



बैंक ऑफ बरोडा Bank of Baroda



Terms and Conditions for Sale to be uploaded in Bank's website as well as baanknet.com]
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 Securitization 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, the constructive 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 accounts. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount etc. are mentioned below –

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Detailed description of the immovable property with known encumbrances, if any	Property ID -	Total Dues.	Date of e-Auction	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Borrower - M/s MELCON (WIZAG) PVT LTD. Door No. 9-18-1-BLOCK NO 8, 2ND FLOOR, CBM COMPOUND, VISAKHAPATNAM – 530003.	1. All that piece and parcel of vacant house site of an extent of 400 sq.yds in Old S No.3, New R S No.9/2A1, Near D.No.39-6-60, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, belonging to Mr. Swaroop Khara, bounded EAST : Site of Swaroop Khara, WEST : Site of Dharini Khara SOUTH : Land in S.No.8, NORTH : Land in S.No.9/6		NPA A/c - M/s MELCON (WIZAG) PVT LTD. Rs.11,30,91,457/- (Rupees Eleven crores thirty lakhs ninety one thousand four hundred fifty seven only) as on 26.05.2026 Plus unapplied interest, legal/ other charges from 22.05.2026, till the date of	Date of e-Auction: 19.11.2026 Time of E-auction- Start Time- 14:00 to End Time- 18:00 (With 10 Minutes Unlimited	Reserve Price- Rs.37,00,00,000/- Earnest Money Deposit (EMD)- Rs.3,70,00,000/- Bid Increase Amount Rs.5,00,000/-	Physical	07.11.2026 to 16.11.2026 timings: 11.00 AM to 4.00 PM

Asilmetta Branch, Plot No 103, D.No 47-7-41, 4th Lane, Dwarika Nagar, Near Diamond Park, Shankarnatam Road, Visakhapatnam-
 Phone: 91 -0891 27542408 , 2703673, E-Mail: asilmetta@bankofbaroda.com

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119th
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Compound, Visakhapatnam-530003. And 3. Mr. Anand Khara S/o Shashikant Khara, D.No. 9-18-1, Block No. 8, 2nd Floor, CBM Compound, Visakhapatnam-530003. <u>Guarantors</u> 1. Mr. Swaroop Khara S/o Shashikant Khara, D.No. 9-18-1, Block No. 8, 2nd Floor, CBM Compound, Visakhapatnam-530003, also at D.No.7-5-3/14, 5th Floor, PANCHMERU APARTMENTS, Pandurangapuram, Visakhapatnam-530003 2. Mr. Chetan Khara S/o Shashikant Khara, D.No. 9-18-1, Block No. 8, 2nd Floor, CBM Compound, Visakhapatnam-530003. Also at Plot no 37, Srinivasa Towers, Dasapalla Hills, Visakhapatnam-530003. 3. Mr. Anand Khara S/o Shashikant Khara, D.No. 9-18-1, Block No. 8, 2nd Floor, CBM Compound, Visakhapatnam-530003 also at 10-51-6, Flat No 4/1, Embassy Apartments, Waltair Uplands, Kailasmetta, Visakhapatnam-530003 4. Mrs. Kavita Khara, W/o. Anand Khara, D.No.10-51-6, Flat No.4/1, Embassy Apartments, Waltair Uplands, Kailasmetta, Visakhapatnam - 530 003, also at Door No.9-18-1, Block No.8, 2nd Floor, Vinayagars Stee Maruthi Enclave, CBM Compound, Visakhapatnam - 530003.	2. All that piece and parcel of vacant house site of an extent of 400 sq.yds in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada Village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, belonging to Mr. Swaroop Khara, by: EAST : Site of Chetan Khara, WEST : Site of Swaroop Khara SOUTH : Land in S.No.8, NORTH : Land in S.No.9/6 3. All that piece and parcel of vacant house site of an extent of 400 sq.yds in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, belonging to Mrs. Dharini Khara, bounded by: EAST: Site of Swaroop Khara, WEST: Site of Dharini Khara SOUTH: Land in S.No.8, NORTH: Land in S.No.9/6 4. All that piece and parcel of vacant house site of an extent of 400 sq yds in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, belonging to Mrs. Dharini Khara, bounded by:	realization, if any thereon. <u>NPA A/c - M/s DYNAMIC SYNDICATE</u> Rs. 2,97,49,111.60 (Rupees Two Crore Ninety Seven Lakhs Forty Thousand One hundred Eleven and Paiza Sixty only) Plus unapplied interest of Rs 5,49,766.11 (Rupees Five Lakhs Forty Nine Thousand Seven Hundred Sixty Six and Paiza Eleven only) plus Un serviced interest of Rs 3,28,019.61 Rupees Three Lakhs Twenty Eight Thousand Nineteen and Paiza Sixty One only) as on 18.05.2025 Plus Unapplied interest from 19.05.2025 and legal & other charges if any till the date of realization.	Auto extension)			
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Asilmeta Branch, Plot No 103, D.No 47-7-41, 4th Lane, Dwarika Nagar, Near Diamond Park, Shankarmatam Road, Visakhapatnam-530003
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5. Mrs. Vasudha Khara, D.No.9-18-1, Block No.8, 2 nd Floor, Vinayagars Sree Maruthi Enclave, CBM Compound, Visakhapatnam – 530003,	EAST: Site of Dharini Khara, WEST: 40 feet Road SOUTH: Land in S.No.8, NORTH: Land in S.No.9/6			
6. Mrs. Dharini Khara, W/o. Swaroop Khara, D.No.7-5-31/4, 5 th Floor, Panchmeru Apartments, Pandurangapuram, Visakhapatnam – 530003, also at Door No.9-18-1, Block No.8, 2 nd Floor, CBM Compound, Visakhapatnam – 530003,	5. All that piece and parcel of vacant house site of an extent of 400 sys in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, belonging to Mr. Chetan Khara, bounded by:			
7. Mrs. Rita Khara W/o Chetan Khara, plot number 37-srinivas towers Dasapalla Hills, Visakhapatnam-530003	EAST: Site of Rita Khara, WEST: Site of Swaroop Khara SOUTH: Site of Chetan Khara NORTH: Land in S.No.9/6			
8. Mr. Anand Khara (Legal Heir of Mrs. Pravina Khara), 10-51-6, Flat No.4/1, Embassy Apartments, Waltair Uplands, Kailasametta, Visakhapatnam – 530003,	6. All that piece and parcel of vacant house site of an extent of 400 sys in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, belonging to Mr. Chetan Khara, bounded by:			
9. Mr. Chetan Khara (Legal Heir of Mrs. Pravina Khara), Plot No.37, Srinivasa Towers, Dasapalla Hills, Visakhapatnam – 530003,				
10. Mr. Swaroop Khara (Legal Heir of Mrs. Pravina Khara), D.No.7-5-31/4, 5 th Floor, Panchmeru Apartments, Pandurangapuram, Visakhapatnam – 530003 Andhra Pradesh – 532201	EAST: Site of Rita Khara WEST: Site of Swaroop Khara SOUTH: Land in S.No.8 NORTH: Site of Chetan Khara			
M/s DYNAMIC SYNDICATE (Borrower)	7. All that piece and parcel of vacant house site of an extent of 400 sys in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub			

