

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 proviso to Rule 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 Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction	1. Reserve Price- Detailed below property wise	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Borrower: M/s Bharat Mint & Allied Chemicals Kudha Narsinghpur,	Equitable Mortgage of Leasehold and ownership rights for 30 years from 31.08.2018 of Factory Land and Building situated at Khasra No. 271, Village Kudha Narsinghpur, Delhi	Rs. 73,34,03,839.21 (Rupees Seventy Three Crore Thirty Four Lakh Three thousand	06.04.2026 Time of E-auction - Start Time 11:00 AM to End Time 03:00 PM	2. Earnest Money Deposit (EMD)- Detailed below property wise 3. Bid Increase Amount Rs. 50000.00 each property	Reserve Price for properties mentioned at Sr. No 1, 2, 3 and 4 Reserve Price- Rs. 99091000.00	Constructive Date: 25.03.2026 Time: 12:00 PM to 3:00 PM

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Ujhani, Badoun, 243639	Dist- Pin-	Road, Qusba - Ujhani & Dist. Badoun. (U.P.) admeasuring area 1.18 Hect or 11890.00 Sqr. Mtr. leased to the firm M/s Bharat Mint & Allied Chemicals by owners Smt. Madhu Goyal W/o Mr. Brijendra Kumar, Mrs. Shradha Goyal W/o Mr. Manoj Kumar Goyal, Mrs. Richa Goyal W/o Mr. Niteesh Goyal and Mr. Manoj Kumar Goyal S/o Shri Brijendra Kumar	Eight Hundred and Thirty Nine and One (Twenty Nine Reversal Interest Unapplied)	at contractual rate + other expenses w.e.f 16.07.2025		Earnest Money Deposit (EMD)- Rs. 9909100.00		
Mr. Manoj Goyal H.No 45, Mohalla Shri Narayan Ganj, Station Road Opp Kanha Cold Storage, Ujhani Badoun, 243639		Equitable Mortgage of Leasehold and ownership rights for 29 years and 11 months from 08.10.2021 of property located at Khasra no. 274,278,279,280,281 situated at Khuda Narsinghpur, Pargana Ujhani, Tahesil and Dist. Badoun, admeasuring 5290.00 Sq Mtrs leased to the firm M/s Bharat Mint & Allied Chemicals by owners Mr. Manoj Kumar Goyal S/o Shri Brijendra Kumar and Mr. Niteesh Goyal S/o Shri Brijendra Kumar						
Mr. Niteesh Goyal Mohalla Shri Narayan Ganj, Station Road Opp Kanha Cold Storage, Ujhani Badoun, 243639								
Guarantors:								
1. Mrs. Beena Agrawal W/o Mr. Hirdesh Kumar								
As per Lease Deed:								

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<p>Goyal Mohalla Narayan Gani, Railway Road, Ujhani, Badaun-243639</p>	<p>Shri Narayan Gani, Railway Road, Ujhani, Badaun-243639</p>	<p>North: Ujhani Sahaswan Main Road. South: Khet of Goverdhan, East: Chak Road, West: Government Property</p>	<p>As per Lease Deed: North: Bharat Mint & Allied Chemicals South: Chak Road East: Chak Road West: Arazi Ved Prakash Sahu</p>		
<p>2</p>	<p>3. Mr. Hridesh Kumar S/o Shiv Charan Lal Goyal Mohalla Shri Narayan Gani, Railway Road, Ujhani, Badaun-243639</p>	<p>North: Main Road Ujhani to Sahaswan South: Property of Others East: Chak Road West: Government Property</p>	<p>Equitable mortgage of Industrial Property situated at Khasra No 279, 280 and 281, Village Kudha Narsinghpur, admeasuring 0.151 hectare i.e. 1510.00 sq. mtrs, standing in name of Mr. Manoj Kumar Goyal and Mr. Niteesh Goyal</p>	<p>As per Deed: North: Aarazi of Purchaser South: Chak Marg</p>	
<p>4. Mrs. Madhu Goel W/o Mr. Brijendra Kumar Goyal, Moh Shri Narayan Gani,</p>					

