

Annexure-16

CHHATTISGARH GRAMIN BANK
REGIONAL OFFICE-BAIKUNTHPUR

Authorised Officer's Details & Address of the Office:

Name: Mr. AMIT KUMAR (REGIONAL MANAGER)

Address: Behind Hotel Awas, Baisagarpara, Baikunthpur District-Koria (C.G.)

Phone Nos. of Office: 09203409200

Mobile No:-

Landline No. (Office):-

AUCTION SALE NOTICE

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The undersigned as Authorized Officer of Chhattisgarh Gramin Bank has taken over possession of the following property/ies u/s 13(4) of the SARFAESI Act.

Public at large is informed that Auction (under SARFAESI Act, 2002) of the charged property/ies in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms and conditions specified hereunder.

Name Of Borrower(s)	Name of Guarantor(s)	Outstanding Dues for of Recovery which Property/ies is/are being Sold
Name with name of father/husband & address etc. M/S DREAM BAKERS PROP. Mr. ANKIT MALHOTRA S/O Mr. GAJENDRA SINGH, ADDRESS- Ward no-10, Agrawal Lodge road, Manendragarh, Tehsil- Manendragarh District-MCB (CG)	Name with name of father/husband name & address etc.	Rs.4624217/- as on 08/10/2024 (interest thereon w.e.f. dt 29/03/2025)+ expenses & costs Demand Notice Date:-08/10/2024

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Names of Title deed Holders	Description of property/ies	Date & Time of Auction	Reserve Price (Rs.)	Date,time for submission of request letter of participation / KYC Documents / Proof of EMD etc.
Mr.Ankit Malhotra s/o Mr.Gajendra Malhotra	(Description Of properties/ measurable area/extent and boundaries of such properties/ nearest Landmark / with Postal pin code etc.) Plant and Machinery and other Movable Assets (Assets descriptions viz. make, date of purchase etc. and description, its place of location along with nearest landmark/Postal Pin code etc.)	Date 27/03/2026, Time :- from 12 p.m. to 3 p.m.	Price (Rs.41,00,000/-) below which The properties will not be sold	ADDRESS /VENUE FOR SUBMISSION OF REQUEST LETTER
			Earnest Money Deposit (EMD) 10% of the reserve Price i.e. Rs.4,10,000/-	
			Bid Increment Amount Rs.10,000/-	
	Residential open plot khasra no-330/23/kh area 0.28 hect address-Rani durgawati ward, Manendragarh, Tehsil-Manendragarh, District-MCB (C.G.)			Chhattisgarh Gramin Bank, Regional office Baikunthpur , Behind Hotel Awas,Baisagarpara, Baikunthpur District-Koria (C.G.)

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Authorised r
Name:Mr
Address:
Phone
Mob:
La:

Date & Time of inspection of the properties:13/03/2026 to 26/03/2026 time-11pm to 4 pm.

Terms and Conditions of the auction are as under:

1. Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

The auction will be conducted by the Authorised Officer. Auction Tender Document containing Auction bid form, Declaration, General Terms and Conditions of auction sale are available with Authorised Officer

2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/ dues/ affecting the property, 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 bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

3. The intending purchasers / bidders are required to deposit EMD amount by way of demand draft drawn in favour of Chhattisgarh Gramin Bank A/c Dream Bakers Manendragarh (unit name), (Name of the Branch) drawn on any Nationalized or Scheduled Bank.

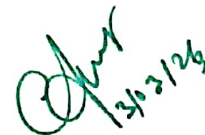
4. The intending bidder should submit the EMD deposit Demand draft along with Request Letter for participation in the auction, self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card/ Driving License/ Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the Authorized Officer of CHHATTISGARH GRAMIN BANK, REGIONAL OFFICE BAIKUNTHPUR, BEHIND HOTEL AWAS, BAISAGARPARA,BAIKUNTHPUR DISTRICT KORJA (CG) (Branch Name and Address) by 27/03/2026 date and 11 am time.

5. Names of the Eligible Bidders, will be identified by the CHHATTISGARH GRAMIN BANK, (Authorised Officer) to participate in auction verification of all the documents of the Eligible Bidders. after due

6 It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

7 The Auction/bidding of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount against each property. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/ Secured Creditor.

8. The Earnest Money Deposit (EMD) of the successful 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 successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the


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Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.

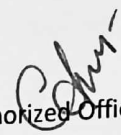
9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

10. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/cancel the Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

11. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).

12. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Date:13/03/2026
Place:BAIKUNTHPUR


Authorized Officer
Regional Manager
Region Baikunthpur
Chhattisgarh Gramin Bank