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Represented by Prop. PRAVINA KHARA (Expired) W/o Sashikanth Khara Legal Heirs 1.Mr. Chetan Khara S/o Sashikanth Khara. 2.Mr. Swaroop Khara S/o Sashikanth Khara 3.Mr. Anand Khara S/o Sashikanth Khara R/O D NO.9-18-1,BLOCK NO 8, 2ND FLOOR,CBM COMPOUND, SREE VINAYAGARS SREE MARUTHIS ENCLAVE, VISAKHAPATNAM – 530003 Guarantors 1.Mr. Chetan Khara S/o Sashikanth Khara. D.No. 9-18-1, Block No. 8, 2nd Floor, CBM Compound, Visakhapatnam-530003. Also at Plot no 37, Srinivasa Towers, Dasapalla Hills, Visakhapatnam-530003 2.Mr. Swaroop Khara S/o Sashikanth Khara D.No. 9-18-1, Block No. 8, 2nd Floor, CBM Compound, Visakhapatnam-530003, also at D.No.7-5-31/4, 5th Floor, PANCHMERU APARTMENTS, Pandurangapuram, Visakhapatnam-530003 3.Mr. Anand Khara S/o Sashikanth Khara	district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, property belonging to Mrs.Rita Khara, bounded by: EAST: Site of Aanand Khara WEST: Site of Chetan Khara SOUTH: Site of Rita Khara NORTH: Land in S.No.9/6 8. All that piece and parcel of vacant house site of an extent of 400 svs in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam property belonging to Mrs.Rita Khara, bounded by: EAST: Site of Aanand Khara WEST: Site of Chetan Khara SOUTH: Land in S.No.8 NORTH: Site of Rita Khara 9. All that piece and parcel of vacant house site of an extent of 400 svs in Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, property belonging to Mrs.Pravina Khara, bounded by: EAST: Site of Pravina Khara WEST: Site of Aanand Khara SOUTH: Land in S.No.8 NORTH: Site of Shashikant Khara 10. All that piece and parcel of vacant house site of an extent of 306 svs in				
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D.No. 9-18-1, Block No. 8, 2 nd Floor, CBM Compound, Visakhapatnam-530003 also at 10-51-6, Flat No 4/1, Embassy Apartments, Waltair Uplands, Kailasmetta, Visakhapatnam-530003	Old S No.3, New R S No.9/2A1, retained Patta land No.89 of Kapparada village, Dwarakanagar sub district, within the limits of Visakhapatnam Municipal Corporation, Visakhapatnam, property belonging to Mrs.Pravina Khara, bounded by: EAST: Land in S.No.9/2A (part) WEST: Site of Shashikant & Pravina Khara SOUTH: Land in S.No.8 NORTH: Land in S.No.9/6 11.All that piece and parcel of Residential vacant site situated at Plot No.11, Old S.No.3 and New RS No.9/2A1 retained Patta Land No.89 of Kapparada Village, Dwaraka Nagar sub district within the limits of Visakhapatnam Municipal Corporation and Visakhapatnam admeasuring 400 sys in the name of Smt. Pravina Khara (legal successor of Late Sashikant Khara) in the following boundaries. East : Site belongs to Pravina Khara South : Site belonging to Pravina Khara West : Site belonging to Aanand Khara North : Land in S.No.9/6 12.Residential vacant site situated at Plot No.9 & 10, Old S.No.3 and New RS No.9/2A1 retained Patta land No.89 of Kapparada Village, Dwarakanagar, within GVMC limits belonging to Mr. Anand Khara admeasuring about 400+400 sq.yards bounded by . Plot No.9: East : Site belongs to Pravina Khara				
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	South : Land in S.No 8 West : Site belonging to Rita Khara North : Site belonging to Aanand Khara Plot No.10: East : Site belonging to Shashikant Khara South : Site belonging to Aanand Khara West : Site belonging to Rita Khara North : Land in S.No.9/6					
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NOTE:

