



बैंक ऑफ बड़ौदा Bank of Baroda



[Terms and Conditions for Sale to be uploaded in Banks website as well as baanknet.com website]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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 6 (2) and/or Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

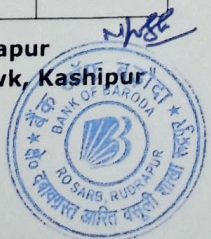
Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No.	Name & address of Borrowers/ Guarantors/ Mortgagors	Detailed description of the immovable property with known encumbrances, if any (Owner/Mortgagor name)	Total Dues.	1.Date of e-Auction 2.Time of E-auction 3.Start Time to End Time	1. Reserve Price. 2. Earnest Money Deposit (EMD) Amount 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time
1.	M/s Samrat Enterprises, Through its Proprietor Mrs Monika Agarwal W/o Mr. Sanjeev Agarwal Add : Plot no. 8/1, Himalayan Food Park, Mahuakhera, Kashipur, District Udham Singh Nagar, Uttarakhand 244713 Mrs Monika Agarwal W/o Mr. Sanjeev Agarwal (Proprietor M/s Samrat Enterprises) Add : Plot no. 8/1, Himalayan Food Park, Mahuakhera, Kashipur, District Udham Singh Nagar, Uttarakhand 244713 Mrs. Rajbala Agarwal W/o Mr. Rakesh Agarwal (Guarantor) Add : Ward No. 11, Mohalla Ojhan, Kashipur, District Udham Singh Nagar,	Property 1 A property i.e, Land & Building situated at Khasra no. 304, 305 and Plot No. 8/1 situated at Mahuakhera Ganj, Kashipur, Udham Singh Nagar belonging to Smt. Monika Agarwal W/o Mr. Sanjeev Agarwal (Lease deed Sr. No. 6348 dated 01.09.2017 has been executed by Himalayan Food Park in favour of Mrs. Monika Agarwal W/o Mr. Sanjeev Agarwal). Admeasuring area 21520 Sqft or 2000 Sq Mtr Boundaries of properties as per Lease deed are as under North: 15 mts Wide Road South: Chak Road East: Plot of Others West: Plot of Others	Rs. 3,59,39,936.00 (Rupees Three Crores Fifty Nine Lakhs Thirty Nine Thousand Nine Hundred Thirty Six Only) + Rs. 14,73,943.15 (Rupees Fourteen Lakhs Seventy Three Three Thousand Nine Hundred Forty Three & Paise Fifteen Only (Unrealized Interest)) + Unapplied Interest + Legal Charges + Other Charge and Interest w.e.f 26.12.2023	22.04.2026 12:00 PM to 5:00 PM	Property 1. Reserve Price: Rs. 2,25,72,000.00 EMD Price: Rs. 22,57,200.00 Min Bid Increment Amount: Rs. 25,000.00	Physical	15.04.2026 12:00 PM to 05:00 PM

क्षेत्रीय दबावग्रस्त आस्ति बसूली शाखा, रुद्रपुर / **Regional Stressed Assets Recovery Branch, Rudrapur**
प्रथम तल, क्षेत्रीय कार्यालय, गाबा चौक के पास, काशीपुर रोड, रुद्रपुर / **1st Floor, Regional Office, Near Gaba Chowk, Kashipur**
Road, Rudrapur.

फोन / Ph : +91 5946 222157 / 8477009621/ 8477000519/ 8958000119

Email-sarhal@bankofbaroda.co.in





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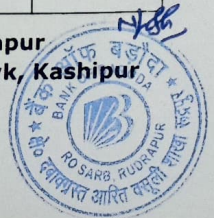


