बैंक ऑफ़ बड़ौदा Bank of Baroda

119th FOUNDATION YEAR LEADING WITH TRUST

e-Auction for Sale of Immovable Properties at Prominent Locations Facilities Management, Baroda Corporate Centre, Mumbai

Bank of Baroda invites Bids for Sale of Immovable properties at Prominent Locations in, Kalol, Vijapur (Mehsana-Gujrat), Surat, Bareilly, New Delhi on the date, place & time mentioned hereunder. E-Auction in respect of Under-noted properties will be conducted on the term & conditions specified herein stated on the basis of **"AS IS WHERE IS & WHATEVER IT IS BASIS".**

Sr. No.	Property Name	Location	Type	Carpet / Super Built-Up/ Land Area (Sq. Mtrs /Sq. Yards / Sq. Ft)	Reserve Price (Rs.in Lakh)	Earnest Money Deposit) EMD (Rs. in Lakh)	Bid Increase Amount (Rs. In Lakh)
1	Kalol Branch (GF+ Two Storied Commercial Units) **Property ID:BARBKALOL**	Kalol Branch Building, Near Navjivan Bazar, Opposite Shree Maruti Courier, Near Bharat Complex, Station Road, Kalol, Gandhinagar, Gujrat-382721	Commercial Land & Building	267.50 Sq. meters	**151.00**	**1.55**	**1.50**
2	Vijapur (Basement + Ground Floor + 3 Floors) **Property ID:BARBVIJAPUR**	Near Old Mamlatdar Office, Tower Road, Ta- Vijapur, Dist-Mehsana (Gujrat)-382870	Commercial Land & Building	213.24 Sq. meters	**12.00**	**0.15**	**0.25**
3	Commercial Plot No. Business Centre- A, 1,743.75 sq. mtr Transport Nagar Yojana, Bareilly **Property ID:BARB1743**	Commercial Plot No. Business Centre- A, Transport Nagar Yojana, Bareilly	Commercial Plot	1743.75 Sq. metres	**513.00**	**5.20**	**5.00**

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<td>4</td>
<td>20 Flats at “Panna Tower” Building B.

(111,112,211,212,311,312,411,412,511,512,611,612,711,712, 811,812,911,912,1011,1012)

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<tr><th>Flat No</th><th>Property Id</th></tr>
<tr><td>111</td><td>BARBPANNAF111</td></tr>
<tr><td>112</td><td>BARBPANNAF112</td></tr>
<tr><td>211</td><td>BARBPANNAF211</td></tr>
<tr><td>212</td><td>BARBPANNAF212</td></tr>
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<tr><td>812</td><td>BARBPANNAF812</td></tr>
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<td>Panna Tower” Building B, Opp. S.M.C Sports Complex, B/s Deep Darshan Society, Near Giriraj Society, Choksiwadi-Ajramar Chowk Road, New Rander Road, Adajan-395009, Tal- Surat City, Dist.- Surat-395009</td>
<td>Flats</td>
<td>Carpet Area 822 sq ft/per Flat

1251 Sq. Ft./ per Flat

(Super built up area)</td>
<td>600.00 (30.00 / Flat)</td>
<td>0.50 / Flat</td>
<td>1.00/flat</td>
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<td>5.</td>
<td>Entire 2nd Floor, Property No. 758, New Friends Colony, New Delhi-110065

<u>Property ID:BARBFRIEND</u></td>
<td>Property No. 758, C-Block, entire 2nd Floor, New Friends Colony, New Delhi-110065</td>
<td>Residential Property</td>
<td>516 sq. Yards</td>
<td>826.00</td>
<td>8.50 Lakh</td>
<td>10.00</td>
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<td>6</td>
<td>24 Flats at “Nand Apartment”
Flat no.
(101,102,103,201,202,203,301,302,303,401,402,403)

(104,105,106,204,205,206,304,305,306,404,405,406)

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<tr><th>Flat No</th><th>Property Id</th></tr>
<tr><td>101</td><td>BARBNANDF101</td></tr>
<tr><td>102</td><td>BARBNANDF102</td></tr>
<tr><td>103</td><td>BARBNANDF103</td></tr>
<tr><td>104</td><td>BARBNANDF104</td></tr>
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<td>“Nand Apartment”, (24 Flats, 2 BHK) B/h Sanghvi Complex, Nr. Swaminarayan School, Anand Mahal Road, Adajan-395009, Tal. Surat City, Dist. Surat 395009</td>
<td>2 BHK Flats</td>
<td>Carpet Area 685 Sq. Ft /per Flat

Built up area 1080 Sq. Ft /per Flat</td>
<td>504.00 (21.00/Flat)</td>
<td>0.50/Flat</td>
<td>1.00/flat</td>
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Date & Time of Auction: 01.12.2026, Time: 11.00 am to 5.00 PM

Terms & Conditions:

(1) The Sale is being held on **"AS IS WHERE IS" & "WHATEVER IT IS BASIS".**

(2) The reserve price fixed for the property mentioned in opposite Colum of each property. Reserve price is the base price from which Incremental bid will be started.

(3) **E-Auction shall be done through Online BAANKNET portal https://baanknet.com.**

(4) **The intending bidders /purchasers are required to register through BAANKNET Portal** (Bidder registration: link provided to the Home page of website) **by using their mobile number and valid e mail id.**

(5) **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.

