



सेन्ट बैंक होम फायनेन्स लिमिटेड

Cent Bank Home Finance Limited

APPENDIX-IV-A [Rule 8(6)]

TENDER CUM AUCTION

SALE NOTICE

सेन्ट्रल बैंक ऑफ इण्डिया की अनुषंगी

Subsidiary of Central Bank of India

Auction Date : 17.06.2025

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 mortgaged / charged to the secured creditor, the Physical Possession of which has been taken by the Authorized Officer of Cent Bank Home Finance Ltd. Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" Basis on **17.06.2025** for recovery of amount mentioned against each property due to the Secured Creditor from the Borrower. The Reserve Price and Earnest Money Deposit, description of the property are as mentioned in the table below:

Name of the Borrower/ Co-Borrower & Account No.	Details of the Properties	Date of Demand Notice	Reserve Price (₹)	Outstanding Amount in Demand Notice (₹)
		Physical Possession	Earnest Money Deposit 10% (₹)	
Mr. Chandar Singh Thakur S/o Mr. Daryav Singh Thakur, Mr. Man Singh Thakur S/o Mr. Daryav Singh Thakur, Mr. Dharmendra Singh S/o Mr. Devi Singh & Mrs. Teju Bai W/o Mr. Devi Singh LAN: 00203020000097 & 00203020000101	All that part and parcel of the property consisting one freehold residential Land/Plot situated at Kannod Road Ashta, Ward No. 16, PH. No. 27, Ra. Ni. Vart 03, Survey No. 407/4, Kannod Road Ashta, Tehsil Ashta, District Sehore - 466116(M.P) Admeasuring Total area 750 sq. ft. And standing in the name of Mr. Chand Singh Thakur, S/o Mr. Daryav Singh Thakur, Mr. Man Singh Thakur S/o Mr. Daryav Singh Thakur, Mr. Dharmendra Singh S/o Mr. Devi Singh & Mrs. Teju Bai W/o Mr. Devi Singh, Boundaries-On the East by - Kannod Road, On the West by - Gali, On the North by - House of Babulal Verma, On the South by - House of Manoj Parmar	12/10/2022	96,30,000/-	44,02,377/- + interest and other charges - if any amount deposited
		16/12/2024 (Physical)	9,63,000/-	

TERMS & CONDITIONS:- (1) The Auction is being held on "As is where is" "As is what is" and "Whatever there is" Basis. (2) The secured asset will not be sold below the Reserve Price. (3) The intending purchaser/bidder should submit their bids in the prescribed tender form in a closed envelope separately for each property, with The Earnest Money Deposit (EMD) amount (not below the 10% of Reserve Price) by means of Demand Draft (Nationalized Bank) / RTGS / Online Transfer drawn in favour of **Cent Bank Home Finance Ltd.** payable at Bhopal on or before **17.06.2025 up to 4.00 PM** at above address of **Cent Bank Home Finance Ltd. Bhopal Branch**. (4) The sealed envelope will be opened by the Authorized Officer at **Bhopal Branch** in the presence of eligible/ available Intending Bidders who have deposited EMD amount Through Demand Draft (Nationalized Bank) / RTGS/ONLINE TRANSFER to participate in Auction sale on **17.06.2025 at 4.00 PM** (5) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the properties under sale. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/ rights/ dues/chain/ effecting the properties, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Company. The property is being sold with all the existing and future encumbrances whether known or unknown to the Company. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. (6) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites on **11.06.2025 to 12.06.2025** between 11.00 AM to 4.00 PM (7) The Earnest Money Deposit(EMD) of the successful bidder/ highest bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid or tender to the Authorized Officer and shall be subject to confirmation by the Secured Creditor. The highest bid will be subject to approval of the secured creditor/Authorized Officer. (8) The successful bidder shall have to deposit 25% of the sale price, (inclusive of EMD paid), on the same day or with in 24 Hours. 75% of the sale price will be paid to the Authorized Officer on or before 15th day of confirmation of sale by the Secured Creditor. In case of default of payment within the period mentioned above all the amount deposited till then shall be forfeited including Earnest Money Deposit (EMD) Amount and the property shall be resold and the defaulting purchaser shall forfeit all the claim to the property or any part of the sum for which it may be subsequently sold. (9) The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory Dues, taxes , rates, assessment charges, fees etc. owing to anybody. (10) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the Auction without assigning any reason thereof. (11) This is also a notice to the Borrower/Guarantor/Property owner of the aforesaid loan in respect of the sale of the above mentioned secured Asset(under SARFAESI Act2002 (under Rule 8(6)).

Place : Bhopal, Date : 14.05.2025

Authorised Officer, Cent Bank Home Finance Ltd.

Branch : Plot No. 1, Near Chittod Complex, Zone-1, M.P. Nagar, Bhopal - 462011, Ph. No. 0755-4914650