बैंक ऑफ़ बड़ौदा Bank of Baroda

Bank of Baroda, Regional Officer, Bilaspur
T.R. Complex, Raj Kishore Nagar,
Bilaspur 495006 (C.G.) India
ई–मेल/E-mail: वेब/Web– recovery.bilaspur@bankofbaroda.bank.in

[Terms and Conditions for Sale to be uploaded in baanknet.com]

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 provison 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/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/ 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 (Constructive /Physical)	Property Inspection date & Time
1.	Rajmeet Singh Domir **Address**: Ward No 02 Main Road Yadunandan Nagar Tifra Surya Vihar Bilaspur 495223 BRANCH: AGRASSEN CHOWK	Equitable mortgage of diverted Bhumiswami land situated at Mouza Tifra P.H no 23/40 , R.N.M –Sirgitti Sheet no 13, at ward no -05, Dr. Ambedkar nagar ward, Tahsil & District Bilaspur CG bearing khasara no 271/24 (old K.H no 2741/15, 272/15 Part of) area 823 sq ft belonging to **Mr. Rajmeet Singh Domir** Boundaries of the property: **East** : Land of seller **West** : Road **North** : Land of seller **South** : Boundary wall colony	**Rs. 18,21,557/- Plus Interest and Other Charges**	**10-12-2026** **From 2pm to 6pm**	**Property** **i. Rs. 17,75,000/-** **……** **ii. Rs. 1,77,500/-** **……** **iii. Rs 10000/-**	**Physical**	Any working day within working hours with prior appointment
2.	Rajesh Sharma **Address**: Bilaspur Near Mangal Kirana Shop Ganesh Nagar Nayapara Bilaspur Near Mangal Kirana Shop Bilaspur 495004	Equitable Mortgage of Diverted land / house bearing part of diverted land survey no 26/307, area 1250 sq ft, situated at Village Mehmand P.H. no. 44, R.N.M & Tah. Bilaspur under Nagar Palika Nigam Bilaspur Dist. Bilaspur (C.G.)	**Rs. 3127917/- Plus Interest and Other Charges**	**10-12-2026** **From 2pm to 6pm**	**Property** **i. Rs. 17,80,000** **……** **ii. Rs. 1,78,000**	**Physical**	Any working day within working hours with prior appointment

	BRANCH: AGRASSEN CHOWK	Boundaries of the property: **East**- House of Shila Singh **West**- Road **North**- Meera Choudhari ke vahrisan ki bhumi **South**- Remaining land of seller			**……** **iii. Rs 10,000**		
3.	Mr. Dwarika Das Manikpuri, Mr. Durga Das Manikpur, Mr. Devdas Manikpuri Mrs. Pushpa Manikpuri All resident of **Address**: Satbahaniya Mandir Bandwapara Nagar Nigam Chhatisgarh Bilaspur 495001 BRANCH: AGRASSEN CHOWK	Equitable Mortgage of diverted Bhumiswami land situated at khasra no. 255/28 comprising area 1794 sq. ft. situated at Sarkanda, P.C. No. 32, R.I.C. Tahsil & Dist. Bilaspur C.G. Boundaries of the property: **East**- Nistari Road **West**- Land of Tiwari **North**- Land of Santosh Yadav **South**- Land of Shankarlal	**Rs. 2075030/- Plus Interest and Othert Charges**	**10-12-2026** **From 2pm to 6pm**	**Property** **i. Rs. 36,80,000** **……** **ii. Rs. 3,68,000** **……** **iii. Rs 10,000**	**Symbolic**	Any working day within working hours with prior appoint ment
4.	Sharad Banjare Address-Lauda Mungeli, Bilaspur Bilaspur, Chhattisgarh Pin-495335 Kiran Banjare Address-Lauda Mungeli, Bilaspur Bilaspur, Chhattisgarh Pin-495335	Diverted Land & House situated at Plot no.47,Khasara no14/96 PH no24/61 Diversion sheet no02,RNM Sakri,Mauza Ghuru, Post-Sakri, Distt Bilaspur, Ward no04,Gokul Nagar ward area 1320 sq ft belonging to Mrs ,Kiran Banjare W/o Sri Sharad Kumar Banjare which is bounded as under- **Boundaries**:	**Rs. 854,230/- + Interest and Other Charges**	**10-12-2026** **From 2pm to 6pm**	**Property** **i. Rs. 11,88,000/-** **……** **ii. Rs. 1,18,800** **……** **iii. Rs 10,000**	**Physical**	Any working day within working hours with prior appoint ment

	BRANCH: PANDHI	**East**- Land of Seller **West**- Land of Seller **South** –Land of Kashyap **North**-Road					
5.	Mrs.Arti Sen W/o Lt. Bairam Sen Ayushi Sen D/o Lt. Balram Sen Arya Sen D/o Lt.Balram Sen Aryan Sen S/o Lt. Balram Sen (All legal heirs of Lt. Bairam Sen) Address:: Kali Mandir Hatri , Champa ,Distt.- Janjgir Champa, C.G. 495671	Resdential land belonging to Mr. Balram Sen S/o Bajrang Lal Sen situated at Survey No 293/4(Part of KH 293/3) area 0.03 acres at PH No 07 RNM.- Champa,Tehsil Champa District- Jangir Champa ,Pin-495671 **Boundary of property** **North** : Land of Seller **South**: Lanf of Jagdish **East**: Land of Meena **West**: 20 Feet road.	**Rs. 10,91,084.85 /- + Interest and Other Charges**	**10-12-2026** **From 2pm to 6pm**	**Property** **i. Rs. 12,96,000/-** **……** **ii. Rs. 1,29,600/-** **……** **iii. Rs 10,000**	**Physical**	Any working day within working hours with prior appointment
6.	M/s Aqsa Plaster Proprietor Hasibur Rahman S/o Muslimuddin Address: Bhojpur, Champa Dist.- Janjgir-Champa-495671 Mr. Chhat Lal Dewangan S/o Nand Kumar Dewangan Address: 83, Rani Road, Champa, Dist.- Janjgir-Champa-495671 BRANCH: CHAMPA	Land bearing Khasra No. 1142/15, P H No. 04, Ward no. 13, Ghogranala, Chandupara, Tehsil-Champa, District-Janjgir-Champa, admeasuring Plot area 121.56 Sq. meter standing in the name of Mr. Hasibur Rahman S/o Muslimuddin **Boundaries**: **North** : Land of Bulandu **South** : Land of Asana **East** : Road **West** : Land Of Khuri Bichchhi	**Rs. 17,99,772.47 /- + Interest and Other Charges**	**10-12-2026** **From 2pm to 6pm**	**Property** **i. Rs. 9,39,600/-** **……** **ii. Rs. 93,960/-** **……** **iii. Rs 10,000**	**Physical**	Any working day within working hours with prior appointment

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. **https://baanknet.com** the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through (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 multiplies 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.

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 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 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 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 Tel No. 07752-310231.

-Sd-

Authorized Officer

बैंक ऑफ़ बड़ौदा Bank of Baroda

(Bank of Baroda)