बैंक ऑफ़ बड़ौदा
Bank of Baroda

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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 6 (2), 8 (6) & 9(1) 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 Authorized 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/ Mortgagor (s)	Detailed descriptionof the immovable propertywith known encumbrances, if any (owner/Mortgagor name ___)	Total Dues.	Date of e-Auction Time of E-auction - Start Time to End Time	1. Reserve Price 2. Earnest Money Deposit 3.Bid Increase Amt	Status of Possession (Constructive /Physical)	Property Inspection date & Time
1.	1. Mrs. Indrani Bose W/o Swarup Bose Santiban Park, Durgapur Municipal, Corporation Dist-Paschim Burdwan W.B. 713201 2. Mr. Swarup Bose S/o Shibnath Bose Santiban Park, Durgapur Municipal Corporation Dist-Paschim Burdwan W.B 713201	Equitable mortgage of land and building situated at Mouza Manikara, J.L. No- 77, L.R. Plot No 191, Khatian No- 2398, Present L.R Khatian No- 2721 Built up Area 1109Sq ft and Carpet Area 1085 Sq ft within Amlajora Gram Panchayat, P.S- Kanksa, A.D.S.R- Durgapur, Dist-Paschim Bardhaman, W.B- 713212, belonging to Mr Swarup Bose S/o Shibnath Bose vide Registered Sale Deed I-020604001/2018 registered at ADSR Office, Durgapur which is butted and bounded by As per Deed bounded by:- On the North – Plot No 191 On the South – Plot No 185 On the East – Plot No 189 On the West – Plot No 192 Actual bounded by:- On the North – Plot No 191 On the South – Plot No 185 On the East – 12 ft wide Road On the West – Plot No 192	Rs. 44,20,491.00 /-(Rupees Forty Four Lacs Twenty Thousand Four Hundred Ninety One and paisa Zero Only) plus further interest and legal/other charges w.e.f. 23.02.2026	20.11.2026 02:00 PM-06:00 PM	5482000 548200 10000	Symbolic	Any working day from 10AM-4PM

TERMS AND CONDITIONS –

1. The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider PSB Alliance at the Website https://baanknet.com on the date and time mentioned above. The intending Bidders/Purchasers are required to register on portal https://baanknet.com using their mobile number and email-id and upload requisite KYC documents. Afterwards, e-Auction service provider will verify the KYC documents (may take 2 working days). Once the KYC is approved by https://baanknet.com, the intending Bidders/Purchasers have to generate the Challan from https://baanknet.com and transfer EMD amount through NEFT/RTGS in his Global EMD Wallet maintained by https://baanknet.com well in advance. Interested bidder may deposit Pre-Bid EMD with https://baanknet.com before the close of e-Auction. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance (>=EMD amount) as on the date and time of Auction.

   Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet may 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. 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/RTGS after generation of Challan from (https://baanknet.com) in bidders Global EMD Wallet. Challan will be valid for one NEFT/RTGS transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT/RTGS transfer can be done from any S

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dues, and dues to the Municipal Corporation /local authority/Co T 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 Authorized 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/ Authorized 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/branch on Tel No. 9046258125

Date: 26.10.2026

Place :Burdwan

Authorized Officer

Bank of Baroda

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