



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 properties 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 creditor, will be sold on 26-02-2026 under "As is where is", "As is what is" and "whatever there is" basis for recovery of dues to the Central Bank of India from below mention Borrower(s) and Guarantor(s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties. For detailed terms and conditions of the sale, please refer to the link provided in: www.centralbankofindia.co.in or (<https://BAANKNET.com>)

DESCRIPTION OF PROPERTY TO BE AUCTIONED ON 26.02.2026 (30 DAY'S NOTICE)

S. No.	Name of Branch	Authorised Officer/B.M	Name of the Account	Description of Property & Owner Name	Demand Notice Date & Amount Dues (Rs. in Lakhs)	Date & Type of Possession	Reserve Price
							EMD Bid Increase
1	Akshardham	Mr. R. S Mishra 7354650300	Rahul Gupta	Residential Flat No. NyayKhand-3/411, E.W.S Ground Floor Without Roof Rights, Loni Indirapuram Ghaziabad Uttar Pradesh Area-24.65 Sq Mtr Owner- Mr.Rahul Gupta	01.09.2023 Rs. 13.16 Lakh + Other Charges Applicable deductions/ repayments	10.10.2025 Physical	₹ 1100000 ₹ 110000 ₹ 10000
2	L R P G	Mr.Vipin Kumar 8800013520	Aarti Kapoor and Nitin Kapoor	Flat No. 304 MIG First Floor Right Hand Back Side Without Roof Rights, Situated at plot No. B-11/15, DLF Ankur Vihar, Hadbast Village-Sadullabad, Pargana & Tehsil Loni Distt. Ghaziabad Uttar Pradesh Area-55.74 Sq Mtr Owner Aarti Kapoor W/o Nitin Kapoor	22.11.2023 Rs. 22.43 Lakh + Other Charges Applicable deductions/ repayments	02.12.2025 Physical	₹ 2400000 ₹ 240000 ₹ 25000
3	L R P G	Mr.Vipin Kumar 8800013520	Binod Behari Behra	Residential Flat No. SF-4(MIG), Second Floor, Without roof Rights, Plot No. 20 & 21 Vill- Shahibabad, Pargana-Loni, Tehsil and Distt.- Ghaziabad Uttar Pradesh Area-65.03 Sq. Mtr Owner Binod Behari Behra	07.05.2024 Rs. 28.92 Lakh + Other Charges Applicable deductions/ repayments	28.10.2024 Symbollic	₹ 3850000 ₹ 385000 ₹ 40000
4	MMH College	Ms. Shikha Aryanee 8800013525	Mahipal Singh S/o Shri Kundan Singh	Property Bearing No.35-A Entire Ground Floor Khasra No.1025, Without Roof Rights New Friends Colony, Hadbast Village Dargal, Pargana- Jalalabad, Tehsil & Distt.- Ghaziabad Uttar Pradesh Area 65 Sq Mtr Owner- Mahipal Singh S/o Kundan Singh	30.06.2017 Rs. 16.52 Lakh + Other Charges Applicable deductions/ repayments	12.11.2025 Physical	₹ 2400000 ₹ 240000 ₹ 25000
5	Patel Nagar	Mr.Vinod Meena 8800013533	Abhay Sharma	Flat Bearing No. G-01, Ground Floor Without Roof Rights, Plot No. 46, out of Khasra No.- 1586, Krishna Enclave, Vill-Harsaon, Tehsil and Distt. Ghaziabad Uttar Pradesh Area-57.00 Sq Mtr Owner- Abhay Sharma	02.07.2019 Rs. 14.38 Lakh + Other Charges Applicable deductions/ repayments	09.01.2026 Physical	₹ 1534000 ₹ 153400 ₹ 20000
6	Patel Nagar	Mr. Vinod Meena 8800013533	Jasveer Kumar	House Bearing No. 314 Gali No. 1 Mohalla Madhopura Tehsil and Distt. Ghaziabad Uttar Pradesh Area-79.43 Sq mtr Owner- Munni Devi W/o Jasvir Kumar	28.12.2023 Rs. 7.54 Lakh + Other Charges Applicable deductions/ repayments	16.07.2024 Symbollic	₹ 3742000 ₹ 374200 ₹ 40000
7	Patel Nagar	Mr. Vinod Meena 8800013533	Soniya W/o Vikaram Singh	Residential Flat No. NyayKhand-3/487, E.W.S Ground Floor Without Roof Rights, Loni Indirapuram Ghaziabad Uttar Pradesh Area-24.65 Sq Mtr Owner- Ms. Soniya W/o Vikram Singh	01.03.2025 Rs. 9.67 Lakh + Other Charges Applicable deductions/ repayments	05.12.2025 Physical	₹ 1300000 ₹ 130000 ₹ 15000
8	Patparganj	Mr.Indresh Kumar 8800013534	Shelali Aqua Solutions	First Floor (Adjoining to Property No. 87), Without Roof Rights, Upto the extent of Ceiling Level, Part of Property Bearing No. 86 out of Khasra no.5/30, Situated in layout plan of Ram Nagar in the Area of Village Khureji Khas, Illaqa Shahdara, Delhi -110051 Area- 85 Sq Yard Owner- Sapna W/o Rakesh Kumar	26.10.2018 Rs. 29.28 Lakh + Other Charges Applicable deductions/ repayments	12.01.2026 Physical	₹ 4600000 ₹ 460000 ₹ 50000
9	Raj Nagar Extn	Mr.Rohit Singh 8800013536	Manju Sharma	Residential House No.-180/1, Part of Khasra No. 193 Village Rajni Vihar Behind Sabji Mandi Pilkhuwa, Pargana - Dasna, Tehsil- Dhaulana, Distt. Hapur Uttar Pradesh Area- 43.49 Sq Mtr Owner- Manju Sharma W/o Surendra Sharma	06.06.2024 Rs. 10.78 Lakh + Other Charges Applicable deductions/ repayments	28.10.2024 Symbollic	₹ 2370000 ₹ 237000 ₹ 25000
10	RWA Noida Sec-15 A	Mr. Alok Upadhyay 9999975896	Pushpa Devi	Two Shops (Shop No. 1 & 2) on Ground Floor Without Roof Rights Part of House No. II E/10 Sector 2 G M P Nehru Nagar, Ghaziabad Uttar Pradesh Area-28.42 Sq Mtr Owner Pushpa Devi & Geeta Yadav	01.07.2024 Rs. 33.25 Lakh + Other Charges Applicable deductions/ repayments	06.02.2025 Symbollic	₹ 3800000 ₹ 380000 ₹ 40000
11	RWA Noida Sec-15 A	Mr. Alok Upadhyay 9999975896	Pushpa Devi	Two Shops (Shop No. 3 & 4) on Ground Floor Without Roof Rights Part of House No. 352 Khasra No.578/2, Mohalla Kallupura Village Jatwada Kalaan Ghaziabad Uttar Pradesh Area-28.42 Sq Mtr Owner Pushpa Devi & Geeta Yadav	01.07.2024 Rs. 33.25 Lakh + Other Charges Applicable deductions/ repayments	06.02.2025 Symbollic	₹ 3800000 ₹ 380000 ₹ 40000
12	Subzi Mandi	Mr.Suresh Dukhiya 8800013544	Shashi Bala	Upper Ground Floor, Without Roof / Terrace Right, out of Built Up Property Bearing No.91, Out of Khasra No.945 Situated in the area of Village Nawada, Colony Om Vihar Uttam Nagar New Delhi. Area - 39.71 Sq.Mtr. Owner - Shashi Bala	19.11.2024 Rs. 10.78 Lakh + Other Charges Applicable deductions/ repayments	28.10.2025 Physical	₹ 1470000 ₹ 147000 ₹ 15000
13	Usmanpur IT Park	Mr.Husnain Ali 9205777564	Sudha Bhaskar & Manish Kumar Bhaskar	Flat No. F-5, First Floor, LIG, Back Portion, Without Roof, Plot No. B-1/151, Colony Dif, Dilshad Extn., Village Brahmampur Urf Bhopura, Pargana- Loni, Tehsil And Distt- Ghaziabad, Uttar Pradesh Area 41.805 Sq. Mtr Owner Sudha Bhaskar	21.05.2021 Rs. 12.53 Lakh + Other Charges Applicable deductions/ repayments	09.04.2025 Physical	₹ 1800000 ₹ 180000 ₹ 20000

