



सेंट्रल बैंक ऑफ़ इंडिया
Central Bank of India

REGIONAL OFFICE NASHIK,
Address: P-63, MIDC Satpur, Nashik-422007.
Mail Id- recvnsiro@centralbank.co.in

"APPENDIX- IV-A
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 provision to Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

E Auction Date: 29.04.2026 Time: 12.00 Noon to 06.00 PM | Date of Inspection And Time : 24.04.2026 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 properties 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", & "Whatever there is" basis on 29.04.2026 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.

Sr. No	Name of the Branch & Borrowers	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, Plot 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 :- East: As per approved Bldg. plan, West: As per approved Bldg. plan, North: As per approved Bldg. plan, South: As per approved Bldg. plan (Property is in Physical Possession with Bank)	Rs. 2,70,00,000.00	Rs. 27,00,000.00	Rs. 10,000.00
2	Satpur Branch Borrower : Mr. Atul Prakash Vise & Mrs. Shraddha Atul Vise	11/07/2019 & Amount Rs. 20,41,034.00 (Rs. Twenty Lakhs Forty One Thousand Thirty Four only) + Interest and other charges	All that piece & parcel of property, Flat No. 15, 3rd floor, Jagannath Apartment, Near Sankalecha's Garden Country Project, Opp. Shivkrupa Sweets, Near Highland Sky, Plot No. 01, Survey No. 318/1/1, Near Jatra Hotel, Nandur Link Road, Adgaon Shiwar, Nashik-422003 Owned by Mr. Atul Prakash Vise & Mrs. Shraddha Atul Vise, Which is bounded as under; East- Side Margin, West- Flat No. 13, South- Flat No. 16, North- Flat No. 14 (Property in Symbolic Possession)	Rs. 19,70,000.00	Rs. 1,97,000.00	Rs. 10,000.00
3	Canada Circle Branch Borrower : M/s Hi Tech Computers & System Prop. Mr. Nivruti Wamanrao Bhadane	18.08.2017 & Amount Rs. 2,71,16,149.00 (Rs. Two Crore Seventy One Lakh Sixteen Thousand One Hundred Forty Nine Only) + Interest and other charges	All the piece and parcel of property Flat No. 2, Ground Floor, Sri Guru Kripa Co. Op. Housing Society Ltd., Survey Number 119/A/4B/2, Municipal House No. 814/Guru/002, Beside Avadhपुरi Garden, Behind Daffodil Bungalow, Opposite Gurudev Ashram Tagore Nagar, Off Pune Road, Wadala Nasik. Admeasuring an area of 69.23 Sq.Mts East: Parking Space, West: Open Land, North: Flat No. 3, South: Flat No. 1 (Property is in Physical Possession with Bank)	Rs. 25,25,000.00	Rs. 2,52,500.00	Rs. 10,000.00
4	Canada Circle Branch Borrower : M/s Hi Tech Computers & System Prop. Mr. Nivruti Wamanrao Bhadane	18.08.2017 & Amount Rs. 2,71,16,149.00 (Rs. Two Crore Seventy One Lakh Sixteen Thousand One Hundred Forty Nine Only) + Interest and other charges	All the piece and parcel of property, Flat No. 10, Padma Vishwa Plaza, 3rd Floor, Survey NO. 38/A/2, Tagore Nagar, Nasik Pune Road, Wadala Nasik. Admeasuring an area of 51.11 Sq. Mts. East: Side Margin, West: Terrace and stair case, North: Side Margin, South: Flat No. 11 (Property is in Physical Possession with Bank)	Rs. 13,50,000.00	Rs. 1,35,000.00	Rs. 10,000.00
