

"APPENDIX- IV-A

[See proviso to rule 8(6) & 9(1)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

E Auction Date: 28.02.2025 Time: 12:00 Noon to 6:00 PM

Date of Inspection And time : 21.02.2025 Time : 12:00 Noon to 03:00 PM

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 has been taken by the Authorised Officer of Central Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 28.02.2025 for recovery of dues to the Central Bank of India from below mention Borrower(s) and Guarantor(s). The Reserve Price, Earnest Money Deposit (EMD) and Bid Increase Amount is displayed against the details of respective properties.

DESCRIPTION OF IMMOVABLE PROPERTIES :

Sr. No.	Name of the Branch & Borrower/s	Demand Notice Date & Due Amount	Description of Immovable Property	Reserve Price (RP), EMD Amount Bid Increase Amount
1.	Satpur Branch Borrower:- M/s. Heramb Sales Corporation Mr. Gokul Shrinarayan Pareek (Partner) Mr. Tilak Gokul Pareek (Partner) Mr. Manish Dilip Auti (Partner) (Deceased) Legal Heirs Mrs. Ashwini Manish Auti	20.01.2022 & Amount Rs.4,59,52,206.26 (Rs Four Crore fifty nine Lakh fifty two Thousand two Hundred six and paise twenty six only) + Interest and other charges	All the piece and parcel of property, Commercial premises at 2nd Floor, Reliance Anand Mall, Jail Road, Plt No. 17+18, Sr. No. 27-B/10 & 21 & 11, village Dasak, Tal and Dist. Nashik admeasuring 511.14 Sq. Mtrs. i.e. 5500 Sq. Ft. . Boundaries of Plot:- East:- By Jail Road West:- By plot No. 40 & 41 North:- By 30 Ft. Colony Road South:- By Plot No. 19, 37 & 38 Boundaries of Commercial Shop:- As per approved Bldg. plan (Property is in Physical Possession with Bank)	Rs. 3,00,00,000.00 Rs. 30,00,000.00 Rs. 50,000.00 Other encumbrance not know.
2.	Satpur Branch Borrower : M/s Future Cars Pvt. Ltd. Mr. Atul Shantaram Rasne Mr. Yati Sushil Gujarathi Mr. Vishvajet R. Sambhus Mr. Pushparaj Sharad Mule Mr. Shripad Sharad Muley	29.01.2018 & Amount Rs. 12,42,86,164.00 (Rs. Twelve crore forty two lacs eighty six thousand one hundred sixty four only) + Interest and other charges	Office No. S-11+S-12 (Office No. 18 & 19 as per approved plan) Build up area 868 Sq. Ft., Actual Carpet Area 70.60 Sq. Mtrs), S.K. Open Mall Apartment, Opp. BYK College, College Road, Nasik. Owned By Mr. Atul Shantaram Rasane, which is bounded as under East:- OSD West:- Office No. S-10 (20*) North:- OSD South:- Common Passage, Staircase (Property is in Physical Possession with Bank)	Rs. 65,00,000.00 Rs. 6,50,000.00 Rs. 50,000.00 Other encumbrance not know.
3.	Satpur Branch Borrower:- Mr. Ismail Bashir Shaikh	24.02.2022 & Amount Rs.58,90,332.08 (Rupees Fifty Eight Lakhs Ninety Thousand Three Hundred Thirty Two and Eight Paise) + Interest and other charges	All Piece and Parcel of Plot No. 3, Survey No. 493/1D/2, Final Plot No. 284, TSP-I off Pakhal Road, Dwaraka Circle, inside from Mumbai - Agra Nashik Highway, Nashik, admeasuring plot area of 507.12 Sq. Mt. bounded as:- East : Unit No. Road West : Unit No. Property of NDCC Bank North : Plot No. 2 South : Plot No. 4 (Property is in Symbolic Possession with Bank)	Rs. 6,95,75,000.00 Rs. 69,57,500.00 Rs. 50,000.00 Other encumbrance not know.