	Uttarakhand 244713 Mr. Saurabh Agarwal S/o Mr. Rakesh Kumar Agarwal (Guarantor) Add : Ward No. 11, Mohalla Ojhan, Kashipur, District Udham Singh Nagar, Uttarakhand 244713 Mrs. Disha Agarwal W/o Mr. Gaurav Agarwal (Guarantor) Add : Ward No. 11, Mohalla Ojhan, Kashipur, District Udham Singh Nagar, Uttarakhand 244713 Mrs. Deepti Agarwal W/o Mr. Saurabh Agarwal (Guarantor) Add : Ward No. 11, Mohalla Ojhan, Kashipur, District Udham Singh Nagar, Uttarakhand 244713 Mr. Sanjeev Agarwal S/o MR. Shanker Lal (Guarantor) Add : H NO. 24 B/2, Adarsh Colony, Civil Lines, Rampur, Uttar Pradesh 244901 Mr. Mohd. Ali S/o Mr. Mohbbbe Ali (Guarantor) Add : Mohalla Allikhan, Ward No. 10, Kashipur, District Udham Singh Nagar, Uttarakhand 244713					
2.	M/S J S Packaging (Borrower) Add- Vill Kunda, Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712 Mr Jagdeep Singh S/o Late Jaswant Singh (Partner) Add-Vill Kunda Purana Bhatta	Property 1 Equitable Mortgage of Khasra no 405 min, khata no 159 vill kunda Tehsil jaspur, Distt: U S Nagar (Uttarakhand) in the name of Mrs. Harpreet Kaur SL No: 3070 dated 20.08.2014 Bahi No 1, Zild No 220 Pages 161 to 164 Total area 0.405 hect or 1 acre	Rs 7,89,06,464.98 /- (Seven Crore Eighty Nine Lakh Six Thousand Four Hundred Sixty Four and Ninety Eight Paise Only) +Rs.30,46,449.26 (Thirty Lakh Fourty Six Thousand Four	22.04.2026 12:00 PM to 5:00 PM	Property 1 Reserve Price: Rs. 2,04,00,000.00 EMD Price: Rs. 20,40,000.00 Min Bid Increment Amount: Rs. 25,000.00	Physical 15.04.2026 12:00 PM to 05:00 PM

क्षेत्रीय दबावग्रस्त अस्ति बसूली शाखा, रुद्रपुर / Regional Stressed Assets Recovery Branch, Rudrapur
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Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712. Mrs Harpreet Kaur W/o Jagdeep Singh(Partner) Add-Vill Kunda Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712. Mrs Balvinder Kaur Wo Late Shri Jaswant Singh(Guarantor) Add-Vill Kunda Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712. M/S J S INDUSTRIES (Borrower) Add- Vill Kunda, Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712. Mr Jagdeep Singh S/o Late Jaswant Singh(Proprietor) Add-Vill Kunda Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712. Mrs Harpreet Kaur W/o Jagdeep Singh(Guarantor) Add-Vill Kunda Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712. Mrs Balvinder Kaur Wo Late Shri Jaswant Singh(Guarantor) Add-Vill Kunda Purana Bhatta Kunda, Tehsil Jaspur, Dist Udham Singh Nagar 244712.	Boundaries of properties as per sale deed are as under East- Nahar West- Chak road North- Khet Jagdeep Singh South- Khet Jagdeep Singh Property 2 Equitable Mortgage of Khasra no 405, min area 0.6070 hect or 6070 sq. mtrs. vill kunda Tehsil jaspur, Distt: U S Nagar (Uttarakhand) in the name of Mr. Jagdeep Singh S/o Sh. Jaswant Singh SL No: 1744 dated 13.06.2016 Bahi No 1 Zild No 435 Pages 275 to 288 Area 0.6070 hectare. Boundaries as per Gift Deed: East- Nahar afterwords road PWD West- Aarji Ajayab Singh North- Aarji Harpreet Kaur South- National Highway Property 3 Equitable Mortgage of Khasra no 405 min, khata no 338 vill kunda Tehsil jaspur, Distt: U S Nagar (Uttarakhand) in the name of Mr. Jagdeep Singh S L 1275 dated 01.05.2018 Bahi No 1 Zild no 614 Pages 127 to 140 Total area 0.4090 hect Boundaries as per Sale Deed: East- Aarji Jagdeep Singh West- Aarji Jagdeep Singh North- Aarji Harpreet Kaur South- National Highway	Hundred Fourty Nine and Twenty Six Paise (Unrealized interest) +unapplied interest +legal charges + other charges (w.e.f. 01.05.2023) and Rs 6,69,36,775.27 /- (Six Crore Sixty Nine Lakh Thirty Six Thousand Seven Hundred Seventy Five and Twenty Seven Paise Only +Rs. 18,77,559.93(Eighteen Lakh Seventy Seven Thousand Five Hundred Fifty Nine and Ninety Three Paise Only (Unrealized interest) +unapplied interest +legal charges + other charges (w.e.f. 22.06.2023)	Property 2 Reserve Price: Rs. 3,05,00,000.00 EMD Price: Rs. 30,50,000.00 Min Bid Increment Amount: Rs. 25,000.00	Physical	
			Property 3 Reserve Price: Rs. 2,06,00,000.00 EMD Price: Rs. 20,60,000.00 Min Bid Increment Amount: Rs. 25,000.00	Physical	

