

Branch – ROSARB, 4 Brabourne Road, Kolkata- 700001, Telephone No-033-22254184, e-mail id- sarkol@bankofbaroda.co.in

ANNEXURE – B

[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 SAREAFS 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) & 8 (6) 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. 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/ Lot No.	Name & address of Borrower/s / Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any	Total Dues.	Date & Time of E-auction	Reserve Price, EMD amount, Bid Increase Amount.	Status of Possession (Symbolic)	Property Inspection date & Time
1	Mr Gobinda Das (Borrower) S/O Mr Nakul Chandra Das Address: 687, B. B. Chatterjee Road, Stall No 18 CIT Market, Kasba, Kolkata 700042	All that piece and parcel of one self contained residential flat on the entire 1st floor measuring super built up area of about 800 sq ft consisting of 2 bed rooms, 1 dining cum drawing room, 1 kitchen, 1 bathroom and 1 veranda together with undivided proportionate share of land and common rights and right of common roof of the building and common service and all fixtures and fittings, electrical installations constructed on a piece and parcel of a plot of Bastu land measuring about 1 Cottah 14 Chittacks 12 sq ft lying and situated under Mouza-	Rs 25,08,209.99/- (Twenty Five lacs Eight Thousand and Nine Hundred rupees and Ninety Nine paise only) O/s as on 19.02.2026 (Excluding unapplied and uncharged interest from NPA Date and Other Charges)	22/07/2026 Time- 2.00pm to 6.00pm	Property i. Rs. 28,08,000/- ii. Rs. 2,80,800/- iii. Rs 10,000/-	SYMBOLIC	Any working Day within working hours (with prior appointment) Concerned Officer-
2.	Mr Gobinda Das (Borrower) S/O Mr Nakul Chandra Das Address: 44A/I. K. N. Sen Road, Kasba, Circus Avenue, Kolkata 700042	Kasba, Sub-Registry office at Sealdah, having RS Dag No 2697 & 2698, RS Khaitan No 112, JLN No 13, being KMC premises no 42, Jogendra Garden, Kolkata 700107 within the jurisdiction of police station Kasba and within the limits of Kolkata Municipal Corporation, Ward No 107, District 24 Parganas (South) in the name of Mr Gobinda Das. The land is bounded by South : By Other's House, East: By 4 ft wide Road, West : Part of Dag No 2684 & 2696,					
3.	Mr Gobinda Das (Borrower)	North: By House of Dipankar Roy					



S/O	Mr						
Nakul							
Chandra Das							
Address :							
Flat F1, 42							
Jogendra							
Garden,							
P.O. East							
Kolkata							
Township							
P.S. Kasba							
Kolkata							
700107							

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: 6354910172 & 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>

Stressed Asset Recovery Branch, Kolkata Metro Region, 4, Brahmo Road, Kolkata, W.B., India
 Tel : 033-22254104, E-mail : sankarabankofbaroda@gmail.com