5	Canada Circle Branch Borrower : M/s Hi Tech Computers & System Prop. Mr. Nivruti Wamanrao Bhadane	18.08.2017 & Amount Rs. 2,71,16,149.00 (Rs. Two Crore Seventy One Lakh Sixteen Thousand One Hundred Forty Nine Only) + Interest and other charges	All the piece and parcel of property, Flat No.101, 1st Floor, Ashiyana Co.Op. Housing Society, Survey Number 33/5, 32/E, 32/5C, Tagore Nagar, Nasik-Pune Road, Wadala Nasik. Admeasuring an area of 48.79 Sq. Mts. East: Survey No. 33/5D, West: Survey No. 32, North: Road, South: Survey No. 34 (Property is in Symbolic Possession with Bank)	Rs. 12,00,000.00	Rs. 1,20,000.00	Rs. 10,000.00
6	Canada Circle Branch Borrower : M/s Hi Tech Computers & System Prop. Mr. Nivruti Wamanrao Bhadane	30.03.2019 & 18.08.2017 & Amount Rs. 2,71,16,149.00 (Rs Two Crore Seventy One Lakh Sixteen Thousand One Hundred Forty Nine Only) + Interest and other charges	All the piece and parcel of property, Flat No.202, 2nd Floor, Ashiyana Co.Op. Housing Society, Survey Number 33/5, 32/E, 32/5C, Near Aurangabad Society, Tagore Nagar, Nasik Pune Road, Wadala Nasik. Admeasuring an area of 49.25 Sq.Mts. East: Building No. 2, West: Open Space, North: Survey No. 34/2, South: 7.5 meter wide Road, (Property is in Symbolic Possession with Bank)	Rs. 12,00,000.00	Rs. 1,20,000.00	Rs. 10,000.00
7	Varkheda Branch Borrower : Mr. Shah Mukhtar Alam Mehboobali Proprietor of- M/s Arzoo Collection	08/07/2019 & Amount Rs.14,30,967.00 (Rs. Fourteen Lakh Thirty Thousand Nine Hundred Sixty Seven only) + Interest and other charges	All that piece & parcel of property at Gram Panchayat-Dindori, Milkat No 2122, Shop No 03, Ground Floor, Shakuntala Complex. Near Dindori Bus Stop, Old Kalwan Road, admeasuring an area of 13.38 sq.mtrs, at Mauze-Dindori, Tal. Dindori, Dist. Nasik, Owned by Mr. Shah Mukhtar Alam Mehboobali, which is bounded as under: East- Shop no 04 of Mr. Sanjay Malode, West- Shop no 02 of Mr. Navale, South - Common Road, North- Property of Mr. Rajendra Deshmukh (Property in Physical Possession)	Rs. 5,34,000.00	Rs. 53,400.00	Rs. 10,000.00
8	Varkheda Branch Borrower : 1. Mr Ravindra Shrisal Balurage 2. Mrs Lilabai Shrisal Balurage 3. Mrs Meena Balu Gaikwad 4. Mr Prakash Shrisal Balurage 5. Mr Rajendra Shrisal Balurage	30/10/2023 & Amount Rs.17,44,171.00 (Rs. Seventeen Lakhs Forty Four Thousand One Hundred Seventy One Only) + Interest and other charges	All that piece & parcel of property Grampanchayat A. No 61, Milkat No 60, Area 1645 Sq.Ft., Situated at Ozarkhed, Tal. Dindori, Dist. Nasik, which is bounded as under: East- Road, West- Madhav Bhikaji Nikhadi His Milkat, South- Rahul Ambadas Bachhav His Milkat, North- Society Office (Property in Symbolic Possession)	Rs. 14,44,000.00	Rs. 1,44,400.00	Rs. 10,000.00
9	Varkheda Branch Borrower : M/s Shital Agro Services Prop.: Mr. Lalit Shantilal Hiran Mrs. Sushila Shantilal Hiran (Mortgager/ Guarantor) Mr. Shankar Eknath Boraste (Guarantor) Mr. Manoj Ramrao Padol (Guarantor)	03/01/2024 & Amount Rs.32,11,918.00 (Rs. Thirty Two Lakhs Eleven Thousand Nine Hundred Eighteen only) + Interest and other charges	All that piece & parcel of S No 45, Milkat No 37/B, Admeasuring an area of 700.65 Sq.Ft., Assessment Rs. 968.00 paise At Village Varkhede, Tal. Dindori, Dist. Nasik. Owned by Mrs. Sushila Shantilal Hiran, which is bounded as under: East- Road, West- Road, South- Milkat No 37/A, North- Milkat No 35 (Property in Symbolic Possession)	Rs. 9,10,000.00	Rs. 91,000.00	Rs. 10,000.00
