बैंक ऑफ़ बड़ौदा
Bank of Baroda

Zonal StressedAsset Recovery Branch, 19A DwarkaBhawan, 1st Floor, Tagore Town, Allahabad, Uttar Pradesh – 211002

Phone: 0532-6050010, Mobile No: 6264836668,E-mail id – armall@bankofbaroda.com

ANNEXURE – F – Revised

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINEE-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 proviso 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 ofdues in belowmentionedaccount/s.ThedetailsofBorrower(s) / Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below–

Date & Times of Auction: 29.01.2022, 02:00 PM to 6:00 PM

Earnest Money Deposit (EMD) shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (https://www.mstcecommerce.com) in bidders Global EMD Wallet. Global Wallet must contain sufficient fund equivalent to EMD amount before the scheduled auction date

Sl. No.	Name & Address of the Borrowers /Guarantors	Description of Immovable Properties	Total Dues	Date & Time of Property Inspection
1.	**Borrowers:- (1)- M/s Sushma Agency** through its **Partner- Smt Sushma Gupta and Mrs Soni Gupta, Regd Office At:** 2/4/2C, Phaphamau by Pass, Allahabad -211013, **Godown Address:** A R M Rice Mill, Gram Bhagautipur urf Khutahana, Block Holagarh, Opp RBS cold Storage, Tehsil Soraon, Distt: Allahabad-212502, **Branch Office:** Shop No G 3, Prabhu Bramha Apartment, Nelco Society Trimurti Nagar, Nagpur 440022. **Partner:- (1)- Smt Sushma Gupta** W/o Pawan Kumar Gupta, Regd Office At: 2/4/2C, Phaphamau by Pass, Allahabad-211013. **(2)- Smt Soni Gupta** W/o Gopesh Kumar Gupta, Regd Office At: 2/4/2C, Phaphamau by Pass, Allahabad-211013. **Guarantor:- (1)- Smt. Sushma Gupta** W/o Pawan Kumar Gupta, Regd Office At: 2/4/2C, Phaphamau by Pass, Allahabad-211013. **(2)- Smt Soni Gupta** W/o Gopesh Kumar Gupta, Regd Office At: 2/4/2C, Phaphamau by Pass, Allahabad-211013. **(3)- Mr. Mahendra Kesarwani** S/o Shri Badri Prasad Kesharwani, R/o- 14, Purani Gali, Phaphamau, Allahabad-211013. **(4)- Mr. Gopesh Gupta** S/o Pawan Gupta, R/o- 534, Chak Raghunath Naini, Allahabad-211008. **(5)- Mr. Pawan Kumar Gupta** S/o Late Sunder Lal Gupta, R/o 534 A, Chak Raghunath Naini, Allahabad-211008.	All the Part and parcel of land situated on Arazi No 329/1, village Khusarwah, PH Katira 46. Tehsil jalsingh Nagar, Distt Shahdol, Madhya Pradesh admeasuring area 2.023 Hec owned by Mr. Pawan Kumar Gupta. **Bounded by as under:- North-** Land of Goplka, **South-** Land of Malhesh Pratap Singh, **East-** Road, **West-** Land of Ramdhani Kol and Goplka.	₹ **8,20,96,233.66 plus Interest and other charges w.e.f. 01.10.2019** less amount deposited/Sale proceeds after the date- 01.10.2019, if any.	**04.01.2022 to 28.01.2022 Between 10:00 AM to 4:00 PM**
	Reserve Price:- ₹2,14,29,360.00	**EMD:-** ₹ 21,42,936.00	**Bid Increase Amount:-** ₹ 1,00,000/-	
	Status of Possession:- Symbolic			

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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 attheWebsite 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. Once the KYC documents are verified by e-auction service provider (may take2 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. Bidder registration,submission &verificationofKYCdocumentsandtransferofEMDin walletmustbecompletedwellinadvance at least two days beforeauction date. In case Auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized 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 if the Bidder's Global Wallethave 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 eachproperty.

2. Earnest Money Deposit (EMD) amount as mentioned 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 amount in the bidder's wallet.Payment 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 from e-Auction service provider by logging in https://www.mstcecommerce.comand by following procedure for refund given therein 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.

3. Platform (**https:www.mstcecommerce.com**) for e-Auction will beprovidedbyBankseAuctionserviceproviderMSTCLimitedhaving its Registered office at 225-C, A.J.C. Bose Road,Kolkata-700020. TheintendingBidders/Purchasersarerequiredtoparticipateinthe 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 intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal.https://www.bankofbaroda.in(direct link https://www.bankofbaroda.in/e-auction.htm) and https://ibapi.in. Theintendingparticipantsofe- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operationalpart ofe-Auctionrelatedtothise-Auctionfrom**e-Bक्रय–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 quotedandbyminimumincreaseinthebidamountgiveninthe 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. Thebidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extensionof10Minutestimewillbegivenincaseofreceiptofbidinlasttenminutes.Tenminutestimewill beallowedtobiddersto quote successive higher bid and if no higher bid is offered by any bidder

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after the expiry of ten minutes to the last highest bid, the e-auction shall beclosed.

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 themstrictly.

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.mstcecommerce.com, (direct link https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) contact details of which are available on the e-Auctionportal.

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 addressgiven by them/ registered with the serviceprovider).

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent)ofthebidamount(i.e. including EMDamountdeposited 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 stipulatedtime,theamountdepositedbysuccessfulbidderwillbe forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting biddershallnothaveanyclaimovertheforfeitedamountandthe 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 Authorised Officer.

10. PaymentofsaleconsiderationbythesuccessfulbiddertotheBank 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 bidamount. 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 andoutgoing,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 successfulbidder.

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 orcancellation 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

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expense. For inspection about thetitledocument&otherdocumentsavailablewiththeBank,the intendingbiddersmaycontactBankofBarodaBranchduringoffice hours prior at least two days before auctiondate.

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 theBank'schargeandshallsatisfythemselvesregardingthe,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, and dues to the Municipal Corporation /local authority/Co T 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 BidderhastocomplywiththeprovisionsofIncomeTaxregarding purchase of property & to pay the tax to the authorities as per applicablerates.

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 conditionsmentionedabove.For more details if any prospective bidders may contact the authorized officer onMobile :6264836668

बैंक आफ बड़ौदा
अचल दबावग्रस्त आस्ति वसूली शाखा
टैगोर टाउन, प्रयागराज

(मनोज कुमार)
प्राधिकृत अधिकारी

Authorised Officer
Bank ofBaroda
Prayagraj
Date: 05.01.2022