



बैंक ऑफ बड़ौदा Bank of Baroda

Branch – ROSARB BAREILLY, 89C CIVIL LINES Ayub Khan Chauraha, Bareilly, 8477009101

e-mail id – sarbly@bankofbaroda.com

Sale Notice For Sale Of Immovable Properties

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

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 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), 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/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor's	Give short description of the immovable property with known encumbrance s, if any (Mortgaged by)	Total Dues.	Date of e-Auction Time of E-auction - Start Time to End Time	1.Reserve Price- Rs.____/- 2.Earnest Money Deposit (EMD)- Rs.____/- 3.Bid Increase Amount Rs.____/-	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/S KARCA ENTERPRISE S Proprietor : Mr. Rajat Agarwal 3A.Haziapur, Stadium road, Bareilly UP. 243122	Property- 1 Immovable Property(Land and building) situated at Plot no 6, Mohalla Brahmpura East, Tehsil	Rs 11,32,85,161.78(Rupees Eleven Crore, Thirty two Lakh, Eighty five Thousand, One hundred	24-07-2026 Time- 11:00 am to 03:00 pm	Property- 1 Reserve Price Rs 1,06,00,000(One Crore, six lakh only) 2.EMD Rs 10,60,000/- (Ten lakh,	Physical	20-07-2026 From – 11:00 am to 14:00 pm With prior appointment with Authorised Officer
2	Mr. RAJAT AGARWAL(Proprietor: M/S						

कृते बैंक ऑफ बड़ौदा।
For Bank of Baroda

दस्तावेज आदि वसूली शाखा बरेली, 89-सी, सिविल लाइन्स अयूब खान चौराहा बरेली, जिला बरेली 243122
Stressed Assets Recovery Branch Bareilly, 89-C, Civil Lines, Ayub Khan Chauraha Bareilly, Dist. Bareilly 243122

फोन/Phone + 8477009101

National Toll Free No. 1-800-22-4447

ई-मेल/ E-mail : sarbly@bankofbaroda.bank.in

वेब/ Web : www.bankofbaroda.com



KARCA ENTERPRISE S), B -49
RAJENDRA
NAGAR,UP
BhoomiVikas
Evam
Grahsthan
(Commonly
known as
Rajendranagar
,Yogna-2,
BAREILLY-
243001

3

Mr. KRISHNA KUMAR AGARWAL S/O Bhagwat Prasad(Guarantor),B49,
RAJENDRA
NAGAR,UP
Bhoomi Vikas
EvamGrahsthan
(Commonly
known as
Rajendranagar
,Yogna-2,
BAREILLY-
243001

4

Mrs. CHITRA AGRAWAL W/O Mr.Krishna Kumar Agarwal(Guarantor),B 49
RAJENDRA
NAGAR,NEAR
K K
HOSPITAL,
BAREILLY -
243001

5

Mrs. BOSKI AGARWAL W/O Mr. Rajat Kumar Agarwal(Guarantor),B 49
RAJENDRA
NAGAR,
NEAR K K

and Distt. sixty one and seventy eight paise) plus Reversal of interest plus unapplied interest @contractual rates and other expenses thereon + any encumbrance(known or Unknown to the Bank) less any credits received in the Loan Account after issuance of demand notice. W.e.f 11-04-2024

Property- 2

Immovable Property (Land and building) situated at Plot no. 7, Mohalla Brhmpura East, Tehsil and Distt. Bareilly. Uttar Pradesh, standing in the name of Mrs Chitra Agarwal w/o Mr. Krishna

3.Bid Increase Amount
Rs.50000/-

Property- 2

Reserve Price
Rs
1,43,00,000/-
(One Crore, forty three lakh only)

2.EMD Rs
14,30,000/-
(Fourteen lakh, Thirty thousand only)

3.Bid Increase Amount
Rs.50000/-

For Bank of Baroda

अधिकृत अधिकारी / Authorised Officer
क्षेत्र कार्यालय दबावग्रस्त आस्ती वसूली शाखा, बरेली
Stressed Assets Recovery Branch, Bareilly

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बैंक ऑफ बड़ौदा

Bank of Baroda

HOSPITAL,
BAREILLY,-
243001

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**M/S Bee Dee
EssMarketeer
(Proprietor-
Mrs. Boski
Agarwal)**
3A, Haziapur,
Stadium Road,
Bareilly, UP.
243122

Kumar
Agarwal
admeasuring
96.46 sq
mtrs.
Boundaries
are as under:
East- Road 6
mtr, wide.
West- Plot
no 6.
North-
Building of
Shailesh
Kumar
Pankaj
Kumar.
South- Road
6 mtr wide

