

Head Office: Baroda House, P.B. No.506, Mandvi Baroda - 390006 Regional Office: Plot No. 12 R C, First Floor, Scheme No. 134, Nipania, Indore (M.P.),

Ph. No. 0731- 2437060,61,62,12,38

APPENDIX- IV-A [See provison to rule 6(2) & 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Rules 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 (s) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of the below mentioned branch of Bank of Baroda, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of the dues of the below mentioned accounts. The details of Borrower (s)/Guarantor(s)/ Secured Asset(s)/ Duos/Pasarya Priga/a guatian data & Time and EMD Amount are mentioned below

Dues/ Reserve Price/ e-auction date & Time and EMD Amount are mentioned below:-							
S. No.	Name of Branch	Name of Borrowers / Guarantors	Total Dues	Description of the Immovable Property with Known encumbrances, if any & Name of Property Owner	Date & Time of E-auction	Reserved Price EMD	Status of Possession (Constructive / Physical)
01.	ROSARB Indore 0731-2437063	M/s Laxmi Agro Coal, Proprietor - Legal Heir of Late Shiv karan S/o Devising Patil (Borrowers) Mrs. Rajna Patil, Mr. Siddhart Patil & Mr. Anshul Patil		Plot No . 22-B (Part of Plot No. 22) Phase-1 IIDC, Industrial Area, Gram Nimrani, Tehsil Kasrawad, Distt- Khargone (M.P.) Area 1824 sq. Mtr., Boundries: East- Plot No 22A, West- Plot No 23, North- Road, South- Plot No 33, Owner of Property- M/s Laxmi Agro coal (Prop Late Shiv Karan S/o Devising Patil) (Nature of Property - Lease hold)	22.10.2021 1400 Hrs. to 1800 Hrs	15,00,000/- 1,50,000/-	Physical
02.	ROSARB Indore 0731-2437063	Mr. Virendra Kumar Mishra S/o Indermal Prasad Mishra & Mrs. Rajkumari Mishra W/o Virendra Kumar Mishra	Rs. 31,15,686.76 +Interest and Charges	Flat No 502, Fifth Floor, Royal Empire, Block A, Plot No 377-378, Scheme No 44, Khatiwala Tank, Indore (M.P.), Area: 1180.37 Sq. Ft. ,Boundaries: East: Flat No 501 , West: Flat No 503, North: M.O.S , South: Passage, Owner: Virendra Kumar Mishra S/o Indermal Prasad Mishra (Nature of Property - Lease hold)	22.10.2021 1400 Hrs. to 1800 Hrs	25,00,000/- 2,50,000/-	Physical
03.	DOGADO	M/s Sparkling Sun Real Estate Private Limited 1) Mr. Sarvendra Singh Rathore S/o Mr. Raviral Singh Bathara (Dispater) 2) Mrs.		Residential Plot situated at Plot no C-52, Satallite Infra, Gram Asrawad Khurd, Indore, Area: 1275 Sq. Ft., Boundaries: East: Colony Road , West: Other Land, North: Plot No C-53, South: Plot No C-51 , Owner: Mrs. Babita Singh Rathore		6,51,000/- 65,100/-	Physical
04.	ROSARB Indore 0731-2437063	Raviraj Singh Rathore (Director), 2) Mrs. Babita Singh Rathore W/o Late Mr. Dharmendra Singh Rathore (Guarantor) 3. Ankita Rathore D/o Late Mr. Dharmendra	HS. 00,79,403.33	Residential Plot situated at Plot no C-51, Satallite Infra Gram Asrawad Khurd, Indore, Area: 1000 Sq. Ft., Boundaries: East: Colony Road , West: Other Land, North: Plot No C-52, South: Plot No C-50, Owner: Mrs. Babita Singh Rathore	22.10.2021 1400 Hrs. to 1800 Hrs	5,11,000/- 51,100/-	Physical
