बैंक ऑफ़ बड़ौदा
Bank of Baroda

ANNEXURE – F – Revised

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

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 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 of dues in below mentioned account/s. The details of Borrower(s) / Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr/Lot No.	Name & address of Borrower/s /Guarantor/s	Give short description of the immovable property with known encumbrances, if any	Total Dues. (As on 07-09-2021)	Date & Time of E auction.	Reserve Price EMD and Bid Increase Amount.	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Sukhpur Branch : Borrowers : (1) Mrs. Kiran Kanhai Sah (Borrower), Plot No. C 154 A, Beside BMCB Public School, Citi Square Township, Lakhond Near Toll Gate, Bhuj, Kutch, Gujarat - 370001. (2) Mr. Kahnaikumar Ramprasad Sah (Guarantor), Plot No. C 154 A, Beside BMCB Public School, Citi Square Township, Lakhond Near Toll Gate, Bhuj, Kutch, Gujarat - 370001.	All that Part & Parcel of the Property consisting of Residential Building bearing Sub Plot No. C-154/A, Plot No. 154, Revenue Survey No. 43, Beside BMCB Public school, Citi Square Township, Near Lakhond Toll Gate, Bhuj - Dudhai State Highway, Village : Kukma, Tal. : Bhuj, Kutch - 370001 admeasuring about 91.74 Square Mtrs. in the name of Mrs. Kiran Kanhai Sah. Boundary : North : Common Plot, South : Plot No. C/73, East : 7.50 Mt Wide Internal Road, West : Plot No. C/154-B , C & D	11,20,729 .91/- & Further interest thereon at the contractual rate + costs, charges & expenses till date of payment	23.09.2021 from 02.00 PM to 06.00 PM	Reserve Price : 5,94,000 EMD : 59,400 Bid Increment Amount : 10,000	Physical 2	0.09.2021 1.30 AM to 02.30 PM

Post Office Road Adipur Branch, Adipur , District Kutch,Gujarat , Pin:370205, IFSC Code- BARB0DBADIP
Telephone No. 02836-260475Email ID: dbadip@bankofbaroda.co.in

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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 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.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 take 2 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 & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction 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 each property.

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.com and 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 be provided by Bank's e 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 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 . The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-**बैंक ऑफ़ बड़ौदा –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 quoted and by minimum increase in the bid amount given in thetable 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 multiplies 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.

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