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3	Railway Road, Ujhani, Dist. Badaun U.P.- 243639	East: Chak Marg West: Aarazi of Purchaser	Equitable mortgage of Industrial Property situated at Khasra No 278, Village Kudha Narsinghpur, admeasuring 0.066 hectare i.e. 660.00 sq. mtrs, standing in name of Mr. Manoj Kumar Goyal and Mr. Niteesh Goyal	
5	Mrs. Richa Goyal W/o Mr. Niteesh Goyal Moh Shri Narayan Gani, Ujhani, Dist. Badaun U.P.- 243639	As per Deed: North: Khet of Purchaser South: Chak Marg East: Khet of Rampal & Premchandra & Others West: Khet of Ved Prakash & Other		
6	Mrs. Santosh Agarwal W/o Mr. Swatantra Kumar Agarwal	Equitable mortgage of Industrial Property situated at Khasra No 274, Village Kudha Narsinghpur, admeasuring 0.312 hectare i.e. 3120.00 sq. mtrs, standing in name of Mr. Manoj Kumar Goyal and Mr. Niteesh Goyal		
4	5 E 7, Gokul Das Road, Dahariya, Moradabad, Uttar Pradesh- 244001	As per Deed: North: Khet of Manoj Goyal South: Khet of Ram Pal & Premchandra & Others East: Chak Marg West: Chak Marg		
7	Mr. Satendra Kumar Goyal S/o Mr. Shiv Charan Lal Goyal 207/1, Shri Narayan Gani, Station			



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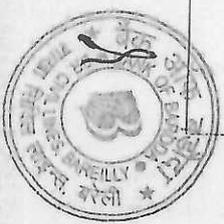
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5	<p>Ujhani, Badaun-243639</p> <p>8. Mrs. Shraddha Goyal W/o Mr. Manoj Kumar Goyal</p> <p>Moh Shri Narayan Gani, Railway Road, Ujhani, Dist. Badaun U.P. 243639</p>	<p>Equitable Mortgage of an immovable property i.e. open plot having area 5860.00 Sqr. Mtrs. of Gata No. 147 situated at revenue vill. Adauli P. Ujhani, Tehsil & Dist.-Badaun U.P. belonging to Mrs. Madhu Goyal W/o Mr. Vijendra Kumar</p> <p>As per valuation dated 28.04.2025 and as per physical site inspection:</p> <p>North: P/o Shri Raghveer and Railway Station South: Road</p> <p>East: Gate No 6 P/o Shri Ved Prakash.</p> <p>West Gate No 148 P/o Nakhasa Wale</p>	<p>Reserve Price for property mentioned at Sr. No 5</p> <p>Reserve Price- Rs. 21335000.00</p> <p>Earnest Money Deposit (EMD)- Rs. 2133500.00</p>	6	<p>9. Mrs. Suman Goyal W/o Satendra Kumar Goyal</p> <p>207/1, Mohalla Shri Narayan Ganj, Station Road, Ujhani, Badaun-243639</p>	<p>Equitable Mortgage of residential property at plot no.12 having area 220.73 Sqr. Mtrs. a part of property of Prem Mill Parisar, situated at Town-Ujhani, Tehsil & Disti- Badaun, U.P. belonging to Mrs. Beena Agarwal W/o Mr. Hirdesh Kumar Goyal</p> <p>As per Deed: North: Rasta 20 ft. wide South: House of Shree Hirdesh Goyal.</p>	<p>Reserve Price for properties mentioned at Sr. No 6 and 7</p> <p>Reserve Price- Rs. 27567285.00</p> <p>Earnest Money Deposit (EMD)- Rs. 2756728.50</p>
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7	<p>East: House of Shri Naresh Kumar Agarwal West: Plot of Smt. Nisha Goyal</p>	<p>Equitable Mortgage of residential property having area 110.41 Sq. Mtrs. (132.00 Sq. Yards) situated at Mohalla Shree Narayan Gani, Town-Ujhani, Tehsil & Distt- Badaun, U.P. belonging to Mr. Hirdesh Kumar Goyal S/o Shri Shiv Charan Lal</p> <p>As per Deed: North: Prem Mill South: Sadak Sarkari railway road</p> <p>East: House of Ramesh chandra. West: House of Smt. Munni Devi</p>		<p>Reserve Price for properties mentioned at Sr. No 8 and 9</p> <p>Reserve Price- Rs. 26737083.00</p> <p>Earnest Money Deposit (EMD)- Rs. 2673708.30</p>	Constructive	
8		<p>Equitable Mortgage of residential property at plot no.10 having area 221.75 Sq. Mtrs. a part of property of Prem Mill Parisar, situated at Town-Ujhani, Tehsil & Distt- Badaun, U.P. belonging to Mrs. Suman Goyal W/o Mr. Satendra Kumar Goyal</p> <p>As per Deed: North: Rasta 20 ft. wide</p>				