Rs
4,18,96,7
67.01/-
(Rupees
Four
Crore,
Eighteen
Lakh,
Ninety Six
Thousand,
Seven
Hundred
Sixty
seven and
one paise
only) plus
Reversal
of
interest
plus
unapplie
d interest
@contra
ctual
rates and
other
expense
s thereon
+ any
encumbr
ance(Kn
own or
Unknown
to the
Bank)
less any
credits
received
in the
Loan
Account
after
issuance
of
demand
notice.
W.e.f.
29-04-
2024

7

**Mrs. Boski
Agarwal W/O
Mr. Rajat
Agarwal
(Proprietor :
M/S Bee Dee
EssMarketeer
)B-49,
Rajendra
Nagar
UP. Bhoomi
Vikas Evam
Grahsthan
(Commonly
known as
Rajendra
nagar), Yogna-
2, Tehsil and
Distt. Bareilly-
243001**

8

**Mr. Krishna
Kumar
Agarwal S/O
Bhagwat
Prasad
Agarwal(Guar
antor)B -49
RAJENDRA
NAGAR,
BAREILLY-
243001**

9

**Mrs. CHITRA
AGRAWAL
W/O Mr.
Krishna
Kumar
Agarwal(Guar
antor),B 49
RAJENDRA**

For Bank of Baroda

प्रधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय दबावग्रस्त आस्ती वसूली शाखा, बरेली
R.O. Stressed Asset Recovery Branch, Bareilly

दबावग्रस्त आस्ती वसूली शाखा बरेली, 89-सी, सिविल लाइन्स अयूब खान चौराहा बरेली, जिला बरेली 243 001 (उ.प्र.), भारत

Stressed Assets Recovery Branch Bareilly, 89-C, Civil Lines, Ayub Khan Chauraha Bareilly, Distt. Bareilly 243 001 (U.P.), India

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बैंक ऑफ बड़ौदा Bank of Baroda

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NAGAR,
NEAR K K
HOSPITAL,
BAREILLY
243001

Mr. RAJAT
AGARWAL
S/O Mr.
Krishna
Kumar
Agarwal(Guar
antor),
B- 49, CHITRA
SADAN,
NEAR K K
HOSPITAL,
RAJENDRA
NAGAR,
BAREILLY-
243001, PH
9997355999

Total
Dues Rs
15,51,81,
928.79(Fif
teen
Crore,
Fifty one
lakh,
Eighty
one
thousand,
nine
hundred
twenty
eight and
seventy
nine
paise)
plus
Reversal
of
interest
plus
unapplie
d interest
@contra
ctual
rates and
other
expense
s thereon
+ any
encumbr
ance(Kn
own or
Unknown
to the
Bank)
less any
credits
received
in the
Loan
Account
after
issuance
of
demand
notice.
W.e.f as
mentione
d above

कुत बक आ...
For Bank of Baroda

प्रधिकृत अधिकारी / Authorised Officer
क्षेत्र कार्यालय दबावग्रस्त/आस्ति वसूली शाखा, बरेली
R.O. Stressed Asset Recovery Branch. Bareilly

- ## Help Desk

- ### STEPS INVOLVED -

6. 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.

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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.

7. 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.
8. 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.
9. 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
10. 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 conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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

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अधिकृत अधिकारी/ Authorised Officer
क्षेत्र कार्यालय/ Regional Office

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/DRAE/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.

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. The sale is subject to confirmation by the Secured Creditor Bank.

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प्रभिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय दबावग्रस्त आस्ति वसूली शाखा, बरेली
R.O. Stressed Asset Recovery Branch. Bareilly

22. 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 Tel No. x Mobile : 8477009101

Other Terms & Conditions (For Symbolic Possession Only):

- (A) Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- (B) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- (C) Bank will not be responsible or duty bound for handing over of physical possession.
- (D) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- (E) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- (F) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.

The Property is under Physical possession and bank will hand over the property Physically to auction purchaser.

For detailed terms and conditions of sale, please refer/visit to the website link

<https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com>

Also, prospective bidders may contact the Authorised officer on Tel No. x Mobile 8477009101

Date: 03-07-2026

Place: - Bareilly

 कृत बंक ऑफ बरोडा
For Bank of Baroda


प्रधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय दबावग्रस्त आस्ती वसूली शाखा, बरेली
R.O. Authorised Officer, Bareilly Branch, Bareilly
Bank of Baroda.

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