[Terms and Conditions for Sale to be uploaded in Banks website as well as eBkray.in website]

Branch Letter Head
Branch-ROSARB[Branch/office complete postal address, Telephone Nos, e-mail id

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/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by _____)	Total Dues.	Date of e-Auction _____ Time of E-auction - Start Time _____ to End Time _____	1.Reserve Price- Rs.___/- 2.Earnest Money Deposit (EMD)– Rs.___/- 3.Bid Increase Amount Rs.____/-	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Borrower: M/s Prince Traders, Prop. Late Mr. Lal Bahadur Singh S/o Lt. Mr. Kamal Bhan Singh Through Legal Heirs: (1) Mrs. Sushila Singh W/o Late Mr. Lal Bahadur Singh (2) Mr. Prince Singh S/o Late Mr. Lal Bahadur Singh both R/o 363 Kha, Nai Basti, Devanandpur, Raebareli- 229001. Guarantors: (1) Mrs. Lakshmi Singh W/o Mr. Gulab Singh R/o Nai Basti, Lakhpati Nagar, Devanandpur, Raebareli- 229001 (2) Mrs. Sushila Singh W/o Late Mr. Lal Bahadur Singh R/o H. No. 363 Kha Lakhpati Nagar, Nai Basti, Devanandpur, Raebareli- 229001.	Residential Plot, Gata No. 388 admeasuring 167.40 Sqm. situated at Vill.- Devanandpur, Pargana,Tehsil & Distt.- Raebareli. Owner: Mrs. Sushila Singh W/o Late Mr. Lal Bahadur Singh. Bounded by: East: Plot of Ram Lakhan Singh; West: House of Bhola Nath Sikaria; North: Kharinja Marg; South: Plot of Rashmi Mishra.	Rs.33,05,636.61 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs.40,20,000/- (RP) Rs.4,02,000/- (EMD) Rs.10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM

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Authorised Officer
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2	Borrower: M/s Ajay Construction, Proprietor Mr. Ajay Singh S/o Nand Lal Singh, Add: Vill- Didauli, Post Sarawan, Raebareli 229001. Guarantor: Mr. Rang Bahadur Singh S/o Nand Lal Singh, R/o Post Sarawan, Raebareli 229001.	Half Share Area in Plot No. 406m, Area 0.0535 hect. = 4 Biswa 5 Biswani out of Plot No. 406M, Area 8 Biswa 10 Biswani & Plot No. 407, Area 6 Biswa Total Area= 14 Biswa 10 Biswani as per sale Deed situated at Vill. Didauli, Pargana Tehsil & Distt. Raebareli. Owner: Mr. Ajay Singh and Rang Bahadur Singh both S/o Nand Lal Singh. Bounded by:- East: Bagh of Chauhraja Singh & others; West: Bagh of Nand Lal Singh; North: Khet of Ajay Singh; South: Bagh of Ram Singh & Others. Boundaries after Land use: East: Bagh of Chauhraja Singh & others; West: Rasta; North: Khet of Mahesh Singh & others; South: Nala then Bagh of Ram Singh & others.	Rs.27,19,919.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs.21,14,000/- (RP) Rs.2,11,400/- (EMD) Rs.10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