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9	<p>South: House of Shree Satendra Kumar Goyal. East: House of Shri Amit Goyal. West: Plot of Shri harpal Singh</p> <p>Equitable Mortgage of residential property having area 116.56 Sqr.Mtrs. situated at Mohalla Shree Narayan Gani, Town-Ujhani, Tehsil & Distt- Badaun, U.P. belonging to Shri. Satendra Kumar Goyal</p> <p>As per Deed: North: Prem Spinning Mill South: Sadak pakhta Sarkari Station Road. East: Aarazi of Gwalior Forest Product Ltd. West: Aarazi of Gwalior Forest Product Ltd</p>	<p>Equitable Mortgage of part of Commercial Shop situated at Mohala-Najhiayee, Qusba-Ujhani, Distt-Badaun, U.P. admeasuring 6.97 Sqr.Mtrs. belonging to Mrs. Madhu Goyal.</p> <p>As per Deed: North: Staircase & Shop Rajendra Kumar. South: Shop Rajeev. East: Public road.</p>	<p>Reserve Price for property mentioned at Sr. No 10</p> <p>Reserve Price- Rs. 4392800.00</p> <p>Earnest Money Deposit (EMD)- Rs. 439280.00</p>	Constructive
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11	<p>West: Arajji Mukir.</p> <p>Equitable Mortgage of part of Commercial Shop situated at Mohala-Najhiayee, Qusba-Ujhani, Distt-Badaun, U.P. admeasuring 7.16 Sqr.Mtrs. belonging to Mrs. Madhu Goyal.</p> <p>As per Deed: North: Shop Rajendra Kumar. South: Shop Rajeev. East: Shop Purchased by kaimi. West: Kothi Balkrishan & others</p> <p>Combined boundaries as per valuation dated 28.04.2025 and as per physical inspection: North: Shop South: Shop. East: Public Road. West: Property of others</p> <p>Equitable Mortgage of Commercial Shop situated at Mohala- Najhiayee, Qusba-Ujhani, Distt-Badaun, U.P. admeasuring 16.40 Sqr.Mtrs. belonging to Mr. Brijendra Kumar</p> <p>As per Deed:</p>	Reserve Price for property mentioned at Sr. No 11	Reserve Price- Rs. 5249685.00
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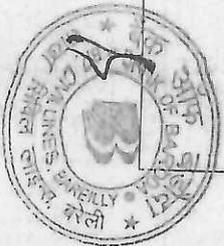
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12	<p>North: Gali Nikas Lala Shei Chandra. South: Shop Chandra Bhanu. East: Public road. West: Kothi Lala Sheel Chandra</p>	<p>Earnest Money Deposit (EMD)- Rs. 524968.50</p>	<p>Reserve Price for Constructive property mentioned at Sr. No 12</p>	
13	<p>Equitable Mortgage of residential property (as per description of below mentioned details of Sale deed in para A, B and C) situated at Moh-Shri. Narayan Ganj (Prem Mill Parsar) on Station Road, Kasba-Ujhani, Teh & Dist- Budaun, admeasuring 536.95</p>	<p>Reserve Price for property mentioned at Sr. No 13</p>	<p>Reserve Price- Rs. 43970466.00</p>	
	<p>As per Deed: North: Rasta-Gali. South: House Suresh Chandra Mittal. East: Rest half portion of plot owned by Ruby Goyal sold to Ramesh Shyakra & Prashant Shyakra thereafter house of Jagat Autar. West: House of Narrottam and Others</p>	<p>Earnest Money Deposit (EMD)- Rs. 822324.00</p>	<p>Reserve Price- Rs. 8223240.00</p>	

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<p>Sqr.Mtrs belonging to Shri. Brijendra Kumar Goyal, Smt. Shraddha Goyal and Smt. Madhu Goyal.</p> <p>A. As per Sale Deed No. 1 in the name of Smt. Madhu Geol & Smt. Shraddha Goyal having area 394.08 sq. mts.</p> <p>As per Deed: East Plot Smt. Meenakshi Goyal & Smt. Kamal Goyal West Plot Smt. Neelam Goyal & Others North: Rasla 20' wide Kham South: Vacant Arazi 5' wide owned by Mukir</p>	<p>B. As per Sale Deed No. 2 in the name of Shri. Vijendra Kumar S/o Shri Shiv Charan Lal having area 116.53 sq. mts</p> <p>As per Deed: East: Aarazi The Gwalior Forest Products Ltd. West: Room purchased by Smt. Sushela Devi North: Aarazi the Prem</p>	<p>Earnest Money Deposit (EMD)- Rs. 4397046.60</p>	
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Spinning Mills Compound
South: Public Road Railway
Station Road

C. As per Sale Deed No. 3
in the name of Smt
Madhu Geol W/o
Vijendra Kumar Goyal
having area 26.34 sq.
mts.

As per Deed:
East Plot Smt. Meenakshi
Goyal & Smt. Kamal Goyal
West Plot Smt. Neelam Goyal
North: Plot Purchaser and Smt.
Sharadhya Goyal
South: House Shri Kartari Lal &
Vijendra Kumar Goyal