10	Nandurbar Branch Borrower : Mr. Kisan Bhimrao Ghodse	29/01/2025 & Amount Rs. 39,73,066.00 (Rs. Thirty Nine Lakh Seventy Three Thousand Sixty Six only) + Interest and other charges	All that piece & parcel of property, Plot no 35/B (Rangreshwar Park), Survey No. 108/1, Navapur, Tal. Navapur, Dist. Nandurbar, owned by Mr. Kisan Bhimrao Ghodase, which is bounded as under: East- Colony Road, West- Plot No. 24/A, South- Plot No. 35/A, North- Plot No. 36/A (Property in Symbolic Possession)	Rs. 40,18,000.00	Rs. 4,01,800.00	Rs. 10,000.00
11	Chinchpada Branch Borrower : Mr. Latif Murad Makrani	02/03/2023 & Amount Rs. 7,68,651.00 (Rs. Seven Lakhs Sixty Eight Thousand Six Hundred Fifty One only) + Interest and other charges	All that piece & parcel of property, Admeasuring an area of 56.25 sq.mtrs, Situated on Plot No 71/A, CTS No 263/B+266, At Aman Park, at Mauze-Navapur, Tah-Navapur, Dist. Nandurbar, Pin-425418 Owned by Mr. Latif Murad Makrani, which is bounded as under: East- Plot No. 71/A, West- Plot No. 71/A Part, South- Colony Road, North- Open Space (Property in Symbolic Possession)	Rs. 6,31,000.00	Rs. 63,100.00	Rs. 10,000.00
12	Chinchpada Branch Borrower : Mr. Kamlesh Mithalal Khatri & Mr Sunil Mithalal Khatri	01/11/2023 & Amount Rs. 18,56,736.00 (Rs. Eighteen Lakhs Fifty Six Thousand Seven Hundred Thirty Six only) + Interest and other charges	All that piece & parcel of Plot No. 40, Gat No 252/2/A/ + 252/2/B+ 284, Shivram Patil Nagar, Mauze Navapur, Tal-Navapur, Dist. Nandurbar, Pin- 425418. Owned by Mr. Kamlesh Mithalal Khatri & Mr. Sunil Mithalal Khatri, which is bounded as under: East- Colony Road, West- Plot No. 49, 50, South- Part of Plot No 40, North- Part of Plot No 40 (Property in Symbolic Possession)	Rs. 8,22,000.00	Rs. 82,200.00	Rs. 10,000.00
13	Chinchpada Branch Borrower : Mr. Faruk Badruddin Ansari	01/11/2023 & Amount Rs. 6,87,332.00 (Rs. Six Lakh Eighty Seven Thousand Three Hundred Thirty Two only) + Interest and other charges	All that piece & parcel of property, Admeasuring an area of 112.05 sq.mtrs of out of this total Eastern Side Row House Area is 56.25 Sq.Mt., Situated on Plot No 71/A out of N.A. Gat No 263/B+266. At Aman Park, at Mauze- Navapur, Tal. Navapur, Dist. Nandurbar, Pin-425418. Owned by Mr. Faruk Badruddin Ansari, which is bounded as under: East- Plot No. 70/B, West- Plot No. 71/B, South- Open Space, North- Road (Property in Symbolic Possession)	Rs. 6,31,000.00	Rs. 63,100.00	Rs. 10,000.00

Note: This is also a notice to the Borrower / Guarantor of the above loan under Rule 8(6) read with rule 9(1) of the Security Interest (Enforcement) rules 2002 about holding of Auction for the sale of secured assets on above mentioned date.

For detailed terms and conditions of sale, Please refer bank's approved service provider's (Auction Platform), <https://www.baanknet.com>.

Interested bidder may contact Mr. Aparbal Singh, Chief Manager, Regional Office, Nasik Mob No. 9407755072, Chief Manager, Satpur Br. Mob No.7798988773, Sr. Manager, Canada Circle Br. Mob. No. 7798987341, Sr. Manager, Varkheda Br. Mob.No. 7798987338 & Sr. Manager, Nandurbar Br. Mob No.7976538825, Sr. Manager, Chinchpada Br. Mob. No. 7798987330.

Sd/- Authorized Officer
Central Bank of India

Date: 07.04.2026

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