

APPENDIX-IV-A
[See proviso to rule 8 (6)]

SALE CUM E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction 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) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-borrower (s) and Guarantor(s) that the below described immovable properties are mortgaged/charged to the Secured Creditor, the **Physical / Symbolic Possession** of which has been taken by the Authorized Officer of **Central Bank of India** (Secured Creditor), will be sold on **"As is Where is", "As is What is", and "Whatever there is"**, (Exclusive of Furniture / Fixture / Stocks / Movables) basis on **28/07/2026** through online web portal ([https:// www.ebkay.in/eauction-psb](https://www.ebkay.in/eauction-psb)), for recovery of below mentioned amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price & EMD and other details as below table. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site www.centralbankof-india.bank.in. Interested bidder may deposit pre-bid EMD through PSB Alliance e-Bkay wallet. Intended bidder has to make payment through E-wallet for participation in E Auction well in advance to avoid any last minute problems.

Sr. No.	Name of Branch, Borrowers and Guarantors	Total dues for recovery	Description of the immovable properties	Reserve Price (in Rs.)	Earnest Money Deposit (EMD) (in Rs.)	Date & Time for inspection of the properties
1)	Branch : Sangli Borrower : Mr. Ranjit Tanaji Deshmukh Add: At Post Hivdat, Tal. Atpadi, Dist. Sangli 415306 Co-Borrower : Mrs. Kajal Suresh Jankar Add.: At Post- Hivdat, Tal. Atpadi, Dist. Sangli 415306 Guarantor : Mr. Ajit Vilas Nalawade Add.: Nalawade Galli,Kasbe Digraj Opposite Bus stop, Taluka Miraj Dist. Sangli 416406	Rs.14,21518/- (Rupees Fourteen Lakh Twenty One Thousand Five Hundred eighteen Only) (which represents the principal plus interest due as on the 19/09/2025), plus interest and other charges from 20/09/2025.	Flat No-5, on First Floor, in "Sidhivinayak Samrudhi" Apartment super built up area-52.97 Sq.Mtr (570.16 Sq.ft) Parking 9.29 Sq Mtr (99.99 Sqft) constructed on S. No. 128+204, 206 to 211/1A, Plot No12, Golden park, Kalanagar, Sangli Tal. Miraj Dist. Sangli 416416 owned by Mr. Ranjit Tanaji Deshmukh (Borrower) Boundaries Of Flat East : Open Space, West : Property of Flat No.4, South : Open Space, North : Staircase & Passage. Possession : Physical	Rs.13,86,000/- (Rupees Thirteen lakh and Eighty Six Thousand only)	Rs.1,38,600/- (Rupees One lakh Thirty eight Thousand six hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
2)	Branch : Sangli Borrower : Mr. Prakash Dhanpal Bhojkar Add.: C.S. No.668, At City High School Road, Khadikar Galli, Gaonbhag, Sangli 416416. Co-Borrower : Mr. Arjun Prakash Bhojkar Add.: C.S. No.668, At City High School Road, Khadikar Galli, Gaonbhag, Sangli 416416	Rs.20,13,204.98 (Rupees Twenty lakh Thirteen Thousand Two Hundred Four and Ninety eight paisa only) (which represents the principal plus interest due as on the 29/07/2024), plus interest and other charges from 30/07/2024	Residential Property situated at C.S. No.668, At City High School Road, Khadikar Galli, Gaonbhag, Sangli 416416, total admeasuring area 854.34 sq. ft. owned by Mr. Prakash Dhanpal Bhojkar (Borrower) Boundaries East : Property of C.S. No.667 West : Property of C.S. No.669A South: Property of C.S. No.667B North : Govt. Road Possession : Physical	Rs.38,55,000/- (Rupees Thirty Eight lakh Fifty Five Thousands Only)	Rs.3,85,500/- (Rs. Three Lakh Eighty Five Thousands Five Hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
