



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 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" on date 18.05.2026 for recovery of due to the Central Bank of India from Borrower (s) and Guarantor (s). The Reserve Price and earnest money deposit (EMD) is displayed against the details of respective properties

Name of the Borrowers / Guarantors/Mortgagors and Contact Detail of Branch	Demand Notice Date & Due Amount	Description of Immovable Properties	Reserve Price 10% EMD
M/s Narendra Industries (Prop.Mr. Vineet Kumar Narendra Bajpai) (Borrower & Mortgagor) (Branch : Mithakhali, Region - Ahmedabad, Mr. Anurag Jain, Branch Manager and Authorized Officer, (M): 9909928868)	04.10.2024 Rs. 93,48,079.01 + Interest + Other Charges	Equitable Registered Mortgage of property consisting of Industrial Shed in the name of Mr. Vineetkumar N Bajpai, Industrial Shed No. S/21, Hariom Industrial Estate, B/h. Bhikshukgruh Road, Satnam Nagar, Survey No. 415, Hissa No. 1, Village/Mouje: Odhav, Taluka: City, District: Ahmedabad, Gujarat 382445, Admeasuring Area: 86.30 Sq. Mtrs. Bounded by : East : Shed No. 20, West : Shed No. 22, North : Road, South : Shed No. 31	Rs. 50,08,000.00 Rs. 5,00,800.00 (Physical Possession)
Shambhu Shivpujan Yadav (Branch : Petlad Road, Region : Ahmedabad, Mob No: 8980015889, Mr. Sushil Raikwar, Branch Manager) Authorized Officer: Mr. Praveen, Mob: 9909928870)	08.06.2016 Rs. 17,96,853.00 + Interest + Other Charges	Registered Mortgage Of Property In The Name Shambhu Shivpujan Yadav Survey No. 109 House No. A/84 At Marida A/84 Karmvir Nagar-VIII, Nr. Express Way, At. Marida, Ta. Nadiad, Dist. Kheda. Bounded By: North : House No. A/83, South : House No. A/85, East : 6 Mts Approach Road, West : 6mts Approach Road	Rs. 10,95,000.00 Rs. 1,09,500.00 (Physical Possession)
Mr. Prakash Kumar Jagdishbhai Vyas (Borrower & Mortgagor) (Branch : Petlad Road, Region : Ahmedabad, Mo.: 8980015889, Mr. Sushil Raikwar, Branch Manager) Authorized Officer : Mr. Praveen, Mob: 9909928870)	12.04.2016 Rs. 13,38,255.00 + Interest + Other Charges	Equitable Mortgage of property in the name of Mr. Prakash Kumar Jagdishbhai Vyas, Karmvir Sundervatika-1, Tower-2, Flat No. 501, Manjipura Road, Nadiad, Distt-Kheda, Gujrat. Bounded by : East : Flat No. 502, West : Approach Road, North : Main Road of Society, South : Flat No. 503	Rs. 8,10,000.00 Rs. 81,000.00 (Physical Possession)
Mrs. Archnaben Maheshbhai Nariyani & Mr. Maheshbhai Ramchandra Nariyani (Branch : Petlad Road, Region : Ahmedabad, Mo.: 8980015889, Mr. Sushil Raikwar, Branch Manager) Authorized Officer : Mr. Praveen, Mo.: 9909928870)	27.08.2019 Rs. 13,10,638.00 + Interest + Other Charges	Equitable Mortgage Of Property In The Name Of Mrs. Archnaben Maheshbhai Nariyani & Mr. Maheshbhai Ramchandra Nariyani, Bearing Flat No.504, Tower-II, Karamvir Sundarvatika-I, Opp. Prabhu Kutir, Manjipura, Nadiad. Village Mauje-Manjipura, District Kheda & Sub-District Nadiad, Survey No.26, Flat Admeasuring Area 45 Sq. Meter. Bounded By: East: Approach Road, West: Common Passage, North: Flat No.502, South: Common Stairs,	Rs. 8,10,000.00 Rs. 81,000.00 (Physical Possession)
Mr. Harishbhai Jethabhai Vaghela (Borrower & Mortgagor) (Branch : Petlad Road, Region - Ahmedabad, Mob No.: 8980015889, Mr. Sushil Raikwar, Branch Manager) Authorized Officer : Mr. Praveen, Mob.: 9909928870)	05.10.2024 Rs. 11,86,608.27 + Interest + Other Charges	Registered Mortgage of Property in the name of Mr. Harish Jethabhai Vaghela & Mrs. Bhanuben Harishbhai Vaghela, Residential Property Sant Plaza situated at Salun Talpad, TA - Nadiad, Dist. Kheda, Bearing Revenue Survey No. 884, Adm. He 0-36-42 & Revenue Survey No. 885 adm. HE. 0-34*-40 whose consolidated No. 884 paiki, Total adm. HE 0-70-82 as per layout plan Plot No. 06, adm 46.05 Sq. Mtrs. and undivided share of common plot, Road Adm. 40.53 Sq. Mtrs. Total Adm. 86.58 Sq. Mtrs. Bounded By : East : House No. 5, West : House No. 7, North : Internal Road of Society, South : After margin survey No. 883	Rs. 12,60,000.00 Rs. 1,26,000.00 (Physical Possession)
M/s. Kiran Enterprise (Prop. & Mortgagor Kiran Vishnu Thadani) (Branch : Shahpur Road, Region - Ahmedabad, Mr. Bhuvan Bhaskar, Branch Manager, (M): 7567883835) Authorized Officer: Mr. Praveen, Mob: 9909928870)	10.12.2018 Rs. 22,38,887.00 + Interest + Other Charges	Equitable mortgage of property in the name of Mrs. Kiran Vishnu Thadani bearing residential Flat No.13/4, New G Ward, Near Saint Mira School, Kubernagar, Ahmedabad, All that piece and parcel of residential flat bearing municipal tenement No. 02255600010001-P (Paiki) on second floor of property bearing City Survey No. 2030 (Paiki) of Ahmedabad city admeasuring 24 Sq.Mts (i.e. 4/5 undivided share of schedule property admeasuring about 30 Sq. Mtr.) in the registration district Ahmedabad. Bounded by : East : Radhakrishna Flat, West : Saint Mira English School, North : Footpath Way, South : Main Road	Rs. 9,00,000.00 Rs. 90,000.00 (Physical Possession)