4.	Satpur Branch Borrower:- Mrs. Chaitali Sunil Dhavan Mr. Sunil Shankarrao Dhavan (Co-Borrower) Guarantor:- Mr. Yogesh Sadashiv Alai	31.07.2023 & Amount Rs.24,95,108.54 (Rs Twenty four lakh ninety five thousand one hundred eighty eight and Paise fifty four only) + Interest and other charges	Flat No. 5, 2nd Floor, Ishan Pride Apartment, Plot No. 29+30, Sector G1, NH-FALGUN, Near Burkule Sankul/CIDCO Church, CIDCO, Nashik 422009 Carpet area 41.58 Sq. M., C/b are 2.68 Sq. M. Balcony area 5.30 Sq. M. Which is bounded as under:- East:- Staircase West:- Side Margin & 7 Meter Road South:- Flat No. 6 North:- Side Margin (Property is in Symbolic Possession with Bank)	Rs. 18,40,000.00 Rs. 1,84,000.00 Rs. 50,000.00 Other encumbrance not know.
5.	Pimpalgaon Baswant Branch Borrower:- Mr. Anilkumar Rameshwar Sah & Mr. Sunilkumar Rameshwar Sah	28.12.2022 & Amount Rs. 9,87,064.28 (Rs Nine lakhs eighty seven thousand sixty four and paise twenty eight Only) + Interest and other charges	All the piece and parcel of Non Agriculture Plot bearing No. 85, total area 241.00Sq. Mtr. Out of which area measuring 120.50 Sq. Mtr. From eastern side assessment of Rs. 12.05 paise out of Survey No. 553/1/1, bearing Grampanchayat property No. 7174/2 situated at village Pimpalgaon Baswant, Tal. Niphad, Dist. Nashik within the local limit of Pimpalgaon Baswant Grampanchayat, Owned by Mr. Anilkumar Rameshwar Sah & Mr. Sunilkumar Rameshwar Sah Bounded as:- East : Plot No. 84 West : Plot No. 85 Part North : 6 Mtrs Colony Road South : Plot No. 76 (Property in Physical Possession with Bank)	Rs. 15,18,000.00 Rs. 1,51,800.00 Rs. 50,000.00 Other encumbrance not know.
6.	Mhasrul Branch Borrower : Mr. Pravin Ashok Chavan	01.07.2024 & Amount Rs. 25,04,185.00 (Rs Twenty five lakhs four thousand one hundred eighty five Only) + Interest and other charges	All the piece and parcel of Flat No. 03, Built up area 81.69 Sq. Mt., First Floor, in "B" Wing, Sai Residency Apartment, Vrindavan Nagar, B/h Wasan Bajaj Showroom, Mhasrul, Nasik, Owned by Mr. Pravin Ashok Chavan, which is bounded as under: East : Flat No. 02 and passage West : Flat No. 03 of A Wing North : 6 Mtrs Colony Road South : Flat No. 4 (Property is in Symbolic Possession with Bank)	Rs. 27,87,000.00 Rs. 2,78,700.00 Rs. 50,000.00 Other encumbrance not know.
7.	Mhasrul Branch Borrower : Mr. Shamrao Sampat Dhatrak Guarantor : Mr. Vilas Rangnath Korale	31.08.2023 & Amount Rs. 4,93,615.53 (Rs Four lacs ninety three thousand six hundred fifteen and fifty three paise Only) + Interest and other charges	All the piece and parcel of Flat No. 9, First Floor, Dyanganga Society, bearing Gut No. 209/2/14, Plot No. 14 & Gat No. 209/2/15, Plot No. 15, Pokar Colony, Meri Mhasrul, Nasik Admeasuring an area of 33.00 Sq. Mtrs. Situated at Mhasrul, Nasik Dist. Nasik, owned by Mr. Shamrao Sampat Dhatrak which is bounded as under: East : Stair Case West : Open Space North : Flat No. 10 South : Flat No. 07	Rs. 9,60,000.00 Rs. 96,000.00 Rs. 50,000.00 Other encumbrance not know.