05.		Singh Rathore, 4. Vineeta Rathore D/o Late Mr. Dharmendra Singh Rathore		Residential Plot situated at Plot no 84, RAS lake View Colony, Rau, Indore, Area: 5000 Sq. Ft.,Boundaries: East: Colony Road , West: Plot No 71, North: Plot No 83, South: Plot No 85, Owner: Mr. Sarvendra Singh Rathore & Late Mr. Dharmendra Singh Rathore		23,22,000/- 2,32,200/-	Physical
06	ROSARB Indore 0731-2437063	M/s Sairam Manufacturing & Trading, Proprietor: Mr. Shailendra Sisodiya S/o Mr. Baban Sisodiya. Guarantor: Mr. Dipak Bairagi S/o Mr. Narayan Bairagi.	Rs. 75,98,371.80	Commercial Diverted Land at Survey No. 1004/1/1, Village: Datoda, Tehsil: Mhow, Dist Indore (M.P.), Area-0.942 Hect., Boundaries: East: Property of Mr. Balkrishna S/O Rameshchandra ji, West: Kachcha Rasta, North: Govt. Land, South: Property of Mr. Babulal S/O Ghisaram ji, Owner: Mr. Shailendra Sisodiya	22.10.2021 1400 Hrs. to 1800 Hrs	59,36,000/- 5,93,600/-	Physical
07.	ROSARB Indore 0731-2437063	Mr. Ritesh Ojha S/o Kamal Ojha and Mrs. Rajni W/o Ritesh Ojha , Indore, Guarantor: Mr. Jagdish Pandit s/o Badrilal Pandit	Rs.9,04,758.76	Flat No. 203, Block BW, Super City Gyan Sheela Homes, Village — Dhabhli, Tehsil — Sanwer, Indore (M.P.), Area: 887 Sq. Ft. , Boundaries: East: Common Passage, West: Other Land, North: Flat No. BW-204, South: Other Land, Owner: Mr. Ritesh Ojha S/o Kamal Ojha & Mrs. Rajni Ojha W/o Ritesh Ojha	22.10.2021 1400 Hrs. to 1800 Hrs	11,00,000/- 1,10,000/-	Physical
08.	ROSARB Indore 0731-2437063	M/s Awantika Traders Proprietor : Mr. Deepak Bairagi Guarantor : Mrs. Pooja Bairagi	+Interest and Charges	Commercial Plot No. 8 (S. No. 6/4/28 MIN-I P.H. No. 02) Gram Kordiyabardi, Tehsil & District Indore (M.P.), Area 10000 Sq. Ft:East: Plot No. 7, West: Road , North: Plot No. 1, South: Road, Owner: Mr. Deepak Bairagi	22.10.2021 1400 Hrs. to 1800 Hrs	55,30,000/- 5,53,000/-	Physical
09.	ROSARB Indore 0731-2437063	M/s Maa Bhagwati Traders, Proprietor : Mr. Praveen Thakur	KS. 91,U5,U11.8U	Commercial plot No -06, Survey No 6/4/28 Min-1 Patwari Halka no 02 Gram Kordiyabardi, ahead of Airport Terminal, Indore (M.P.), Area 10,000 Sq. feet. , Boundaries: East: Plot No 05, West: Plot No 07, North: Plot no 03, South: Road, Owner: Mr. Praveen Thakur S/O Gulab Singh Thakur.	22.10.2021 1400 Hrs. to 1800 Hrs	49,37,000/- 4,93,700/-	Physical
10.	ROSARB Indore 0731-2437063	M/s Kuber Enterprises, Prop. Mrs. Sirmran singh W/o Mr. Rajendra Singh Solanki Guarantor : Mr. Rajkumar S/o Radheshyam Mandloi		Agro Based Industrial Diverted Land Situated At Survey No 627/1,South Part,PH No 86, Village Dharavara, Tehsil Depalpur, District Indore (M.P.), Admeasuring 0.253 Hectare,Boundaries: East: Land of Mukatiji, West: Raasta, North: Remaining Area of this Land, South: Land of Gabbuji and Chotuji, Owner: Mr Rajkumar S/o Radheshyam Mandloi.	22.10.2021 1400 Hrs. to 1800 Hrs	57,18,000/- 5,71,800/-	Physical
11.	ROSARB Indore 0731-2437063	Mr. Chetan Purohit S/o Yashwant Purohit Guarantor: Mr Vishal Kale S/o Nagesh Kale	Rs. 10,94,379.00 +Interest and Charges	Flat No 405 4th Floor Guru Kripa Apartment Plot No 699 Shiv City Silver Vill- Nihalpur Mundi, Indore (M.P.), Area: 585 Sq. Ft. , Boundaries: East: Plot No 616, West: Flat No 401, North: Plot No 698, South: Stairs and Flat No 404, Owner: Mr. Chetan Purohit S/o Yashwant Purohit	22.10.2021 1400 Hrs. to 1800 Hrs	11,50,000/- 1,15,000/-	Physical