1.PROPERTIES S.NO.1 TO 10 ARE SECURED PROPERTIES IN THE ACCOUNT OF M/S MELCON (VIZAG) PVT.Ltd, PROPERTIES S.NO. 11 AND 12 ARE SECURED PROPERTIES OF M/S DYNAMIC SINDICATE AND PROPERTIES 11 AND 12 ARE FOR BOTH THE LOANS.
2.IN VIEW OF THE TOPOGRAPHICAL SITUATION OF THE SITE, ALL THE PLOTS ARE BEING OFFERED AS ONE LOT IN THIS AUCTION.

For detailed terms and conditions of sale, please refer/visit to the wesite link <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanknet.com>. Also, prospective bidders may contact the Authorised Officer on Tel No.0891-2576001, Mobile: 9078146816 / 9137965699

Date: 09th October 2026
Place :- Visakhapatnam

Name: Mr. Y Seshu Kumar
Assistant General Manager/
Authorised Officer
Bank of Baroda,
Regional Office, Visakhapatnam



Asilmetta Branch, Plot No 103, D.No 47-7-41, 4th Lane, Dwarika Nagar, Near Diamond Park, Shankarmatam Road, Visakhapatnam-
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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 on 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 bidder/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. An 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 the 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.

STEPS INVOLVED -

- Register on <https://baanknet.com> using mobile number and email ID.
- Upload requisite KYC Documents.

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- 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.
5. The bid price to be submitted shall be equivalent to 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 bids 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. If the bidder/s are bidding for properties in symbolic possession, the following terms and conditions will be applicable as per Bank's extant guidelines which is summarized below:
- Property is in symbolic possession and bidder is purchasing the property in symbolic possession at his/her own risk & responsibility.
 - Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
 - Bank will not be responsible, or duty bound for handing over of physical possession.
 - Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
 - Successful Auction Purchaser must submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
 - Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited (for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).
8. 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.

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9. 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 Authorised 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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 in 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 the 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.

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15. 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.

16. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection of 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.

17. 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.

18. 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.

19. 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 counteroffer/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.

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20. The sale is subject to confirmation by the Secured Creditor Bank.

21. SA 624/2026 FILED BY MELCON VIZAG PVT LTD AND SA 440/2026 FILED BY MR.CHETAN KHARA CHALLENGING THE ACTION UNDER SARFAESI ACT 2002 ARE PENDING AT DRT VISAKHAPATNAM

The sale is subject to the 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 Tel No.0891-2576001, Mobile: 9078146816 / 9137965699

Date: 09th October 2026
Place :- Visakhapatnam


Mr Y Seshu Kumar
Assistant General Manager/
Authorised Officer
Bank of Baroda,
Regional Office, Visakhapatnam