M/s Keoan Rubber Private Limited (Borrower), Mrs Madhuree Utpalbhair Raval (Director/ Borrower), Mrs. Priya Mewalal Maurya (Director/ Borrower), Nirmal Ambalal Patel (Guarantor/ Property Owner), Mrs Kalpana Nirmalkumar Patel (Guarantor/Mortgagor) (Branch : S M Road, Region - Ahmedabad, Mr Hitesh Kothari, Branch Head & Authorized Officer (M): 9909948868)	21.04.2025 Rs. 2,02,74,876.57 + Interest + Other Charges	Equitable mortgage of property consisting of residential tenement in the name of Mrs Kalpana Nirmalkumar Patel and Mr Nirmal Ambalal Patel, Tenement No.14, Falgun Co-op Housing Society Ltd., B/h. A.G School, Near Commerce Six Road, Navrangpura, Ahmedabad, Mouje-Shekhpur-Khanpur, Taluka-Sabarmati, Dist-Ahmedabad-3, Pin-380009, Sub plot/tenement No. 14, City Survey No. 4897, Final Plot No. 316, T P Scheme No. 19, Admeasuring 158.02 Sq.Mtrs. Bounded by : East : Tenement No. 16, West: Tenement No. 13, North: Tenement No. 15, South: Road	Rs. 2,10,00,000.00 Rs. 21,00,000.00 (Physical Possession)
M/s Vishwa Tradelink (Prop. Upendra Vasudev Brahmhatt) (Borrower & Mortgagor) (Branch : GLS Area, Region - Ahmedabad, Mr. Santosh Kumar, Branch Manager, Mob No.: 7567883814) Mr. Anurag Jain, Authorized Officer, Mob No.: 9909928868)	11.03.2025 Rs. 77,13,890.00 + Interest + Other Charges	1. Equitable Mortgage of property consisting of Shop No. UL/4, admeasuring about 17.65 Sq. Mtrs. (As AMC Tax Bill 25.73 Sq. Mtrs), in the name of Mr. Upendra Vasudev Brahmhatt situated in the scheme known a Arjun Shopping Complex situated on N.A land bearing Survey No. 175 (Old Survey No. 270) T.P Scheme No. 5 of F.P No. 42/2 paiki at Moje: Jodhpur, Taluka Sabarmati in the registration of District Sub District Ahmedabad - 4 (Paldi) within the state of Gujarat, said property is bounded as follows : East : Parking Ramp, West : Passage, North: Shop No. UL/3, South : Shop No. UL/5 2. Equitable Mortgage of property consisting of Shop No.UL/5, admeasuring about 20.90 Sq. Mtrs. i.e 225 Sq. Ft., in the name of Mr. Upendra Vasudev Brahmhatt situated in the scheme known a Arjun Shopping Complex situated on N.A land bearing Survey No. 175 (Old Survey No. 270) T.P Scheme No. 5 of F.P No. 42/2 paiki at Moje: Jodhpur, Taluka Sabarmati in the registration of District Sub District Ahmedabad-4 (Paldi) within the state of Gujarat, said property is bounded as follows : East : Margin space & Maruti Tower, West : Shop No. UL/7, North : Shop No. UL/4, South : Shop No. UL/6 3. Equitable Mortgage of property consisting of Shop No.UL/6, admeasuring about 36.97 Sq.Mtrs. i.e 398 Sq.Ft., in the name of Mr. Upendra Vasudev Brahmhatt situated in the scheme known a Arjun Shopping Complex situated on N.A land bearing Survey No. 175 (Old Survey No. 270) T.P Scheme No. 5 of F.P No. 42/2 paiki at Moje: Jodhpur, Taluka Sabarmati in the registration of District Sub District Ahmedabad-4 (Paldi) within the state of Gujarat, said property is bounded as follows : East : Space of Margin & Maruti Tower, West: Shop No. UL/7, North : Shop No. UL/5, South: Space & Block of Arjun Tower	Rs. 46,08,000.00 Rs. 4,60,800.00 (Physical Possession)

- **Date of Inspection & Time : 01.05.2026, 02:00 PM to 04:00 PM**
- **Last date & Time for deposit of Bid amount : 18.05.2026 upto 04:30 PM**
- **E-Auction Date & Time : 18.05.2026, 12:00 PM to 05:00 PM**

The auction will be conducted through the Bank's approved service provider <https://baanknet.com/> (PSB Alliance Pvt. Ltd.), Bidder to register on e-Auction Platform <https://baanknet.com/> using his mobile number and email-id, As a part of e-KYC the documents will be verified by the system, 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. 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. For detailed terms and conditions please refer to the link provided in www.centralbankofindia.co.in or auction platform <https://baanknet.com/> (PSB Alliance Pvt. Ltd.). For further details contact Respective Branch or Respective Authorised Officer or Regional Office, Lal Darwaja, Ahmedabad, during the office hours on any working days.

Contact: Mr. Vishnu Kumar Sharma, (M) 8103522858

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) & 6(2) OF THE SARFAESI ACT, 2002

Borrowers / Guarantors / Mortgagors are hereby notified for sale of immovable secured assets towards realization of outstanding dues of secured creditor.