12.	ROSARB Indore 0731-2437063	M/s. Blue Chip Equipments and Engineering, Proprietor: Mr.Mahendra Ahir S/o Kailash Ahir	RS. 91,23,914.80	Commercial plot No -02, Survey No 6/4/28 Min-1, Gram Kordiyabardi, Ahead of Airport Terminal, Indore (M.P.). Area: 10,000 sq. ft., Boundaries: East: Plot No 03, West: Plot No. 01, North: Road, South: Plot No, 07, Owner: Mr. Mahendra Ahir S/o Kailash Ahir.	22.10.2021 1400 Hrs. to 1800 Hrs	49,37,000/- 4,93,700/-	Physical
13.	ROSARB Indore 0731-2437063	M/S Narmada Irrigation System, Proprietor: Mrs. Suman Pal W/o Mr. Sanjay Pal Guarantor: Mr Vijay Singh Thakur S/o Mr. Bacchilal Thakur	Tilliciosi alla Glialycs	Residential Plot situated at Diverted Land Survey No. 107/5 P.H. No. 44, Village: Kodla Jagir, Tehsil: Bhikhangaon, Dist Khargone (M.P.), Area-0.048 Hect. , Boundaries:East: Remaining Land, West: Land of Laxmi Bai, North: Road, South: Land of Mangu, Owner: Mr. Vijay Singh S/o Mr. Bacchilal Thakur	22.10.2021 1400 Hrs. to 1800 Hrs	9,90,000/- 99,000/-	Physical
14.	Annapurna Road Indore Mo. 97524 10638	M/s Sameer Trading Company, Prop. Mr Anil Kumar Uttradhi S/o Gurmukhdas Uttradhi (Borrower), Mrs. Usha Uttradhi W/o Anil Kumar Uttradhi (Guarantor)	Rs. 28,13,910.00	Property Consisting of Block No 102, First Floor In Gandhi Tower Municipal No 157 (new No 191), RNT Marg Indore, Admeasuring 175 Sq Ft. , Bounded By: East: Other Block, West: Block of Indore Durg House, North: Passage, South - Other Block, Owner: Mr Anil Kumar Uttradhi S/o Gurmukhdas Uttradhi .	22.10.2021 1400 Hrs. to 1800 Hrs	11,53,000/- 1,15,300/-	Physical
15.	E-Dena Bank Sanwer Road Mo. 62320 00952	M/s Vipul Enterprises Prop : Mr Ashu Gupta		Property Consisting Land And Factory Building Situated At Plot No 4 & Portion of Plot No 5, Sirlai, Barwaha, Dist Khargone(M.P.), Admeasuring Area 25000 Sq Ft. , Bounded:-East: Factory of M/s Shradha Tiles, West: Factory of M/s N.P. Homes. North: Akvn Road, South: Katkut Road, Owner: M/s Vipul Enterprises Prop Mr Ashu Gupta	22.10.2021 1400 Hrs. to 1800 Hrs	29,00,000/- 2,90,000/-	Physical
16.	Annapurna Road Indore Mo. 97524 10638	Mr. Amit Lekhre S/o Surajmal Lekhre, Mrs. Alisha Lekhre W/o Amit Lekhre	+Interest and Charges	Plot No C-47 "California City" -Village Hingoniya, Indore (M.P.), Area: 1250 Sq. Ft. Boundaries: East: Colony Road, West: Plot No C-77, North: Plot no. C-48, South: Plot no. C-46, Owner: Mr. Amit Lekhre S/O Surajmal Lekhre and Mrs. Alisha Lekhre W/O Amit Lekhre.	22.10.2021 1400 Hrs. to 1800 Hrs	27,76,000/- 2,77,600/-	Physical
17.	E-Dena Bank Khandwa Mo. 626034665	Mr. Vishal Chhabra S/o Mr. Ashok Kumar Chhabra	Rs. 5,97,616.00 +Interest and Charges	Residential Plot situated at Khasra No. 101/1, 101/2, 101/3, 101/4, 101/5 & 100, 103/1, 103/2, 105/1, 105/2, 106/2 Plot No. 01, Sheet No. 01, Colony Plot No. 179 (Southern Part), Samyak Platinum Colony, Gram Rehmapur, Khandwa Dist. Khandwa (M.P.). Area: 900 Sq. Ft. Boundaries: East: Plot No. 190, West: Colony Road, North: Part of Plot No. 179, South: Plot No. 180. Owner: Mr. Vishal Chhabra S/o Mr. Ashok Kumar Chhabra	22.10.2021 1400 Hrs. to 1800 Hrs	3,24,000/- 32,400/-	Physical