3	Borrower: M/s Grand Poultry Feed Prop. Mr. Ravi Shankar S/o Mr. Raj Kishor Yadav, Add: Village - Shora, Gangaganj, Raebareli-229303 Guarantor: Mr. Raj Kishor Yadav S/o Mr. Ram Lal Yadav R/o Village - Shora, Post-Gangaganj, Raebareli-229303	Equitable Mortgage of land & building of 1/9th share area in Plot No.502, admeasuring area of 0.0414 Hect. out of Plot No.502, area 0.373 Hect. situated at Vill.-Shora, Gangaganj, Pargana, Tehsil & Distt.-Raebareli. Owner: Mr. Raj Kishor Yadav S/o Mr. Ram Lal Yadav Bounded: East: Chak Road; West: Plot No-501; North: Plot No-473; South: Plot No-516.	Rs.22,01,110.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs.13,51,000/- (RP) Rs.1,35,100/- (EMD) Rs.10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
4	Borrower: Mrs. Meena Singh, Prop. Mrs. Meena Singh W/o Mr. Indra Bhan Singh R/o 680, Amar Nagar, Raebareli-229001 Guarantor: Mr. Indra Bhan Singh S/o Mr. Ram Lakhan Singh R/o 680, Amar Nagar, Raebareli-229001	EM of House No. 680 Amar Nagar (Bhikhampur), Ward no. 6, Raebareli. Area: 256.00 Sq.Mtr. Owner: Mrs. Meena Singh W/o Mr. Indra Bhan Singh. Bounded by:- East: MGIC Field; West: Pakki Road; North: House of Shyam Sundar Pathak; South: House of R Narayan Srivastava.	Rs.50,86,340.17 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs.83,60,000/- (RP) Rs.8,36,000/- (EMD) Rs.10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
5	Borrower: M/s Bhadauriya Traders, Prop. Mr. Gurubux Singh S/o Mr. Rajendra Singh, Add: Pure Pahelwan Singh, Post Khekharua Bani Gohanna Semrauta, Tehsil Maharajganj, Raebareli-229001 Guarantor: Mrs. Neelam Tiwari W/o Mr. Ajeet Kumar Tiwari R/o House no. 572, Gandhi Nagar, Manika Cinema Road, Raebareli-229001	Equitable Mortgage of land and building no. 303/1 Mi at village Akhtiyarpur (Shakti Nagar), Raebareli. Area: 210.00 Sq.Mtr. Owner: Mrs. Neelam Tiwari W/o Mr. Ajeet Kumar Tiwari. Bounded by:- East: Kharinja Road 20 ft wide; West: House of D D Verma; North: Kharinja Road 20 ft wide etc.; South: House of Rajrani Tandon.	Rs.77,20,479.72 (OD) + Rs.11,77,548.65 (TL) = Total Rs.88,98,028.37 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs.37,56,000/- (RP) Rs.3,75,600/- (EMD) Rs.10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
6	Borrower: Mr. Devta	EM of House No. EWS 181	Rs.17,96,995.61	21.08.2024	Rs.14,65,000/-	Symbolic	28.07.2024 to

