



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 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/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.	1-M/s GLD Agri Foods (Borrower) Village Malpuri, Pilibhit road, Sittarganj, Udham Singh Nagar Uttrakhand-262405 2- Mr. Madan Lal Agarwal Alias Madan Lal Goyal (Partner & Guarantor) So Mr. Ganga Ram Boring Wali Gali Ward No 4/5, Sittarganj U.S. Nagar Uttrakhand-262405 3-Mrs. Shweta Goyal Wo Piyush Goyal (Partner & Guarantor) 47, Ward no. 05 Boring Wali Gali,	Property 1 Equitable Mortgage of the Land situated at revenue Village Malpuri, Tehsil Sitarganj, Distt. U S Nagar in khata no 97 (crop year 1348-1389) now 143 (Crop year 1426-1431), khet no 12 areas 0.206 hect, khet no 17 area 0.322 hect and khet no 18 area 0.0740 hect and khata no 136 (crop year 1384-1389) now 142 (crop year 1426-1431) khet no 13/1 min area 0.1780 hect and khata no 59 (crop year 1420-1425) now 144 (Crop year 1426-1431), khet no 19/1 area 0.0770 hect and khet no 20/2 area 0.1010 hect Total area 0.958 hect alongwith constructions raised	Rs.22,77,75,274.19 (Rupees Twenty Two Crore Seventy Seven Lakh Seventy Five Thousand Two hundred Seventy Four and Nineteen paise only)+ Unrealized Interest of Rs. 50,01,220.96 (Rupees Fifty Lakh One Thousand Two Hundred Twenty and Ninety Six paise only) =Rs. 23,27,76,495.15 (Rupees Twenty Three Crore Twenty Seven Lakh Seventy Six Thousand Four Hundred	06.08.2026 12:00 PM to 5:00 PM	Property 1 & 2. Reserve Price: Rs. 14,50,00,000.00 EMD Price: Rs. 1,45,00,000.00 Property 3. Reserve Price: Rs. 3,95,00,000.00 EMD Price: Rs.39,50,000.00 Property 4. Reserve Price: Rs. 3,86,00,000.00 EMD Price: Rs.38,60,000.00 Plant & Machinery	Symbolic	31.07.2026 12:00 PM to 05:00 PM

बैंक ऑफ बड़ौदा सितारगंज शाखा / Bank of Baroda Sittarganj Branch
किछा रोड , सितारगंज /Kichha Road, Sittarganj

जिला उधम सिंह नगर, - 262405 / District Udham Singh Nagar -260405.

फोन / Ph : 8477009673





Sitarganj U.S. Nagar Uttrakhand-262405	thereon Standing in the name of Mr. Madan Lal Agarwal & Mrs. Shweta Goyal, vide bahi no 1, zild no 575, page no 1 to 12, serial no 2495 dated 27.05.2013.	Ninety Five and Fifteen paise only)+ unapplied interest + Legal Charges + other charges w.e.f 01.11.2025	Reserve Price: Rs. 89,97,000.00	Symbolic
4-Mrs. Meena Jindal Wo Mr. Iswar Chandra Jindal (Partner & Guarantor) 00 Aspatal Ward no. 5 Sitarganj U.S. Nagar Uttrakhand-262405	Boundaries as per Sale Deed: East: Pilibhit Road West: Gool North: Land of Sh. Yogesh Goyal South: Plot of Smt Shweta Goyal & Sh. Jasveer Singh (Mortgaged in M/s G L D Agri Foods) Belt		EMD Price: Rs.8,99,700.00	
5-Mr. Piyush Goyal So Madan Lal Agarwal (Guarantor) Ward no. 4/5, Sitarganj U. S. Nagar Uttrakhand - 262405	Property 2 Land situated at revenue Village Malpuri, Tehsil Sitarganj, Distt. U S Nagar, Khata No 65 (Crop Year 1420-1425), khet no 19/1 min area 0.163 hect and khet no 20 min area 0.215 hect total area 0.378 hect and khata no 85 (crop year 1420-1425), khet no 18 area 0.160 hect and khata no 169 (crop year 1420-1425), khet no 13 min area 0.244 hect		Total of Property 1 + Property 2+ Property 3+ Property 4+Plant and Machinery	
6- Mr. Chetan Jindal So Ishwar Chandra Jindal (Guarantor) Hospital Ward No. 05, Sitarganj U.S. Nagar Uttrakhand - 262405	Property 2 Total area 0.782 hect alongwith constructions raised thereon Sanding in the name of Mrs. Shweta Goyal & Mrs. Meena Jindal, vide bahi no 1, zild no 292, page no 275-298, serial no 3344 dated 08.07.2011		Reserve Price: Rs. 23,20,97,000.00.00	
			EMD Price: Rs. 2,32,09,700.00	
			Min Bid Increment Amount: Rs. 25,000.00	





Boundaries as per Sale Deed:

East: Sitarganj Pilibhit Road

West: land of Neeraj Gupta & land of Ajay Gupta

North: Land of Rajeev Agarwal and jhanvi Agarwal

South: Land of Jasveer Singh

(Mortgaged in M/s G L D Agri Foods)

Property 3

Land & building situated in Sitarganj, Tehsil Sitarganj, Distt. U S Nagar, khata no 115 (Crop Year 418-1423), Present Khata No 126 (Crop Year 1424-1429), khasra no 468/2 min area 0.0070 hect, khasra no 468/2 min area 0.0186 hect, khasra no 468/2 min area 0.05200 hect & khasra no 468/2 min 0.06000 hect.

Total area is 0.1376 hect

Standing in the name of Mr. Chetan Jindal vide bahi no 1, zild no 535, page no 81 to 86, serial no 4111 dated 30.10.2007

Boundaries as per sale deed

East: Land of Anil Kumar

West: Land of Anees & Others

North: Land of Anees & Others

South: Khatima & Sitarganj Road

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		(Mortgaged in M/s G L D Agri Foods) Property 4 Land & building situated in Sitarganj, Tehsil Sitarganj, Distt. U S Nagar, khata no 521(Crop Year 1418-1423), present khata no.125 (crop year 1424-1429) khasra no. 468/2 min area 0.082 Hect. And khata no. 47(Crop year 1418-1423) present khata no 125 (Crop year 1424-1429) khasra no. 468/2 min area 0.045 Hect Total area 0.1275 hect Standing in the name of Mr. Chetan Jindal vide bahi no 1, zild no 366, page no 185 to 202, serial no 221 dated 12.01.2012 Boundaries as per sale deed East: Property of Sarvesh Singh West: Land of vendee North- Land of Rukmini Devi & Mamta South- Khatima Road 5- Plant and Machinery				
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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 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.

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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.
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

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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 8477009673

Authorized Officer
Date: 18.07.2026
Place:-SITTARGANJ



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