18.	EVB Vijay Nagar Indore Mo. 6232000969	Mr Niranjan Prajapat S/o Mr B L Prajapat Mrs Shyama Prajapat W/o Mr Niranjan Prajapat	+Interest and Charges	Flat No 303, Third Floor, Parishram Appartment, on Plot No 84 At Old Rajmohlla ,Indore(M.P.), Admeasuring 844.51 Sq Ft , Boundaries :East: House of Shri Gangwal , West: Flat No. (Prakoshtha) - 302 , North: Common Passage , South : Gali , Owner : Mr Niranjan Prajapat S/o Mr B L Prajapat	22.10.2021 1400 Hrs. to 1800 Hrs	9,82,000/- 98,200/-	Physical
19.	EVB Dewas Mo. 6262034651	Mr. Gaurav Soni S/o Mr. Mahesh Soni, Mrs. Pragati Soni W/o Mr. Gaurav Soni & Mr. Mahesh Soni S/o Mr. Bhagirath Soni	+Interest and Charges	House on Plot No. 108-A situated at Amrit Nagar, Dewas (M.P.) Pincode: 455001. Within the registration sub-district Dewas and district Dewas. Area: 860.80 sq. ft., Boundaries: East: Plot No. 99, West: Plot No. 108-B, North: Plot No. 101, South: Road. Owner: Mr. Gaurav Soni S/o Mr. Mahesh Soni.	22.10.2021 1400 Hrs. to 1800 Hrs	16,36,000/- 1,63,600/-	Physical
20.	EVB Dewas Mo. 6262034651	M/s Master Network, Proprietor : Mr. Mohd. Ajaj Khan Guarantor : Mrs. Jarina Khan	+Interest and Charges	Diverted Land West Side Portion out of Land Survey No. 566/3,569/3, 571/3 Paiki Situated at Inside Neori Road, Dewas Senior, Dewas (M.P.), Area 1200.00 Sq. feet., Boundaries: East: Remaining Part of Seller Land, West: Land of M/s Gabriel Ltd, North: Purchaser Land, South: Nevri Road, Owner: Mrs. Jarina Khan	22.10.2021 1400 Hrs. to 1800 Hrs	3,98,000/- 39,800/-	Physical
21.				Diverted Land Bearing Survey No. 571/3 Paiki Situated at P. H. No. 18, Ward No. 37, Inside Neori Road, Dewas Senior, dewas (M.P.), Area 650.00 Sq. Mtr., Boundaries: East: Remaining Land of Seller, West: Land of M/s Gabriel Ltd, North: Remaining Land of Seller, South: Land Of Mohd. Usman S/o Mohd. Shafiq & Road, Owner: Mrs. Jarina Khan	22.10.2021 1400 Hrs. to 1800 Hrs	7,45,000/- 74,500/-	Physical
22.	EVB Dewas	M/s Shanti Trading, Proprietor : Mr. Gaurav Soni S/o Mr. Mahesh Soni. Guarantors : Mr. Mahesh Soni S/o Mr.	Rs. 29,50,000.00	Residential House situated at Patwari Halka No. 77, Serial No. 178, Ward No.1, Behind Dhakad Dharamshala, Gram Barotha, Tehsil & District Dewas (M.P.), Area: 606 Sq. Ft., Boundaries: East: House of Shyam Singh, West: House of Bhawar Singh, North: Dhakad Samaj Dharamshala, South: Road, Owner: Mrs. Sunita Soni W/o Mr. Mahesh Soni	22.10.2021 1400 Hrs. to	9,71,000/- 97,100/-	Physical
23.	Mo. 6262034651	Bhagirath Soni & Mrs. Sunita Soni W/o Mr. Mahesh Soni		Residential Property situated at House No. 1 (Part) & House No. 2 (Part), Laxmibai Marg (Mitha Talab Road), Dewas (M.P.), Area: 402.75 Sq. Ft., Boundaries: East: House of Nandram Kumar, West: House of Prabhawati Bai, North: House of Radhakishan, South: Mitha Talab Road, Owner: Mr. Mahesh Soni S/o Mr. Bhagirath Soni	1800 Hrs	10,84,000/- 1,08,400/-	Physical
24.	EVB Dewas Mo. 6262034651	Mr. Sanjay Sangte S/o Mr. Pannalal Sangte & Mrs. Rajni Sangte W/o Mr. Sanjay Sangte	RC Y XX XAX hX	Residential House situated at Plot No. D-4/153, LIG, Awas Nagar, Dewas (M.P.), Area: 59.60 Sq. Mtr., Boundaries: East: 4.50 Mtr. Wide Road, West: House No. D-4/154 LIG, North: House No. D-4/152 LIG, South: Road, Owner: Mr. Sanjay Sangte S/o Mr. Pannalal Sangte	22.10.2021 1400 Hrs. to 1800 Hrs	11,39,000/- 1,13,900/-	Physical

