukeshkumar Govindbhai Prajapati (Vesu Branch)	Rs. 36,59,190/- as on 13.03.2025 + further interest & other charges	All that piece and parcel of the immovable property bearing Bungalow No. 361 (As per 7/12 and KJP record Block no. 343/361) of the society known as "Swapna Villa", situated at near Dada Bhagwan Temple, Nansad Road, Kamrej bearing Revenue Survey Nos. 356 and 357, Block no. 343 of Village: Kamrej, Taluka: Kamrej, Dist.: Surat total admeasuring about plot area 74.08 sq. mtr. along with undivided proportionate share in Road-Rasta and COP land area 51.63 sq. mtr. and construction made thereon adm. About 113.52 sq. mtr. • Bounded by: • East : Adj. Block No. 345, • West : Adj. Bungalow No. 360, • North : Adj. Bungalow No. 349, • South : Adj. Road/Nahar	09.06.2025 Symbolic Possession	Rs. 38,90,000/- Rs. 3,89,000/- Rs. 10,000/-	Shri Gunjan Gattani Chief Manager Regional Office, Surat (M) : +91-8239452548
6.	Kaushik Govindbhai Khunt (Borrower), Govindbhai Shamjibhai Khunt (Co-borrower) (Rustompura Branch)	Rs. 14,96,307.74 as on 01.03.2025 + further interest & other charges	All that piece and parcel of the immovable property bearing Plot no.179, Admeasuring 50.69 Sq. yards i.e. 42.38 Sq.mtrs together with undivided proportional share adm.15.23 Sq.mtrs in Road & C.O.P in "VrajNandini Residency Vibhag-2",Situated on the land bearing Revenue survey no.81/1 of Village- Nansad,Ta:Kamrej, Dist-Surat. • Bounded by: • East : Plot No. 180, • West : Plot No. 178, • North : Plot No. 210, • South : Internal Society Road.	03.06.2025 Symbolic Possession	Rs. 10,14,000/- Rs. 1,01,400/- Rs. 10,000/-	Payal Patel Chief Manager Rustompura Branch, Surat (M) : +91-7567883879

DATE & TIME OF INSPECTION : 18.08.2025 BETWEEN 12.00 NOON TO 3.00 PM

DATE & TIME OF E - AUCTION : 25.08.2025, 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.

Date : 23.07.2025

Place : Surat

Sd/-

Authorised Officer,

Central Bank of India