	Mr. Yogesh Sadashiv Alai		charges South :- Flat No. 6 North :- Side Margin (Property is in Symbolic Possession with Bank)	
5.	Pimpalgaon Baswant Branch Borrower :- Mr. Anilkumar Rameshwar Sah & Mr. Sunilkumar Rameshwar Sah	28.12.2022 & Amount Rs. 9,87,064.28 (Rs Nine lakhs eighty seven thousand sixty four and paise twenty eight Only) + Interest and other charges	All the piece and parcel of Non Agriculture Plot bearing No. 85, total area 241.00Sq. Mtr. Out of which area measuring 120.50 Sq. Mtr. From eastern side assessment of Rs. 12.05 paise out of Survey No. 553/1/1, bearing Grampanchayat property No. 7174/2 situated at village Pimpalgaon Baswant, Tal. Niphad, Dist: Nashik within the local limit of Pimpalgaon Baswant Grampanchayat, Owned by Mr. Anilkumar Rameshwar Sah & Mr. Sunilkumar Rameshwar Sah Bounded as:- East : Plot No. 84 West : Plot No. 85 Part North : 6 Mtrs Colony Road South : Plot No. 76 (Property in Physical Possession with Bank)	Rs. 15,18,000.00 Rs. 1,51,800.00 Rs. 50,000.00 Other encumbrance not know.
6.	Mhasrul Branch Borrower :- Mr. Pravin Ashok Chavan	01.07.2024 & Amount Rs. 25,04,185.00 (Rs Twenty five lakhs four thousand one hundred eighty five Only) + Interest and other charges	All the piece and parcel of Flat No. 03, Built up area 81.69 Sq. Mt., First Floor, in "B" Wing, Sai Residency Apartment, Vrindavan Nagar, B/h Wasan Bajaj Showroom, Mhasrul, Nasik, Owned by Mr. Pravin Ashok Chavan, which is bounded as under: East : Flat No. 02 and passage West : Flat No. 03 of A Wing North : 6 Mtrs Colony Road South : Flat No. 4 (Property is in Symbolic Possession with Bank)	Rs. 27,87,000.00 Rs. 2,78,700.00 Rs. 50,000.00 Other encumbrance not know.
7.	Mhasrul Branch Borrower :- Mr. Shamrao Sampat Dhatriak Guarantor :- Mr. Vilas Rangnath Korale	31.08.2023 & Amount Rs. 4,93,615.53 (Rs Four lacs ninety three thousand six hundred fifteen and fifty three paise Only) + Interest and other charges	All the piece and parcel of Flat No. 9, First Floor, Dyanganga Society, bearing Gut No. 209/2/14, Plot No. 14 & Gat No. 209/2/15, Plot No. 15, Pokar Colony, Meri Mhasrul, Nasik Admeasuring an area of 33.00 Sq. Mtrs. Situated at Mhasrul, Nasik Dist. Nasik, owned by Mr. Shamrao Sampat Dhatriak which is bounded as under: East : Stair Case West : Open Space North : Flat No. 10 South : Flat No. 07	Rs. 9,60,000.00 Rs. 96,000.00 Rs. 50,000.00 Other encumbrance not know.
8.	Goverdhan Branch Borrower :- Late Mr. Mahesh Manjibhai Gadhadara & Mrs. Anita Mahesh Gadhadara Guarantor :- Mrs. Diganta Sachin Vaidya,	05.04.2021 & Amount Rs. 7,68,500.97 (Rs Seven lakhs sixty eight thousand five hundred and paise ninety seven Only) + Interest and other charges	All the piece and parcel of R.H. No. 11, Shri Ganesh Krupa B Apt. admeasuring an area of 48.02 Sq. Mtr. + 44.50 Sq. Mtr. Garden Area, Plot No. 1 + 2 + 5, S. No. 121/1 + 2/2, Behind Tulja Bhavani Temple, Jijamata Colony, Shivaji Nagar, Satpur, Nasik. Owned by Mrs. Anita Mahesh Gadhadara, Heir of Late Mahesh Manjibhai Gadhadara, which is bounded as under: East : Row House No. 12 West : Marginal Space, Road North : Marginal Open Space, Road South : Row House No. 10 (Property is in Symbolic Possession with Bank)	Rs. 21,00,000.00 Rs. 2,10,000.00 Rs. 50,000.00 Other encumbrance not know.

Statutory Notice under Rule 9(1) of SARFAESI Act: This is also a notice to the Borrower / Guarantor of the above loan under Rule 9(1) of the SARFAESI Act 2002 about holding of Auction for the sale of secured assets on above mentioned date

For detailed terms and conditions of sale, please refer to the link provided in secured creditor's website i.e. www.centralbankofindia.co.in OR bank's approved service provider's (auction platform). <https://www.baanknet.com> Interested bidder may contact Mr Anil Kumar Pandey, Dy. Regional Manager, Regional Office Nasik, Mob.No. 7798986454 or Branch Manager, Satpur Br. Mob No. 7798988773, Sr. Manager, Mhasrul, Mob No. 7798987350 & Chief Manager, Goverdhan Br. Mob No. 7798987344.

Date: 06.02.2025
Place: Nashik

Authorized Officer
CENTRAL BANK OF INDIA