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 6 (2) & 8(6) OF THE SARFAESI ACT, 2002

TERMS AND CONDITIONS -

1. The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider MSTC Ltd 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.mstcecommerce.com (direct link https://www/mstcecommerce.com/auctionhome/ibapi/index.jsp) using their mobile number and email id. Further, they are requested to upload requisite KYC documents are verified by e-auction service provides (may take 2 working days), the intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidders registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction purchaser submits the KYC documents within two days preceding the Auction date. In case Auction purchaser submits the KYC documents within two days preceding the Auction date. officer/Bank/e-Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However in such event the Authorized officer/Bank/e-Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on

the date of e-auction only id the Bidder's Global Wallet have sufficient balance (>=EMD amount) as on the date and time of Auction. Bidders may give offers either for one or more properties. 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 metioned above shall be paid online i.e through NEFT after generation of Challan From (https://www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT Transfer can be done from any Scheduled Commercial Bank, Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited Shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online for e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

- 3. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by Bank's 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 for the internding bidders/purchasers on e-Auction on the portal before the e-acution. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage potal. https://www.bankofbaroda.in (direct link https://www.bankofbaroda.in/e-auction.html) and https://ibapi.in. The Intending participants of e-auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Auction form e-Bikray-IBAPI portal (https://www.ibapi.in)
- 4. 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 Office. The bid quoted below the reserver price shall be rejected. The bidders shall increase theie bids in multiplies of the amount specified in the public sale notice/Terms and conditions 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 representation of our e-Auction Service Provider https://www.mstcecommerce.com/, (direct link https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) contact details of whice are available on the e-Auction portal. 7. After finalization of e-Auction by the Authorized Officer, 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 Auction Purchaser /Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including eMD amount 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 pain by the successful
- Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of conformation 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 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: 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 automatice 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 succesful 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 statuory dues payable to Government/any authority, Taxes, GST and rated and outgoing, both existing and future relating to properties.
- 12. No request for inclusion/substitution of names, other that 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 passes by the DRT/DRAT/High Court or any other court againts 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 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 cancelllation 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, descripiton, extent, quality, 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 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, taxws, levies, fees, transfer fees if any in respect of and/or relation to the saie 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 canditions 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/conditions by the bidder and/or successful -bidder will entertained. Words and expression used herein above shall have the same meanings respectively
- assigned to them in SARFAESI Act, 2002, and the Rules framed there under. 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 conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. Mobile