3)	Branch : Solapur Borrower : Mr. Akash Namdev Dange Add.: Flat No 603 on 6th Floor Building "Shubharambh" B Wing, at Laxmi Peth, Degaon Road, Solapur Dist Solapur 413001	Rs.23,71,407.83/- (Rupees Twenty Three Lakh Seventy One Thousand Four Hundred Seven and Eighty Three Paise Only) (which represents the principal plus interest due as on the 06/02/2025), plus interest and other charges from 07/02/2025.	Immovable property all part and parcel of Flat No 603 on 6th Floor in the Building "Shubharambh" B Wing Located at S.N. 437/2/2, Final Plot No. 189 TP Scheme No.4., Admeasuring 48.41 sq.mt. Carpet Area. there about together with building, and fixed structures etc. constructed / erected / installed thereon. Situated at Laxmi Peth, Degaon Road, Solapur Dist Solapur 413001 owned by Mr. Akash Namdev Dange. (Borrower) Boundaries of Flat On or towards the North by : Flat no 601, On or towards the South by : Staircase On or towards the East by : Open Space View On or towards the West by : Passage Possession : Symbolic	Rs.22,52,000/- (Rupees. Twenty Two Lakhs Fifty Two Thousands Only)	Rs.2,25,200/- (Rupees. Two Lakh Twenty Five Thousands Two Hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
4)	Branch : Miraj Industrial Estate 1) M/s Shivraj Cast Alloys Add. : Gat No-12/3, Dattanagar , Near Kupwad MIDC, Bamnoli, Tal. Miraj Dist. Sangli 416410 2) Mr. Suresh Nilappa Birajdar (Partner) Add.: Gat No-12/3, Dattanagar , Near Kupwad MIDC, Bamnoli, Tal. Miraj Dist. Sangli 416410 3) Mrs. Kishori Surendra Patil (Partner) Add.: Gat No-12/3, Dattanagar , Near Kupwad MIDC, Bamnoli, Tal. Miraj Dist. Sangli 416410 Guarantor : Mr. Hanumantrao Bapuso Patil Add.: Janai Niwas, Narsoba Galli, Patwardhan Colony, Tasgoan Dist. Sangli (MH) 416312 Guarantor : Mr. Surendra Hanmantrao Patil Add.: Janai Niwas, Narsoba Galli, Patwardhan Colony, Tasgoan Dist. Sangli (MH) 416312	Rs.76,44,896/- (Rupees. Seventy Six lakh Forty Four Thousands Eight Hundred Ninety Six Only) which represents principal plus interest dues as on 21/06/2023 plus interest and other charges from 22/06/2023	Property No.1 All part and parcel of the Shop No. S.8 on ground floor in admeasuring carpet area 22.22 Sq Mtr built-up area 13.33 Sq Mtrs and saleable area 23.74Sq Mtrs in "Dhanlaxmi Plaza" constructed on R.S.No. 260/2 admeasuring area H-09-R and now after regularization plot No.1in R.S. No.260/2 admeasuring area 653.12 Sq.Mtrs Situated at Bharat Sut Girini Kupwad within Sangli Miraj-Kupwada Corporation Owned by Hanmant Bapuso Patil (Guarantor). Surrounded by East : Shop No S-7, South : Shop No S-9, North : 100 Feet Road, West :150 Feet Road, Below-Basement, Above- First Floor. Property No.2 All part and parcel of the Flat No 4 on First floor in admeasuring carpet area 61.00 Sq Mtr built-up area 63.09 Sq Mtrs and saleable area 74.40 Sq Mtrs in Dhanlaxmi Plaza" constructed on R.S.No. 260/2 admeasuring area h-09-R and now after regularization plot No.1in R.S. No.260/2 admeasuring area 653.12 Sq mtrs Situated at Bharat Sut Girini Kupwad within Sangli Miraj-Kupwada Corporation Owned by Hanmant Bapuso Patil (Guarantor). Surrounded by East : Side Margin, South : Side Margin, North : Flat No-F-3, West : Flat No-F-5, Below-Flat No-F-1, Above- Flat No F-8 Property No.3 All part and parcel of the Flat No A 401	Rs.18, 01,000/- (Rupees. Eighteen Lakhs One Thousands Only)	Rs.1, 80,100/- (Rupees. One Lakh Eighty Thousands One Hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
				Rs.23,93,000/- (Rupees. Twenty Three Lakhs Ninety Three Thousands Only)	Rs.2,39,300/- (Rupees Two lakh Thirty Nine Thousands Three Hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
				Rs.83,70,000/- (Rupees. Eighty Three Lakhs Seventy Thousand Only)	Rs.8,37,000/- (Eight Lakh Thirty Seven Thousand Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00