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प्राधिकृत अधिकारी/Authorised Officer

बार.ओ.एस.ए.आर.बी.-रायबरेली/R.O.S.A.R.B.-Raebareli

	Pandey, Prop. Mr. Devta Pandey S/o Mr. Rameshwar Pandey Add.- EWS-181, Mohalla-Indira Nagar, District - Raebareli - 229001. Guarantor: Mr. Sunil Kumar Maurya S/o Mr. Kedar Prasad R/o House no. 345, Soniya Nagar, Near Manika Theatre, Raebareli- 229001	admeasuring 40 Sq.mtr. Situated Mohalla Indira Nagar., Tehsil & District - Raebareli. Owner: Mr. Devta Pandey S/o Mr. Rameshwar Pandey. Bounded By: East: House No. EWS-180; West: House No. EWS-182; North: House No. EWS-176; South: By Colony Road.	+ Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	02:00 PM to 06:00 PM	(RP) Rs.1,46,500/- (EMD) Rs.10,000/- (Bid Increase Amount)		20.08.2024 between 10:00 AM to 4:00 PM
7	**Borrower: M/s Swastik Traders, Add: Ambar Market, Lucknow Road, Raebareli-229001, Prop. Mr. Indra Bhan Singh S/o Mr. Ram Lakhan Singh R/o House No. 445, Amar Nagar, Raebareli-229001 Guarantors: (1) Mr. Pushpendra Singh S/o Mr. Shiv Dutta Singh (2) Mrs. Usha Singh W/o Mr. Pushpendra Singh both R/o H.No. M41, Amreshpuri Colony, Raebareli-229001**	(1) EM of Residential Property EWS 14 (First Floor), Area: 44.12 Sq.Mtr. situated at Amreshpuri Colony, Pargana, Tehsil & Distt. Raebareli. Owner: Mrs. Usha Singh W/o Mr. Pushpendra Singh. Bounded by:- East: House No. EWS-15; West: House No. EWS-11; North: Road of Colony; South: House No. EWS-19 (2) EM of Residential Property EWS 13, Area: 44.14 Sq.Mtr. situated at Amreshpuri Colony, Distt. Raebareli. Owner: Mrs. Usha Singh W/o Mr. Pushpendra Singh. Bounded by:- East: House No. EWS-16; West: House No. EWS-12; North: Road; South: House No. EWS-20	Rs.54,68,148.76 (CC) + Rs.4,12,463.34 (TL) + Rs.26,140.65 (FITL) = Total Rs.59,06,753.75 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs.12,47,000/- (RP) Rs.1,24,700/- (EMD) Rs.10,000/- (Bid Increase Amount) Rs.12,43,000/- (RP) Rs.1,24,300/- (EMD) Rs.10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
8	**Borrower: M/s Mohd. Kashif Siddiqui, Prop. Mohd. Kashif Siddiqui S/o Late Mohd. Saleem Siddiqui Add: Rana Beni Madhav Marg, near Railway Station, Ghosiyana, Lalganj, Raebareli-229206 Guarantors: Mohd. Naved S/o Late Mohd. Saleem Siddiqui & Zeba Bano W/o Late Mohd. Saleem Siddiqui both r/o Rana Beni Madhav Marg, near Railway Station, Ghosiyana, Lalganj, Raebareli-229206**	Legal mortgage of Plot no. 243M Area 0.098 Hectare situated in Village Alampur, Bahar Town Area, Pargana Khiron, Tehsil Lalganj & District Raebareli. Owner: Mohd. Naved S/o Mohd. Saleem, Mohd. Kashif S/o Mohd. Saleem & Smt. Zeba Bano W/o Mohd. Saleem. Bounded by:- East: Khet of Imtiyaz; West: Khet of Shiva; North: Khet of Shiva; South: Rasta	Rs. 19,60,037.25 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 12,06,000/- (RP) Rs. 1,20,600/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
9	Borrower: M/s Om Sai Company, Prop. Mr. Praveen Kumar Singh S/o Mr. Ram Karan Singh Add: Vill-Newajganj Majre Bawan Bujurg Balla, Post- Majhigawan, DisttRaebareli-229123 Guarantor: Mrs. Kalpana Singh W/o Mr. Prashant Singh R/o Vill Newajganj Majre	All that part and parcel of the property situated at Plot no. 2372, Vill- Bawan Bujurg Balla, Pargana & Tehsil-Maharajganj, DisttRaebareli. Area: 1140.00 Sq.Mtr. Owner: Mr. Praveen Kumar Singh S/o Mr. Ram Karan Singh Vide registered sale deed no. 1789 at page no. 217-232 book no. 101 dated 11.02.2015. Bounded by:- East: Link Road; West: Khet	Rs. 35,84,012.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 23,56,000/- (RP) Rs. 2,35,600/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM

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प्राधिकृत अधिकारी/Authorised Officer
आर.ओ.एस.ए.आर.बी.-रायबरेली/R.O.S.A.R.B.-Raebareli

