बैंक ऑफ़ बड़ौदा
Bank of Baroda

Bank of Baroda, Regional Office, Opposite Deventure Hotel
Namaste Chowk Karnal-132001
E-mail : recovery.karnal@bankofbaroda.com

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE / IMMOVABLE ASSETS UNDER THE SECURITIZATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION RULE 6(2), 8(6) AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002

Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Office of Bank of Baroda, Secured Creditor, will be sold on **'As is whereis", As is what is", and 'Whatever there is"** basis of recovery of dues in below mentioned accout/s. The details of Borrower(s)/Mortgagor(s)/Guarantor(s)/Secured Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:-

S. No.	Name of Branch/ Telephone Nos./ e-mail	Name of Account & address of Borrower/s/ Guarantor/s/ Mortgagor(s)	Details of immovable property	Total Dues	Date & Time of E-auction	Reserve Price, EMD amount, Bid Increase Amount	Status of Possession	Property Inspection date & Time
1.	**Fountain Chowk , Main Branch Yamuna Nagar Mob.: 8398000932 e-mail: yamuna@bankofbaroda.com**	M/s RR Industries by its Prop Mr Rahul Gupta Mukherji Park Near Kali Mandir Jagadhari Yamuna Nagar. **Guarantor:** Mr. Rixpal Singh, Address: 1222/13 Ganga Nagar Colony Chhachrouli Road Jagadhari Yamuna Nagar 135001.	Property ID 70C68U288 Measuring 786.50 sq yards i.e 01K-06M comprised in khewat no 1436/1334 Khatauni No. 1713 Khasra No 26/28 situated at Mauja Jagadhari H.B No. 400 Mosumma Amar Vihar Colony, Old Chhachhrauli Road, Jagadhari Distt. Yamuna Nagar in the name of Mr. Rahul Gupta vide registered release Deed no 889 Dated 09.05.2014 read with mutation no 18061 & Jamabandi for the year 2009-10. N- Nirjit Kaur House, S-Rajiv Gupta & others, E- Neelkanth School, W- Galli.	**Rs. 173.85** Lacs **+ INTEREST + Other Bank Charges**	**28.02.2023 time: 2.00 pm to 6.00 pm"**	Rs. 125.00 Lacs Rs 12.50 Lacs Rs. 50000/-	**Physical**	**02.02.2023 time: 11.00 A.M. to 04.00 P.M.**
2.	**SME Kundli BRANCH Mob.: 8398000988, e-mail: ssikun@bankofbaroda.com**	M/s Pentagun Fabrics (Partnership Firm) Address of Firm: Plot No. 125, HSIIDC, Industrial Estate, Barhi, Distt. Sonepat. **Partners:** (i)Mr. Aman Goel S/O Sh. Parvesh Goel resident of 5/508, Indira Colony, Atlas Road, Sonepat, (ii) Mrs. Rekha Gupta ,resident of A1/298, Safdarjung Enclave, Delhi, **Guarantors:** Mr. Aman Goel, Ms. Rekha Gupta, Mrs. Kunti Goel, Mr. Amit Goel, Mr. Mahesh Kumar Goel	**(1)** Industrial land and building situated at Plot No. 125, Industrial Estate HSIIDC Barhi, Phase I, Gannaur, Dist. Sonepat **measuring 450 SQ.MT owned by M/s Pentagun fabrics through its partners Mr. Aman Goel & Mrs. Rekha Gupta** **(2)** Industrial land and building situated at part of plot no. E-1, Industrial Area, Dist. Sonepat **measuring 1185 SQ.YD** in the name of Mr. Umesh Kumar, Late Mr. Parvesh & Mr. Mahesh Kumar **owned by LateUmesh Kumar, Late Parvesh & Mr. Mahesh Kumar**	**Rs.257.64** Lacs **+ interest and other Bank charges**	**28.02.2023 time: 2.00 pm to 6.00 pm"**	**Property-1** Rs. 213.00 Lacs Rs. 21.30 Lacs Rs. 50,000/- **Property-2** Rs. 266.00 Lacs Rs. 26.60 Lacs Rs. 50,000/-	**Symbolic**	**02.02.2023 time: 11.00 A.M. to 04.00 P.M.**
3.	**Chadha complex, prem nagar, Ambala City Mob.: 9975213243 e-mail: extamb@bankofbaroda.com**	Sharma Departmental store Prop. Sunita Sharma,**Guarantor** : Mr. Ravinde Pal Sharma s/o Shri ram Sawroop Address : VPO Ballana, Hisar Road, Near Patti Chahal Dharamshala, Distt Ambala-13400	Plot No 8, Par of Khasra No. 43//2, HB 173, Vill Ballana, Ambala City 220 Sq. Yd [33'*60'] Sale Deed No 11207 Dt 21.03.2005 Regd. In The Office Of SR Ambala. North- Others, South-gali, East- House Of Sh. Krishan Kumar, West-Vacant Plot.	**8.71** Lacs **+ INTEREST + Other Bank Charges**	**28.02.2023 time: 2.00 pm to 6.00 pm"**	Rs. 7.40 Lacs Rs 0.74 Lacs Rs. 10000/-	**Physical**	**02.02.2023 time: 11.00 A.M. to 04.00 P.M.**

1. The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.mstcecommerce.com on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal (https:www.mstcauction.com) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by eauction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The Registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of eauction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property. **2.** Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (https:www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest. **3.** Platform (https:www.mstcecommerce.com) for e-Auction will be provided by our e Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata- 700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e- Auction Service Provider's website https:www.mstcecommerce.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. https://www.bankofbaroda.in/e- auction.htm, https://ibapi.in The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-B.–IBAPI portal (https://www.ibapi.in). **4.** The bid price to be submitted shall be 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 above 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. **5.** 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. **6.** In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (https:www.mstcauction.com), details of which are available on the e-Auction portal. **7.** After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/ email address given by them/ registered with the service provider). **8.** The successful bidder shall have to deposit 25% [Twenty Five Percent) of the bid amount, less EMD amount deposited, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty 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 by the Authorised Officer of the Bank. **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. **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. **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 to two days of 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 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 or 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 sale is subject to confirmation by the Bank. **19.** The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No.8398008010,8398008020

For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm and https://ibapi.in. Also, prospective bidders may contact the authorized office, at Respective Branches mentioned in table in above.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

Please Scan QR Code for Detail Terms & Condtions:

Date :21.01.2023 **Place : Karnal** ***Authorised Officer, Bank of Baroda***