(6) **EMD payment**: on completion of KYC Verification, the bidders may login and make the EMD payment, for EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by the 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 be not allowed to participate in auction.**

(7) No request for inclusion /substitution of names, other than those mentioned in the bid, in the sale confirmation will be entertained. The sale confirmation/certificate will be issued in the name of only successful bidders who participated in auction.

(8) Loose / movable furniture & fixtures presently provided in the above residential properties, if any, shall remain the property of the Bank and Bank reserves its right to move out these items before handing over the possession of the said property to the successful bidder.

(9) Area of the property is subject to actual measurement at site. **Bidders are advised to ensure the same while visiting the property/s and should make their own Due Diligence and bank will not entertain any discrepancy on a later stage of the process**.

(10) To the best of knowledge and information of BANK, there is no encumbrance on any property. However, the intending bidder should make their own independent inquiries regarding the encumbrances, title of properties put on sale and claims/right/dues effecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. BANK shall not be responsible in any way for any third-party claims/right/dues.

(11) Bank shall have right to exercise option to take the property on rental basis for -3- months after having given possession of the property to the successful bidder for arranging alternate accommodation for its officials presently residing in those flats *(Wherever Applicable only).*

(12) It shall be the responsibility of the bidder to inspect and satisfy themselves about the assets and specification before submitting the bid. **They can inspect (only between 11.00 AM to 5.00 PM) the property till 26.11.2026 (Only on Working days). However, for fixing up of appointment for inspection of properties by the bidders, they should send mail on pd.em.bcc@bankofbaroda.co.in , contact no- 022-6698 5779 / 5476 at-least**

two days prior to the intended date of Inspection so as to make necessary arrangements. The inspection shall be at the cost of bidder, and no claim will be entertained by the bank in this regard. Bidders will be permitted to inspect the properties only in the presence of Bank Officials/representative. The interested bidders may contact on above contact details for any clarification.

(13) **E-Auction shall be done through Online BAANKNET portal. E Auction will be held on 01.12.2026 from 11.00 AM To 5:00 PM with unlimited extension of 5 minutes each).**

(14) E auction shall be open for 1 (one) working day as per scheduled time slot mentioned in point no.13. If a Qualified Bidder places a Bid in the last 5 (five) minutes of closing of the E auction and if that Bid gets accepted, then the duration of the E-Auction shall automatically get extended for another 5 (five) minutes, from the time that Bid comes in. Please note that the auto-extension shall be unlimited and will take place only if a valid Bid in received in the last 5 (five) minutes of closing. If a valid Bid is not received, the auto-extension will not take place even if such Bid is received in the last 5 (five) minutes. In case there is no Bid in the last 5 (five) minutes of closing of E-Auction, the E-Auction shall get closed automatically without any extension However, Qualified Bidders are advised not to wait till the last minute or last few seconds to enter their Bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc

(15) The interested bidders shall create virtual account at BAANKNET portal & submit their (**Earnest Money Deposit) EMD** as mentioned in chart to Virtual account for initiate process for E Auction.

(16) Only buyers who have submitted required amount of EMD ***on or before 30.11.2026, 5.00 PM)*** will be allowed to participate in the e-auction process**. No EMD will be accepted beyond the stipulated date and time.**

(17) **Bidders desirous of applying for more than one property should submit /deposit separate EMD for each of the properties.**

(18) The bidder who quotes the highest bid amount in the e-auction shall be declared as successful bidder and a communication to that effect will be issued to their email A/c which shall be subject to approval by BANK.

(19) Neither the E Auction platform nor the Bank will be responsible for any lapses on part of the Qualified Bidders or any technical failure of E-Auction Portal.

(20) The EMD of the successful bidders shall be retained and the EMD of unsuccessful bidders shall be refunded within 2 weeks. The EMD shall not bear any interest. **The successful bidder shall have to deposit 25% of the sale price, excluding the EMD already paid, immediately (within 5 working days) of the acceptance of the bid price by BANK** and the **remaining balance of sale price on or before 15th working day** or **within such extended period as agreed upon in writing by and solely at the discretion of BANK.**

(21) **In case of default in deposit amount/comply in terms of any by the successful bidder within stipulated time, the EMD amount & any other amount deposited by the bidder will be forfeited**

(22) The Bank is not bound to accept the highest offer other than E -auction and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.

(23) The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the tender.

(24) The Sale will attract provision of TDS as applicable under sec. 194 1(A) of Income Tax Act on culmination of sale, if sale price is Rs.50 lacs & above.

(25) Entire charges in transfer viz Stamp Duty, Registration Charges, Society Charges etc. of properties shall be borne by bidders/buyers themselves.

(26) All Disputes arising out of or in any way connected with this e-auction shall be deemed to have arisen at the place where the property is located and courts at the said location shall have exclusive jurisdiction to determine the same.

(27) Any Addendum/Corrigendum including modifications, if any, shall be issued on the bank's website.

(28) The Bank reserves the right to cancel the e-auction process without citing any reason, whatsoever.

(29) **Steps involved for Biding by bidder**

- 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 Bidders 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, the balance bid amount to be paid as per the terms as mentioned.

30) **HELPDESK for BAANKNET PORTAL**

- For queries contact number: 8291220220 & email ID : support.baanknet@psballiance.com and support.baanknet@procedure247.com
- For Registration and login and bidding rules visit buyers manual link provided in the name page of https://baanknet.com
- For auction property related queries, bidders may contact Bank officials on the contact details given in point no.12.

Date: 01.11.2026

Place: Mumbai

General Manager & Head,
Facilities Management Department
BCC, Mumbai