E-AUCTION DATE: 26.02.2026 TIME: 12:00 NOON TO 4:00 P.M WITH AUTO EXTENSION OF 10 MINUTES

Last Date & Time of Submission of EMD and Documents (Online) On or Before: **26.02.2026 Upto 3:30 PM.** Bidder will register on website: (<https://BAANKNET.com>) 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 from (<https://BAANKNET.com>)).

The auction will be conducted through the Bank's approved service provider "<https://BAANKNET.com>" E-auction will be held on "As is where is", "As is what is" and "whatever is there is" basis. (All other charges/dues to the property will be borne by the purchaser).

For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in Secured Creditor or Auction Platform (<https://BAANKNET.com>) Helpdesk: (+91) 8291220220, E-mail: support.BAANKNET@psballiance.com

NOTICE FOR STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SARFAEST ACT 2002

The borrowers/guarantors/ mortgagors are hereby notified to pay the sum as mentioned above along with upto 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.

DATE: 17.01.2026

PLACE: DELHI

Authorised Officer, CENTRAL BANK OF INDIA, R.O. Delhi (North), Chandni Chowk, Delhi

FULL TERMS & CONDITIONS:

- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://BAANKNET.com> on 26.02.2026 (12:00 Noon to 04:00 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 (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before 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.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through all online modes 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.
- Interested bidder may deposit pre-bid EMD with <https://BAANKNET.com> before the close of e-auction. 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.
- Platform for e-Auction will be provided by our e Auction service provider <https://BAANKNET.com>. 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> and. 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 e-Bay-IBAPI portal.
- 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 interest 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 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 multiples 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.
- 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.
- 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.
- 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).
- 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 3498860922, IFSC-CBIN0280288, 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 to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- 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.
- Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
- 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.
- 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.
- The Sale Certificate will not be issued 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.
- The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
- 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.
- 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.
- The sale is subject to confirmation by the Bank.
- 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.