



बैंक ऑफ़ बड़ौदा
Bank of Baroda

Assets Recovery Branch,
Dena Bank Bldg., 3rd Floor,
17/B, Horniman Circle, Fort, Mumbai – 400023
Phone No.: (022) 22625976/77
E-mail: arbbmy@denabank.co.in

{Bank of Baroda [erstwhile Dena Bank amalgamated into Bank of Baroda with effect from 1st April 2019 in term of Gazette of India No. GSR No. 2E dated 2nd January 2019 issued by Ministry of Finance, Government of India] a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertaking) Act 1970 and having its Head office at Mandvi ,Baroda, Gujarat State and one of the branch at **Assets Recovery Branch, Dena Bank Bldg., 3rd Floor, 17/B, Horniman Circle, Fort, Mumbai – 400023**, office at Maharashtra.}

E-auction Sale Notice for sale of immovable properties on 17/05/2019 (Friday)
[Under Rule 8(6) of security Interest (Enforcement) Rule, 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 8 (6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property hypothecated/pledged/mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of Dena Bank now Bank of Baroda, will be sold on “As is where is”, “As is what is” and “Whatever there is” on **17/05/2019 (Friday)**

The auction will be online e-auction through website <https://bob.auctiontiger.net> on **17/05/2019 (Friday)** between **11.00 AM to 01:00 PM**

Sl. No	Details of Borrower/Mortgagor	Description of the property to be sold with known encumbrances	Secure debt for recovery of which the property is to be sold	Reserve Price (Amt in Lakhs)	Earnest Money Deposit EMD/Account number where EMD to be /IFSC codes	Contact no. of Authorised Officer
1	M/s.Komal Enterprises/ Mr.Rajeev Shriram Arora Mr. Ram K Khattar	All that piece & parcels bearing situated at Shop/Office no. 5007, Area 17 sq. mtr. (as per Sale Deed) and Office no. 5008, Area 185 sq. ft.. (as per Sale Deed) , 5 th Floor, Trade House, City Survey Ward no.3 Entry no. 2886/ B-2 (२८८६/ ब-२),2886/ B-3 (२८८६/ ब-३), Salabatpura, Machhiwad, Ring Road, Surat, Gujarat. (Physical Possession)	Rs.1,17,92,623/- plus uncharged interest and all cost and expenses thereon.	Rs.36 lakh	Rs.3.60 lakh A/c Name – SARFAESI EMD, Account No. – 110111999999, IFSC Code – BKDN0451101	Mr. R. M. Vora Chief Manager cum Authorized Officer, 'Mob: 7506262340/ 022-22625976

Terms & Conditions :-

1. The auction sale will be 'Online e-auction / Bidding through website <https://bob.auctiontiger.net> on 17.05.2019 from 11.00 AM to 01.00 PM.

- 2. The property is sold on “As is where is”, As is what is”, and “Whatever there is” on 17.05.2019 and the intending bidders should make discreet enquiries as regards any claim, charges of any authority on the property, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. Claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc. will not be entertained after submission of the online bid.**
- 3. The interested bidders who require assistance in creating Login ID & password, uploading data, submitting bid, training on e-bidding, process etc., may contact E-Procurement Technologies Ltd -Auction Tiger B-704, Wall Street - II, Opposite. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India) Mr. Akash Karhe (contact no. 8898919894) Mr. Vijay Shetty (contact no. 6352490773) or bidder support at Help Line No. 079-61200 546/538/568/588/587/598/598. E-mail: maharashtra@auctiontiger.net.**
- 4. M/s E-Procurement Technologies Limited, Ahmedabad will provide all necessary training and assistance before commencement of on line bidding on Internet without cost to buyers/bidders. The online training will be provided over the phone.**
- 5. The auction sale will be Online e-auction / Bidding through website <https://bob.auctiontiger.net> (property also available on Auction Tiger Mobile App) on date and time mentioned above with unlimited extension of 5 minutes duration each.**
- 6. Any corrigendum/addendum will be viewed only on website i.e. <https://bob.auctiontiger.net> & www.bankofbaroda.com/eauction.**
- 7. The last date for submission of EMD shall be on 15.05.2019. The EMD paid by interested bidders shall carry no interest and amount of EMD paid by successful bidder shall be adjusted towards the sale price. Earnest money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the designated accounts mentioned above.**
- 8. The interested bidders may inspect the property at site between 1300 Hrs. and 1700 Hrs on 10.05.2019 (Friday). Person(s) interested may contact the Authorized officer of respective Branch to co-ordinate with the inspection process.**
- 9. The bidder shall improve their offers in multiples of Rs.50,000/- {Rupees Fifty Thousand only}.**
- 10. The highest bid will be subject to approval of the Authorised Officer.**
- 11. On completion of the auction, the successful purchaser shall deposit 25% (less the EMD amount paid) of the sale price immediately on knocking down bid in his/her favour and balance 75% within 15 days of date of auction failing which the Bank shall forfeit the entire amount already paid/deposited by the purchaser. In case of default in payment, the property shall at the discretion of Authorised Officer / Secured Creditor be sold again and the defaulting purchaser shall not have any claim.**
- 12. If the sale price of the property/ies is Rs.50,00,000/- (Rupees Fifty Lacs only) and above, the successful purchaser has to deduct 1% of the sale price as TDS in the name of the owner of the property/ies and remit to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the sale price has to be remitted to the bank.**
- 13. The successful purchaser, on payment of entire sale price as above and on completion of sale formalities, shall be issued a sale certificate for the properties as per format prescribed under SARFAESI Act & Rules 2002 only on receipt of form no. 26QB and challan for having remitted the TDS. Certificate of TDS in form 16B to be submitted to the bank subsequently. The purchaser shall bear the expenses on Stamp duty and Registration charges, if any, on the Sale Certificate.**

14. The EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings through RTGS/NEFT.
15. Authorized officer reserves the right to cancel the sale for any reason he may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
16. The Authorized 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.
17. The certificate of sale will be issued only in the name of the successful bidder after payment of the entire bid amount. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties.
18. This is Statutory 30 days Sale Notice under SARFAESI Act, 2002 to the Borrower / Guarantor / Mortgagor. The above mentioned borrower/s & Mortgagor/s is/are hereby notice to pay the sum as mentioned in section 13(2) Notice in full before the date of auction, failing which property will be auction/sold and balance dues, if any will be recovered with interest and cost from borrowers/guarantors. In case of any discrepancy between English version and Marathi Version of this auction notice, the English version shall prevail.
19. The sale is subject to the conditions prescribed in the SARFAESI Act, 2002, Rules framed there under and the conditions mentioned above.
20. Bidders are advised to go through the terms and conditions of auction sale before submitting their bids and taking part in the e-auction sale proceedings.

We refer Para no.4 of the scheme of amalgamation of Dena Bank and Vijaya Bank with Bank of Baroda published in the Gazette of India vide notification No. GSR No. 2E dated 2nd January 2019 regarding validity of documents and continuation of action continued by Bank of Baroda.

(Sd/-)
Authorised Officer

Place: Mumbai
Date: 15.04.2019