

e-Auction Sale Notice for Movable Assets/Vehicle

(e-Auction Sale Notice for Sale of secured Movable Assets under Hypothecation Agreement)

Notice is hereby given to public in general and in particular to the Borrower (s) and Guarantor (s) that the below described movable property hypothecated/Pledged/ charged to the Secured Creditor, the physical possession of which has not been taken by the Authorized officer of Bank will be sold on “As is where is”, “As is what is”, and “Whatever there is”, for realization of Bank’s dues in below mentioned loan accounts with our Branch. The details of Borrower (s) and Guarantor (s)/vehicle/total Dues/Reserve price/e-Auction date and time, EMD and Bid Increase Amount are mentioned below:

Name & address of Borrower/s / Director/s / Guarantor/ s:

M/s Omkar Developers And Company

Address : Plot No. D,187/2, Five Star MIDC, Shendra, Auragabad, Maharashtra-431136

Mr. Sudhakar Prabhakar Gaikwad (Partner in Partnership firm of M/s Omkar Developers And Company)

Address: P 4 16 2 Vitthal Nagar, Sai Baba Mandir Samor, N 2 Cidco, Aurangabad, Maharashtra-431003

AND

R/o: Flat No. 01, Plot No. 29, Narayani Enclave, Plot No.29,N-04, CIDCO, Parijat Nagar, Chh Sambhajinagar, Maharashtra-431003

Mrs. Anita Sudhakar Gaikwad (Partner in Partnership firm of M/s Omkar Developers And Company)

Address: P 4 16 2 Vitthal Nagar, Sai Baba Mandir Samor, N 2 Cidco, Aurangabad, Maharashtra-431003

AND

R/o: Flat No. 01, Plot No. 29, Narayani Enclave, Plot No.29,N-04, CIDCO, Parijat Nagar, Chh Sambhajinagar, Maharashtra-431003

Total Dues Amount: Rs. 2,70,96,812.64/- as on date 23-04-2026

(Amount in Rs.)

Sr No.	Secured Assets	Details of Hypothecated Movable Assets/Vehicles	Reserve Price	EMD Amount	Bid increase by
1.	Vehicle-01	Truck of Ashok Leyland Ltd Model- N2523-T N4, Registration No- MH-20 EG-9701 Engine Number- HWEZ701565 Chassis No. -MB1HTAJD9HPGX1134	7,65,000/- + GST	76,500/-	Rs.10,000/-

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Stressed Asset Recovery Branch Regional Office - Plot No. 8, Second Floor Sector-E, CIDCO, N-5, Town Centre, Chhatrapati Sambhajinagar - 431003
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		Descriptions of Vehicle: Tipper Body, White Colored, Diesel Engine, Year of Manufacturing: 2017			
2.	Vehicle-02	Truck of Ashok Leyland Ltd Model- N2523-T N4, Registration No- MH-20 EG-9713 Engine Number- JEPZ500147 Chassis No. -MB1HTVLD3JPWG3355 Descriptions of Vehicle: Tipper Body, White Colored, Diesel Engine, Year of Manufacturing: 2018	7,65,000/- + GST	76,500/-	Rs.10,000/-
3.	Vehicle-03	Truck of Ashok Leyland Ltd Model- N2523-T N4, Registration No- MH-20 EG-9708 Engine Number- JYPZ500374 Chassis No. -MB1HTVLD1JPWG3354 Descriptions of Vehicle: Tipper Body, White Colored, Diesel Engine, Year of Manufacturing: 2018	9,35,000/- + GST	93,500/-	Rs.10,000/-
4.	Vehicle-04	Truck of Ashok Leyland Ltd Model- N2523-T N4, Registration No- MH-20 EG-9694 Engine Number-HWEZ701437 Chassis No. -MB1HTAJD5HPGX0501 Descriptions of Vehicle: Tipper Body, White Colored, Diesel Engine, Year of Manufacturing: 2017	10,62,500/- + GST	1,06,250/-	Rs.10,000/-
5.	Vehicle-05	Truck of Ashok Leyland Ltd Model- N2523-T N4, Registration No- MH-20 EG-9710 Engine Number-HWEZ701567 Chassis No. -MB1HTVHD9HPGX1230 Descriptions of Vehicle: Tipper Body, White Colored, Diesel Engine, Year of Manufacturing: 2017	11,90,000/- + GST	1,19,000/-	Rs.10,000/-
6.	Excavator	Komatsu PC210-8M0 Hydraulic Crawler Excavator Model- PC210-8M0 Engine Model- Komatsu SAA6D107E-1 Registration No- Engine Number- Chassis No. Descriptions of Vehicle: Engine Power- 147HP (110KW) Year of Manufacturing: 2019	32,30,000/- + GST	3,23,000/-	Rs.10,000/-

Status of Possession: Symbolic

Date/ Time of e-Auction: 29-05-2026, 03.00 PM TO 5.00 PM.

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Date & time of inspection of Asset: Not Applicable (Symbolic Possession).

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 / support.baanknet@procure247.com

For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page <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 Generate challan and transfer EMD amount to bidder's EMD Wallet.

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~~

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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 multiples 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.

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 seven 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 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

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damages, compensation or cost for such postponement or cancellation against Authorized 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.

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 Authorized 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 Authorized Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, and dues to the Municipal Corporation /local authority/Co T 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 Authorized 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 conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. 0240-2477926 Mobile: +91 9005178070



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21. The Successful bidder shall pay RTO Transfer charge statutory dues/GST & other taxes/charges including insurance payable etc as per applicable laws. The Successful Auction purchaser/ bidder shall have to pay applicable Goods & Service Tax (GST) over and above sale amount to Bank.

22. On Receipt of total bid amount Bank will issue Invoice/Certificate of sale in prescribed form and Auction purchaser shall get the vehicle transferred in their name in RTO record within 10 days of receipts of invoice and forms by paying necessary RTO Transfer charge statutory dues/GST & other taxes/charges including insurance payable etc after which only bank will hand over the vehicle to Auction Purchaser. In case Auction Purchaser fail to get the vehicle transferred in their name within 10 days, Auction Purchaser will be liable for Vehicle Parking/Safekeeping charges as applicable to the Bank.

The above mentioned Borrower/Guarantor/are hereby noticed to pay the sum as mentioned in sale of secured movable asset under hypothecation in full before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE
BORROWER/GUARANTOR/MORTGAGOR.**

Date: 23-04-2026

Place: Chhatrapati Sambhajinagar

Chief Manager & Authorized Officer
RO-SARB, Chhatrapati Sambhajinagar



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