	Bawan Bujurg Balla, Post- Majhigawan, DisttRaebareli-229123	Babu Singh etc.; North: Khet Amrit Lal etc.; South: Khet Dheshraj etc.					
10	Borrower: M/s. Shyamji Traders, Prop. Mr. Ram Babu, S/o Mr. Dwarika Prasad, Add: Vill.-Brahmani, Post- Fursatganj (Amethi), Raebareli-229302 Guarantor: 1. Mr. Iftkhar Ahmad S/o Usman Gani R/o Vill Pure Gulab Shah, Majre Kotwarmau, Post- Tiloi, Amethi-229302, 2. Mr. Abdul Rab Khan, S/o Abdul Rauf Khan, R/o 634, Fursatganj (Amethi), Sher Vaisan - 1, Raebareli-229302	One Kita admeasuring 27 Ft. (Length) & 27 Ft. (Wide) = Area 67.80 SqMtr. situated at Begum Kuwan, Vill. Brahmani (Fursatganj) Pargana - Rokha, Tehsil - Tiloi & Distt.-Raebareli. Owner: Mr. Ram Babu S/o Mr. Dwarika Prasad. Bounded by: East: House of Hubdar; West: House of Shanker; North: Kharinja Marg; South: House of Gaya Prasad	Rs. 37,54,587.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 8,24,000/- (RP) Rs. 82,400/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Physical	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
11	Borrower: Mr. Dinesh Kumar Mourya, Prop. Mr. Dinesh Kumar Mourya S/o Mr. Sarju Prasad Mourya Add: Rustampur, Ratansipur Sakra Near Tekari Dandu, Raebareli-22931	Equitable Mortgage of Land bearing Survey no. located at Plot No. 334, build up area 1020 sq.ft. (20ftx51ft), carpet area 1020 sq.ft. (20ftx51ft), situated at Datauli, Lalganj under town area, Tehsil-Dalmau, close to Lalganj Bypass, Municipality, Raebareli-229203 Area 0.245 Hect., Owner: Mr. Dinesh Kumar Mourya S/o Mr. Sarju Prasad Mourya. Bounded by (as per sale deed):- East: 12ft wide rasta; West: Plot of Mrs. Kusum Chandra; North: Plot of Mrs. Sunita; South: Plot of Mrs. Meera Yadav. Bounded by (as per site):- East: 12ft wide rasta; West: House of other & Plot of Mrs. Kusum Chandra; North: Plot of Mrs. Sunita; South: Plot of Mrs. Meera Yadav.	Rs. 20,37,350.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice	21.08.2024 02:00 PM to 06:00 PM	Rs. 21,26,000/- (RP) Rs. 2,12,600/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Physical	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
12	Borrower: M/s Jishad Pepsi Agency Prop. Mrs. Sultana Bano W/o Mr. Shahadat Ali Add: Rafeeq Nagar, Kheeron, Distt. Raebareli-229205 Guarantor: Mr. Shahadat Ali S/o Mr. Mubarak Ali R/o Vill- Ranapur Pahrauli, Khiron Tehsil- Lalganj, Distt. Raebareli229205	EM of plot admeasuring East to West 53.5 Ft & North to South 180 ft = area 9630 sq.ft.=894.98 sq.mtr. situated at Gata no. 344, in Vill- Khanpur Khusti, (Andar Abadi), Pargana- Khiron, Tehsil Lalganj & Distt Raebareli. Owner: Mr. Shahadat Ali. Bounded By: East: Plot of Purchaser; West: Plot of Haripal; North: Nahar; South: Khiron to Semari Road.	Rs. 10,47,640.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 16,91,000/- (RP) Rs. 1,69,100/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Physical	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
13	Borrower: M/s Sardar Brick Field Add: Vill Suraj Kunda, Post Suraj Kunda, Raebareli, U.P.- 229001 Partners: (1) Mr. Santosh Singh S/o Mr. Amar Singh R/o Tulsi Nagar, Backside of Pragatipuram, Chhajalapur,	Equitable Mortgage of part and piece of Gata no. 5 Mi Area: 0.1532 Hect. situated at Village Parigawan, Tehsil and Distt. Raebareli. Owner: Mr. Raghvendra Pandey S/o Mr. Rajendra Prasad Pandey. Bounded by:- East: Khet of Ashok Kumar; West: Link Marg;	Rs. 97,88,181.32 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 30,88,000/- (RP) Rs. 3,08,800/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Physical	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM

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आर.जी.ग्रा.बैंक/R.G.G.B-Raebareli

