



बैंक ऑफ बरोडा

Bank of Baroda



Bank of Baroda

Branch Address:- Regional Office Bilaspur, T. R. Complex, First Floor, Opposite SBI Bank, Rajkishor Nagar Branch, Lingiyadh, Bilaspur - 495006 (C.G.) India ई-मेल/E-mail- recovery.bilaspur@bankofbaroda.co.in
Contact no . +917752310231 , 6232927350, 9073715452

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002
e-Auction Portal-<https://banknet.com>

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

Sr. No	Branch Address	Name of Borrower & Guarantor	Borrower Account Number	Gold Purity/Carat	Total Grams	Total Net Weight	Outstanding Amount	*Reserve Price / EMD
1.	1336-AMBIKAPUR, C HHATTISGAR H,	Mr Ramnaresh Yadav , S/o Somaru Yadav, R/O Village- Khailba, Post Latori -Ambikapur-CG 497001	133606000003752	20 Carat	86.00	66.04	Rs. 3,00,000 + Interest & other charges	Rs. 7,49,405.60/Rs. 74,941
2	Estate Tower , Mahanaya Road		133606000003753	18 Carat	25.91	20.90	Rs. 99139 + Interest & other charges	Rs. 2,13,441.25/Rs. 21,344



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3	Ambikapur CG 497001	13360600003754	18 Carat	43.92	40.02	Rs. 199877.84 + Interest & other charges	Rs. 4,08,704.25/Rs. 40,870	
4	3135- BHATAPARA,C HATTISGARH Nera Jai stambh Chowk Gandhi Mandir Ward Near Vishal Mega Mart Bhatapara Pin 493118	Mr Vidya Sagar Gupta S/o Shri Durga Prasad Gupta, R/o 16/280 Jagautin Balbhadra Ward Babbu Hotel Naya Bus Stand Bhatapara Pin-493118	31350600003647	22 Carat	27.20	16.00	Rs. 132000 + Interest & other charges	Rs. 217147.20/ Rs. 21714.72
5	3416-RA- HANGI, CHHATTIS- GARH, PWD office Road PO Chakarabhata Bilaspur CG Pin 495220	Mr Santram Netram S/o Dirjharam Netam , Gram Chogra Bilha Bodri- Bilaspur CG 495224	34160600001574	22 Carat	9.12	7.75	Rs. 26913 + Interest & other charges	Rs. 105181/Rs. 10519





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6	3568-MANEN-DRAGARH, CHHATTIS-GARH Main Market Manendragarh -MCB 497441 CG	Mr OM PRAKASH PASWAN, R/o H.No 9 Ward 03 CRO Camp Khongra Pani Manendragarh Pin 497446 CG	35680600001458	18 Carat	12.36	9.47	Rs. 40000 + Interest & other charges	Rs. 96,712.38/Rs. 9,671.00
7	Manendragarh -MCB 497441 CG	Mr Satish Kumar Agrawal, R/o H.No 71/1 Vivekanand Chouk Manendragarh MCB 497442 CG	35680600001461	18 Carat	20.10	14.10	Rs. 25421.20 + Interest & other charges	Rs. 1,43,996/ Rs. 14,400
8	5486-CHAMPA, Didvaniya Complex, GUSHALA Road, Champa Distt Janjgir- Champa 495671 CG	Mr Abhay Pratap Singh, S/o Tarjan Singh, Ward 18 Beldar Para Champa CG 495671	54860500000696	22 Carat	18.70	18.20	Rs. 66246.13 + Interest & other charges	Rs. 247005.00/ Rs. 24701.00