Combined boundary as per
Valuation dated 28.04.2025 and
as per physical inspection:

East Plot of Smt. Minakshi
Goyal & Smt. Kamal Goyal &
Land of Gwalior Forest
Products Ltd
West Plot Smt. Neelam Goyal
& Others
North: Rasta 20' wide

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14	South: Govt. Road Railway Station Road Equitable Mortgage of commercial property situated at Moh.-Bhadwar Ganj, Kasba-Ujhani, Tehsil & Distt- Badaun, admeasuring 10.46 Sqr. Mtrs belonging to Smt. Madhu Goyal	As per Deed: North: Gail South: Gail East: House of Chotthey and Fancy & Others West: Gail	Reserve Price for property mentioned at Sr. No 14	Reserve Price- Rs. 3474052.00	Construtive	
15	Equitable Mortgage of residential property situated at pict no.19/3 Avas Vikas Colony on Mathura to Bareilly Road, Kasgani, Teh & Distt. Kasgani, admeasuring 248.50 Sqr. Mtrs belonging to Smt. Madhu Goyal and Smt. Shardha Goyal	As per Deed: North: Plot No. 20/3 South: Plot No. 18/3 East: Plot no. 50/3, 51/3, 52/3 West: Public Road	Reserve Price for property mentioned at Sr. No 15	Earnest Money Deposit (EMD)- Rs. 21789184.00	Construtive	
16	Equitable Mortgage of Residential property situated at Moh-Shri Narayan Ganj, Kasba, Ujhani on Station	As per Deed: North: Plot No. 20/3 South: Plot No. 18/3 East: Plot no. 50/3, 51/3, 52/3 West: Public Road	Reserve Price for property mentioned at Sr. No 16	Earnest Money Deposit (EMD)- Rs. 2178918.40	Construtive	

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<p>Road, Teh & Distt-Badaun, admeasuring 55.51 Sqr. Mtrs belonging to Smt. Shraddha Goyal</p>		<p>Reserve Price- Rs. 5527633.00</p>	
<p>As per Deed: East House Yatendra Singh West House of Hari Bhagwan Agrawal North: Property purchaser South: Rasta khas 8' wide</p>		<p>Earnest Money Deposit (EMD)- Rs. 552763.30</p>	
<p>Equitable Mortgage of property (Godam) situated at Moh-Shri Narayan Gani, Kasba, Ujhani on Station Road, Teh & Distt-Badaun, admeasuring 23.22 Sqr. Mtrs belonging to Smt. Shraddha Goyal</p>			
<p>As per Deed: East: House Narayan Singh. West: House Smt. Rajkaili and others wala North: Sarak Nagar Palika South: Rest property of the above Company</p>			
<p>Combined boundary as per Valuation dated 28.04.2025 and as per physical inspection: East: House Narayan Singh. West: House Smt. Rajkaili North: Station Road</p>			



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17	South: Rasta 8 Feet Equitable Mortgage of Residential property situated at Plot No 45, Prem Mill Parishar, Kasba-Ujhani, Teh & Dist.-Badaun, admeasuring 150.95 Sqf. Mtrs belonging to Smt. Santosh Agarwal As per Deed: North: Plot Abhinav Hire Purchase Pvt. Ltd. Wala South: Rasta 20' wide East: Plot Smt. Beena Singh & Others West: Plot Vishnu Bhagwan Agrawal wala	Reserve Price for property mentioned at Sr. No 17 Reserve Price- Rs. 5539034.00 Earnest Money Deposit (EMD)- Rs. 553903.40	Constructive	
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TERMS AND CONDITIONS -

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

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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.



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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 multiples 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 Authorised Officer.

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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.

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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. 8477009164 Mobile 8477009164

Civil Lines Branch, 89-C, Civil Lines, Avub Khan Chauraha, Bareilly-243001.

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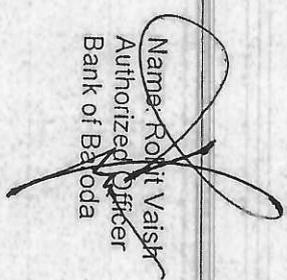




Other Terms & Conditions (For Symbolic Possession Only):

- (A) Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.
- (B) Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- (C) Bank will not be responsible or duty bound for handing over of physical possession.
- (D) Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- (E) Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- (F) Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.

DATE: 15.03.2026
Place :- Bareilly


Name: Rohit Vaisish
Authorized Officer
Bank of Baroda

Civil Lines Branch, 89-C, Civil Lines, Ayub Khan Chauraha, Bareilly-243001.
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