	Raebareli229001 (2) Mr. Baldeep Singh S/o Mr. Daljeet Singh R/o H. No. 1244, Ramjipuram Bastepur, Raebareli-229001. Guarantor: Mr. Raghvendra Pandey S/o Mr. Rajendra Prasad Pandey R/o VillPure Kazi Majre Parigawan, Post Hardaspur, Raebareli-229001	North: Link Marg; South: Khet of Mathura Pasi.					
14	Borrower: Mrs. Neelam Singh, Prop. Mrs. Neelam Singh W/o Mr. Vinod Kumar R/o House No. 500/4, Pure Kaptan near CMO Office Jail Road, Raebareli-229001 Guarantor: Mr. Vinod Kumar S/o Mr. Harish Chandra Verma R/o House No. 500/4, Pure Kaptan near CMO Office Jail Road, Raebareli-229001	All the part and parcel of the Property at residential plot area: 112.78 sq.mtr. measuring East-24 feet, west- 24 feet, North-53.6 feet and South- 47.6 feet, situated at Gata no. 412,area 0.0400 Hect., in revenue village Ahmandpur Nazool Pargana & Tehsil Sadar & Distt. Raebareli. Owner: Mrs. Neelam Singh. Bounded by:- East: Plot Yadav Ji; West: Rasta 18 ft wide; North: Plot Yadav Ji; South: Rasta 18 ft wide.	Rs. 24,24,166.82 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 31,19,000/- (RP) Rs. 3,11,900/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
15	Borrower: Mr. Santosh Singh, Prop. Mr. Santosh Singh S/o Mr. Amar Singh and Mrs. Sarita Devi W/o Mr. Santosh Singh both R/o Tulsi Nagar, Backside of Pragatipuram Chhajalapur, Raebareli-229001 Guarantor: Mr. Arvind Kumar Mishra S/o Mr. Mahesh Narayan Mishra R/o Village Kasehti Post Rahi, Raebareli-229010	Equitable Mortgage of Land and building situated at Gata No. 139 Mi at Chajalapur (Tulsi Nagar) Area: 126.37 Sq.Mtr. Owner: Mrs. Sarita Devi W/o Mr. Santosh Singh. Bounded by:- East: Plot of Chinta Devi; West: Plot of Mohini; North: Plot of Srivastava Ji; South: Proposed Kachha rasta 20 ft. wide	Rs. 28,10,998.53 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 33,68,000/- (RP) Rs. 3,36,800/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
16	Borrower: M/s Rani Concrete Udyog Prop. Mrs. Rani W/o Mr. Mahesh Chandra Bajpai Add: House no. 39, 260/27, RDA Colony, Indira Nagar, Raebareli-229001 Legal Heirs & Guarantors: 1. Mrs. Rani W/o Mr. Mahesh Chandra Bajpai, 2. Rahul Bajpai S/o Mr. Mahesh Chandra Bajpai & 3. Bhawana Bajpai D/o Mr. Mahesh Chandra BajpaiAll R/o House no. 39, 260/27, RDA Colony, Indira Nagar, Raebareli-229001	(1) EM of property House No. L-39, Indira Nagar, Behind National Dairy Board Colony Raebareli constructed over Gata No. 98, Vill Ahamadpur Nazool Pargana & Tehsil Raebareli. Distt. Raebareli. Area: 253 Sq.Mtr. Owner: Mr. Mahesh Chandra Bajpai S/o Mr. Bhagwan Prasad Bajpai. Bounded by:- East: Plot of Bajpai; West: Plot of TaiyyabunNisha; North: Road; South: Plot of TaiyyabunNisha. (2) EM of Property Old gata No. 393, New Gata No. 626 at Vill & Post Dostpur, Bachhrawa, TehsilMaharajganj, Distt. Raebareli. Area: 7030 Sq.Mtr. Owner: Mr. Mahesh Chandra Bajpai S/o Mr. Bhagwan Prasad Bajpai. Bounded by:- East: Chak Road; West: Land of Suresh Chandra Bajpai; North:	Rs. 19,60,633.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 50,82,000/- (RP) Rs. 5,08,200/- (EMD) Rs. 10,000/- (Bid Increase Amount) Rs. 61,83,000/- (RP) Rs. 6,18,300/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Symbolic Physical	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM