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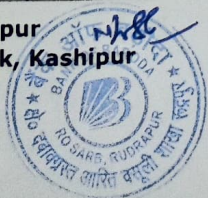


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		Property 4 Property i.e, Residential House bearing Khasra No.397 min, 398, 399, 400kh, 407sa min, measuring area 2640.00 Sq Mtrs in the name of Mr Jagdeep Singh S/o Mr Jaswant Singh vide sale deed no. 3518 dated 27.12.2017 situated at Village-Kunda, Tehsil-Jaspur, Dist-Udham Singh Nagar, Uttarakhand Boundaries of properties as per Gift deed are as under East- Property Jagdeep Singh West- Rasta 13 feet Wide North- Property Jagdeep Singh South- Rasta 15 feet wide Property 5 (A). Property bearing Khasra No.405 min, Khata No.159, measuring area 0.405 hectare in the name of Mr Jagdeep Singh S/o Mr Jaswant Singh vide sale deed no. 2948 dtd 12.08.2014 and titama sl no. 3069 dtd 20.08.204 situated at Village-Kunda, Tehsil-Jaspur, Dist-Udham Singh Nagar, Uttarakhand Boundaries as per Sale Deed: East- Nahar West- Chak Road North- Khet Ajayab Singh South- Khet Harpret Kaur 2. . Plant & Machinery items as detailed below: Carton Profile Making Machine 02 Nos, Computer Operated Sheeting Machine 02 Nos, Automatic Folder Gluer 01 No., Mounting Machine		Property 4 Reserve Price: Rs. 1,13,00,000.00 EMD Price: Rs. 11,30,000.00 Min Bid Increment Amount: Rs. 25,000.00 Property 5 (A.) Reserve Price: Rs. 4,55,00,000.00 EMD Price: Rs. 45,50,000.00 Property 5 (B.) Reserve Price: Rs. 3,08,00,000.00 EMD Price: Rs. 30,80,000.00	Physical Physical Physical	
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	With Conveyor 02 Nos, Stripping Machine For Carton Stack 01 No., Hydraulic Roll Clamping Machine 02 Nos, Hydraulic Machine Clamping Machine 01 No, Machine for Rotary Stacker 01 No, Machine for Rolls and Raw Material 01 No, Strapping Machine Carton Stack 01 No, Carton Folding & Glueing Machine 01 No., Strapping Machine Carton Stack 01, Carton Folding and Glueing Machine 01, Automatic Punching Machine with Stack 01, Punching Machine with Rotary Slott 01, Carton Folding and glueing Machine 01, Strapping Machine for Carbon Stack 01, Hydraulic Roll Clamping Machine 01, Weigh Scale 01, Servo Drive Stitching Machine 01, Automatic Paper Cutting Machine 01, Colour Printer Sorter 01, Lamination Roll Separator Machine 01, Cold Lamination Machine 01, Folder & Gluer Feeder Machine 01, Die Punching Machine 01, Automatic Flute Lamination Machine 01, Electrical Panel & Accessories (Set) (Hypothecated in M/s J S Industries & M/s J S Packaging) Total of Property 5 (A)+(B)				Property 5 (A)+(B) Reserve Price: Rs. 7,63,00,000.00 EMD Price: Rs. 76,30,000.00 Min Bid Increment Amount: Rs. 25,000.00	Physical	
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** Total of Property 5 (A+B)

Reserve Price for combine Factory Land & Building Plus Plant & Machinery Rs. 7,63,00,000.00

EMD for combine Factory Land & Building Plus Plant & Machinery Rs. 76,30,000.00

Minimum Bid Increment Amount Rs. 25,000.00

** GST will be applicable on Reserve Price of Plant & Machinery. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount)

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TERMS AND CONDITIONS -

1. The Online E-Auction will be held through auction portal website i.e. <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with <https://baanknet.com> Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>.
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

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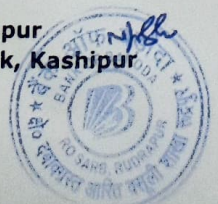


6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.
8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.
14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

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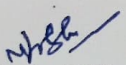
16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile 8477009621


Authorized Officer
Date: 02.04.2026
Place:-Rudrapur



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