बैंक ऑफ़ बड़ौदा
Bank of Baroda

ANNEXURE - F

[Terms and Conditions for Sale to be upload in Banks website as well as at IBAPI website]

TERMS AND CONDITIONS FOR SALE OF ASSETS OF THROUGH ONLINEE-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 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 mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

Sr.no	Name & Address of Borrower/s/Guarantor/s	Give Short description of the immovable property with known encumbrance, if any	Total Dues	Date & Time of E-auction	Reserve Price EMD and Bid Increase Amount	Status of Possession (Constructive /Physical)	Property inspection date & Time
1	Borrower: M/s-Delight Buds India Prop-Sumitkumar Rai	Open Non -Agriculutre Land at Plot No 87 of Sanctioned Layout of Project Named "TERENZIO TERRACES" Situated at Gat No.116 , 117/2 ,118/1 118/2 (part) Near Lonand MIDC, Village – Mariyachiwadi Tal-Khandala Dist-Satara 412802	Rs.10,21,223.33 + interest w.e.f. 30.09.2019+ other (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M.	RP:8,26,000/- EMD-82,600/- BID increase amount - Rs.10000/-	Physical	14.03.2024 from 10 A.M. to 4 P.M
2	Borrower:- Sunil Naga Kusalkar and Mrs.Sunita Sunil Kusalkar	Flat no L1-206,First Floor, L-1 Wing , Swapna Nagari Gat No-465,466 and 468 ,Near Zagade Vasti , Off Pune-Nashik Road ,Chakan Tal-Khed Dist-Pune 410501	Rs.12,18,116.62 + interest w.e.f. 01.11.2019+ other (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M.	RP:15,50,000/- EMD-1,55,000/- BID increase amount - Rs.10000/-	Physical	14.03.2024 from 10 A.M. to 4 P.M

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BANK OF BARODA - PUNE DISTRICT REGIONAL OFFICE, 398/A, Madhav Chambers - 1, Senapati Bapat Road, Shivaji Nagar, Pune- 411 016. Tel: (020) 25652121

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3	Mr.Vinod Ramakant Joshi and Mrs.Meena Vinod Joshi	Flat no B-11, Wing B 3rd Floor ,Anubandh Residency,Gat no.394,Pirangut,Tal.Mulshi ,Pune-412115	Rs.14,37,047/ -+ interest + other (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M.	RP.16,05 6,00/- EMD- 1,61,000 /- BID increase amount – Rs.10000 /-	Physical	14.03.2024 from 10 A.M. to 4 P.M
4	M/s-Ajay Construction Prop-Sangeeta Anil Kusalkar. Guarantor- Mr.Anil Naga Kusalkar	Flat no E1 -703 (6th Floor) E1 building Swapna Nagari G no 474 Chakan Tal Khed Dist-Pune- 410501	Rs.15,83,382. 05 + interest w.e.f. 01.01.2020+ other (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M.	RP:16,55, 100/- EMD- 1,66,000 /- BID increase amount – Rs.10000 /-	Physical	14.03.2024 from 10 A.M. to 4 P.M
5	Mr.Avinash Raju Patil	Residential Flat No. 4, 1st floor, Regency Paradise,Rahatani ,Pune -411017	Rs.11,24,921. 17 + interest + other expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M.	*RP:45,04, 000/- EMD- 4,51,000 /- BID increase amount – Rs.10000 /-*	Physical	14.03.2024 from 10 A.M. to 4 P.M
6	Borrower:- Ramdas Dattatraya Dembalkar	Sy No 11/2 "Kantini apartment", Wing-A Flat no 9, 3rd Floor, Kondhwa Budruk, Tq-Haveli, Pune-411048, Ambedkar Nagar, Katraj Kondhwa Road, Khadi Machine Chowk Area.	Rs.26,06,277. 21/- + interest w.e.f. 27.09.2019+ other (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M..	RP:15,20, 100/- EMD- 1,52,000 /- BID increase amount – Rs.10000 /-	Physical	14.03.2024 from 10 A.M. to 4 P.M
7	Borrower:- Mr. Babasaheb Eknath Kasabe	Flt No 303, 3rd Floor, Shree Samarth Residency, G. No. 1174, Plot No 34,35,Pirangut, Pune 412115	Rs.20,71,650/ + interest w.e.f. 31.03.2023+ other (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M	RP:16,56, 000/- EMD- 1,66,000 /- BID increase amount – Rs.10000 /-	Physical	14.03.2024 from 10 A.M. to 4 P.M
8	Borrower: Laxmi Pravin Kokate & Pravin Dattatray Kokate	Shop No. 22 (Shop No 4 As per PCNTDA Typical sanctioned plan), Ground floor,"Shantisadan Co. Op. Society Limited, Building No 27, C.D.C. Purnanagar Sector, P.C.N.T.D.A, Mauje Chikhali Tq. Haveli, Dist Pune 411019	Rs 9,66,257.40/- +Interest (expenses etc till date.(Less Recovery if any)	21.03.2024, 02.00 PM TO 6.00 P.M	RP:15,97, 050/- EMD- 1,60,000 /- BID increase amount – Rs.10000 /-	Physical	14.03.2024 from 10 A.M. to 4 P.M

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TERMS AND CONDITIONS –

1. The Sale will be done by the undersigned through e-auction platform provided 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.mstcauction.com) 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 has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. 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 mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from **(https:www.mstcecommerce.com) in bidders Global EMD Wallet.** NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
3. Platform (**https:www.mstcecommerce.com**) for e-Auction will be provided by oure 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 on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. https://www.bankofbaroda.in/e- auction.htm,https://ibapi.in and http://www.mstcecommerce.com. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from **e-Bkray–IBAPI** portal (https://www.ibapi.in).

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