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		Churuwa to Sehgaon Road; South: Land of Mrs. Meenu.					
17	Borrower: M/s Rajeev Smriti Shiksha Avam Sewa Sansthan Add: Vill & PostPakargaon, Tiloi, Distt-Amethi-229309 Society Members & Guarantors: (1) (Founder Manager) Late Mr. Vinod Kumar Mishra S/o Mr. Ram Kumar Mishra Through Legal Heirs (i) Mrs. Meena Mishra W/o Late Vinod Kumar Mishra (ii) Ms Savita Mishra, Ms Sushmita Mishra & Mr. Vaibhav Mishra All R/o D-10, Sector20, Industrial Area Vill-Utelwa, Jagdishpur, Aemthi-227809 (2) (Treasurer) Mr. Sujeet Kumar Mishra S/o Mr. Raj Kumar Mishra R/o Vill & Post- Pakargaon, Tiloi, DisttAmethi-229309 (3) (President) Mr. Ram Bux Pasi S/o Mr. Lakshman Prasad R/o Vill Savitapur, Post-Udawa, Hemrajpur, Distt Raebareli.(4) (Vice President) Mr. Rajesh Srivastava S/o Mr. Ram Kishore Srivastava R/o Vill & Post Kasba Nihalgarh, Jagdishpur, Sultanpur. (5) (Dy. Manager) Mr. Krishna Kumar Dwivedi S/o Mr. Sheshdhar Dwivedi R/o Vill & Post- Haidergarh, Distt. Barabanki	EM of Land & Building at Gata No. 196M, Area 1.265 Hect. situated in Vi l l. Pakargaon Satwa exchanged from Khasra Plot No. 4061, Area 0.830 Hect. & 4346 Area 0.435 Hect. Total Area= 1.265 Hect. of Vill. Pakargaon, Pargana Mohanganj, Tehsil-Tiloi, Distt Raebareli at present Amethi. Owner: M/s Rajeev Smriti Shiksha Avam Sewa Sansthan. Bounded by:- East: Raebareli to Faizabad Road; West: Land of Swaraj & Eidgah; North: Land of Gram Samaj & Ram Asre; South: Land of Gram Samaj & Talab.	Rs. 81,04,615.00 + Rs. 2,14,68,897.00 =Total Rs. 2,95,73,512.00 + Intt. & other charges (minus amount if any paid after the demand notice or possession notice	21.08.2024 02:00 PM to 06:00 PM	Rs. 4,42,67,000/- (RP) Rs. 44,26,700/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Symbolic	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM
18	Borrower: M/s Mohan Ji Industries. Partners & Guarantors: (1) Mohd. Aslam Khan S/o Mohd. Naeem Khan (2) Mohd. Tariq Khan S/o Mohd. Aslam Khan Both R/o Tiloi Road, Mohanganj, Amethi-229309	EM of Plot No. 101 Kha Area 0.012, Pot No. 111 Area 0.044, Plot No. 112 Area 0.063 Total 3 Kita Area=0.119 Hect. situated in Vill A s h a p u r R u r u , P a r g a n a Mohanganj, Tehsil-Tiloi, Distt Raebareli at present Amethi. Owner: Mohd. Aslam Khan S/o Mohd. Naeem Khan. Bounded by:- East: Khet of Afzal Khan; West: Mohanganj-Inhauna marg; North: Khet of Mohd Shameem; South: Abadi	Rs.46,74,959.00 (CC) + Rs. 39,62,762.00 (TL)= Total Rs. 86,37,721.00+I n tt. & other charges (minus amount if any paid after the demand notice or possession notice)	21.08.2024 02:00 PM to 06:00 PM	Rs. 20,20,000/- (RP) Rs. 2,02,000/- (EMD) Rs. 10,000/- (Bid Increase Amount)	Physical	28.07.2024 to 20.08.2024 between 10:00 AM to 4:00 PM

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. https://ebkray.in on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **https://ebkray.in** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders /

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प्राधिकृत अधिकारी/Authorised Officer
भा.बै.ब.(पू.उ.प्र.)वित्तीय आस्तियों का प्रतिभूतिकरण एवं पुनर्निर्माण एवं प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के अंतर्गत
S.A.R.F.A.E.S.I. Act, 2002-Raebareli

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 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. Interested bidder may deposit Pre-Bid EMD with https://ebkray.in 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://ebkray.in 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.ebkray@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://ebkray.in
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://ebkray.in using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- 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 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 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.

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.

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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 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.

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

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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.

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._____ Mobile **8601804406** कृते बैंक ऑफ़ बड़ौदा / For Bank of Baroda

प्राधिकृत अधिकारी / Authorised Officer

Name Naveen Kumar Upadhyay
Authorised Officer
Bank of Baroda

Date.
31.07.2024
Place :-
Raebareli