Space View On or towards the West by :
Passage Possession : Symbolic

4)	Branch : Miraj Industrial Estate 1) M/s Shivraj Cast Alloys Add. : Gat No-12/3, Dattanagar , Near Kupwad MIDC, Bamnoli, Tal. Miraj Dist. Sangli 416410 2) Mr. Suresh Nilappa Birajdar (Partner) Add.: Gat No-12/3, Dattanagar , Near Kupwad MIDC, Bamnoli, Tal. Miraj Dist. Sangli 416410 3) Mrs. Kishori Surendra Patil (Partner) Add.: Gat No-12/3, Dattanagar , Near Kupwad MIDC, Bamnoli, Tal. Miraj Dist. Sangli 416410 Guarantor : Mr. Hanumantrao Bapuso Patil Add.: Janai Niwas, Narsoba Galli, Patwardhan Colony, Tasgoan Dist. Sangli (MH) 416312 Guarantor : Mr. Surendra Hanmantrao Patil Add.: Janai Niwas, Narsoba Galli, Patwardhan Colony, Tasgoan Dist. Sangli (MH) 416312	Rs.76,44,896/- (Rupees. Seventy Six lakh Forty Four Thousands Eight Hundred Ninety Six Only which represents principal plus interest dues as on 21/06/2023) plus interest and other charges from 22/06/2023	Property No.1 All part and parcel of the Shop No. S.8 on ground floor in admeasuring carpet area 22.22 Sq Mtr build-up area 13.33 Sq Mtrs and saleable area 23.74Sq Mtrs in "Dhanlaxmi Plaza" constructed on R.S.No. 260/2 admeasuring area H-09-R and now after regularization plot No.1in R.S. No.260/2 admeasuring area 653.12 Sq.Mtrs Situated at Bharat Sut Girini Kupwad within Sangli Miraj-Kupwada Corporation Owned by Hanmant Bapuso Patil (Guarantor). Surrounded by East : Shop No S-7, South : Shop No S-9, North : 100 Feet Road, West : 150 Feet Road, Below-Basement, Above- First Floor.	Rs.18, 01,000/- (Rupees. Eighteen Lakhs One Thousands Only)	Rs.1, 80,100/- (Rupees. One Lakhs Eighty Thousands One Hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
			Property No.2 All part and parcel of the Flat No 4 on First floor in admeasuring carpet area 61.00 Sq Mtr built-up area 63.09 Sq Mtrs and salable area 74.40 Sq Mtrs in Dhanlaxmi Plaza" constructed on R.S.No. 260/2 admeasuring area h-09-R and now after regularization plot No.1in R.S. No.260/2 admeasuring area 653.12 Sq mtrs Situated at Bharat Sut Girini Kupwad within Sangli Miraj-Kupwada Corporation Owned by Hanmant Bapuso Patil (Guarantor). Surrounded by East : Side Margin, South : Side Margin, North : Flat No-F-3, West : Flat No-F-5, Below-Flat No-F-1, Above- Flat No F-8	Rs..23,93,000/- (Rupees. Twenty Three Lakhs Ninety Three Thousands Only)	Rs.2,39,300/- (Rupees Two lakh Thirty Nine Thousands Three Hundred Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00
			Property No.3 All part and parcel of the Flat No A 401 admeasuring about 926.35 Sq fts i.e. 86.06 Sq.Mtrs saleble built up area inclusive areas of toilets and passage/s and adjacent terrace admeasuring about 64.05 Sq Fts i.e. 5.95 Sq.Mtrss saleable built-up area on the Fourth Floor in Wing "A" of the building Known as "Riddhi" and along with covered parking space No.ACP-4 admeasuring area 80 Sq.fts i.e. 7.40 Sq.Mtrs being constructed on land bearing survey No.36/5/1 Balewadi Tal. Haveli Dist. Pune within the limits of Pune Municipal Corporation owned by Kishori Surender Patil (Partner) and Surendra Hanmantrao Patil (Guarantor) & Boundaries of Flat: East : By open space, staircase, lift & landing space, South: by open duct , Flat No 404 on Fourth floor in "A " wing, West: by open space in said property & North : by open space in said property. Possession : Symbolic	Rs.83,70,000/- (Rupees. Eighty Three Lakh Seventy Thousands Only)	Rs.8,37,000/- (Eight Lakh Thirty Seven Thousands Only)	From 24/07/2026 10:00:00 To 24/07/2026 17:00:00

This may also be treated as notice under Rule 8(6) / Rule 9(1) of security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e-Auction sale on the above date.

For participating in the E-auction sale, the intending bidders should register their details with the service provider [https:// www.ebkay.in/eauction-psb](https://www.ebkay.in/eauction-psb) well in advance and shall get user ID & password. Intending bidders advised to change only the password. Bidder may visit <https:// www.ebkay.in/eauction-psb> for educational videos. For detailed terms & conditions of sale, please refer to the link provided Bank's website: www.centralbankofindia.bank.in.

Bidder will register on website <https:// www.ebkay.in/eauction-psb> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in E wallet through NEFT/transfer (after generation for Challan from <https:// www.ebkay.in/eauction-psb>).

For further details contact -Dr. Rakesh Kumar Rai Mobile No. 9679632560

The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

STATUTORY 30 DAYS SALE NOTICES UNDER RULE 8(6)/RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR PROPERTIES

Date : 23/06/2026
Place : Solapur

Authorized Officer/Chief Manager
Central Bank Of India

NAGPUR