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9	5920-VYAPAR VIHAR, Bajpayee Pa- vilion , Vyapar Vihar Road Bi- laspur 495001, CG	Mr DEVENDRA KU- MAR JAISWAL S/o Mr Chhote Lal Jaiswal , R/o H.No 7/1, Jatnabhattha , Talapara Road, Kuntharpara , Mother Teresa Nagar, Bilaspur CG 495001	59200600001871	20 Carat	21.37	21.20	Rs. 119838.00 + Interest & other charges	Rs. 2,40,572.3/- Rs. 24,057
10		Mr Megnath Kachhi S/o Jay Prasad Ka- chhi Ward No 6 , Tilak Na- gar, Infront of DR. Devras Home , Bilas- pur CG 495001	59200400000307	20 Carat	23.06	20.90	Rs.69434.7 1 + Interest & other charges	Rs. 2,37,167.97/- Rs. 23717
11	7303- AGRESSEN CHOWK BI- LASPUR, First Floor Shriram Cloth Market Bilas- pur CG 495001	Ms Marijula Nair C/o Siva Prasanth Pok- kandath House No 3/943, G 2 L4 Ring Road No 2 Shanti Na- gar Bilaspur CG 495001	73030600001387	22 Carat	7.78	7.70	Rs.38000.0 0 + Interest & other charges	Rs. 104502.00/ Rs.10450.00
12	8035-CHI- RIMIRI Ward No 29	Mr Rahul Kumar S/o Lav Kumar , Ward No 08 Murti Para, Korea	80350600001303	20 Carat	25.23	19.75	Rs.15533.0 0 + Interest &	Rs. 2,24,118.06/ Rs. 22,412





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	Near Bus Stand, Bada Bazar, Chirimiri Distt. MCB CG 497449	Colliery, Chirimiri, Distt MCB CG 497559					other charges	
13	Mr Rakesh Swami S/o Ramesh Swami, Ward No 15, Pankha Dafai, Chirimiri District MCB CG 497451	80350600001535	20 Carat	12.62	10.09	Rs.48900.00 + Interest & other charges	Rs. 1,14,498.80/ Rs. 11,450	
14	Mr Rajesh Gupta S/o Shivpal Gupta, 423, Canteen Dafai, Hal-dibadi, Chirimiri, Distt. MCB CG 497451	80350600001759 & 80350600001835	20 Carat & 20 Carat	11.67 13.55	11.05 12.50	Rs.60000.00 + Interest & other charges & Rs. 80000.00 + Interest & other charges	Rs. 1,25,393/ Rs. 12,539 Rs. 1,41,847/ Rs. 14,185	

For detailed terms and conditions of sale, please refer to the link provided in <https://baanknet.com>. Also, prospective bidders may contact the Support/ authorized officer on +917752310231, 6232927350, 9073715452

The online auction will be held on 08-09-2026 from 02:00 PM to 6 PM as per IST. Through Baanknet Portal* (<https://baanknet.com/eauction-psb/x->





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login) Intending bidder shall contact Regional Office Bilaspur/Branch 07552310229-31 & For Baanknet technical queries contact Number: 82912 20220 & email ID support.baanknet@psballiance.com. Successful bidders have to pay Winning amount + applicable GST/ taxes on or before 13-09-2026 , failing which bank shall forfeit the EMD amount • Intending bidders can visit auction portal for detailed Terms & conditions.

Inspection Date & Time- 04-09-2026, 04:00 PM to 06:00 PM

***Note- The gold rate used for calculating the reserve price has been adopted from the Bank of Baroda Specialized Integrated Treasury (BST), Mumbai, as per the rate dated 31-07-2026. The applicable gold rate may change at the time of handover to the successful H1 bidder and shall be revised based on the Bank of Baroda Specialized Integrated Treasury (BST), Mumbai, rate prevailing on the date of handover. The reserve price are excluding GST .**

Date: 03-08-2026

Place: RO Bilaspur Chhattisgarh



Sd/- Authorize Officer
Bank of Baroda.



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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/gold 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: 82912 20220 & email ID support.baanknet@psballiance.com
- > For Registration and Login and Bidding Rules visit User Manual link provided in the home page of <https://baanknet.com>





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➤ For auction property/gold related queries, Bidders may contact Bank officials .
STEPS INVOLVED -

- Register on <https://banknet.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 by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property/gold 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 5 Minutes time will be given in case of receipt of bid in last five minutes. Five 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 Authorized Officer on or before the fifteenth day of confirmation of sale of the property/gold 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.





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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 Authorized 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 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.





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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 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, 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 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/ Authorized 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 then bidder and/or successful-bidder will be entertained.

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

20. The sale is subject to conditions /Rules/Provisions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. +91752310231 , 6232927350, 9073715452

Date: 03-08-2026
Place :-Bilaspur



Authorized Officer
Bank of Baroda