

**ANNEXURE – F**

[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 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.

S. N.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues,	Date & Time of E-auction.	Status of Possession (Constructive /Physical)	(i) Reserve Price (ii) EMD and (iii) Bid Increase Amount.	Property Inspection date & Time
1.	<p>1.(Applicant) Mr .Rahul Dev S/o Nanku Ram R/o- 23/51, Sadiyabad, Teliyaganj, Prayagraj, Uttar Pradesh Pin -211004.</p> <p>2.(Co-applicant &amp; Mortgagor) Mrs. Jyotsana W/o Rahul Dev R/o- 23/51, Sadiyabad, Teliyaganj, Prayagraj, Uttar Pradesh Pin -211004</p>	<p>Equitable Mortgage of Part Portion of Arazi No.1065/1MI, situated at Mauza- Bamrauli Uparhar, Pargana &amp; Tehsil-Sadar, Dist-Prayagraj , measuring . 54.50 Sq. Mtrs belonging to Co-applicant &amp; Mortgagor Mrs. Jyotsana W/O Rahul Dev</p> <p>East: Plot of Vinod Kumar. West: 8 Feet Wide Kachcha Rasta. North: Plot of Sonu &amp; Rekha Devi. South: 15 Feet Wide Road</p>	<p><u>Rs.19,34,355/</u> <u>=/Rs.</u> <u>Nineteen</u> <u>lakhs Thirty</u> <u>Four</u> <u>Thousand</u> <u>Three</u> <u>hundred Fifty</u> <u>Five only</u> + <u>Interest</u> <u>Reversal-</u> <u>Unapplied</u> <u>Interest &amp;</u> <u>other charges</u> <u>and expenses</u> <u>w.e.f</u> <u>12.12.2023</u> <u>less the</u> <u>amount</u> <u>deposited if</u> <u>any</u></p>	<p>Date: 05.06.2024</p> <p>Timing: 2:00 PM to 6:00 PM</p>	Physical	<p>i) Reserve Price Rs.14,82,000 (Fourteen Lakhs Eighty Two Thousand Only)</p> <p>ii) EMD Rs.1,48,200 (One Lakh Forty Eight Thousand Two Hundred Only)</p> <p>iii) Bid increase price: Rs.25000</p>	<p>Date: 01.05.2024 to 04.06.2024 Timing: 10 AM to 4:00 PM</p>

**TERMS AND CONDITIONS-**

- 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.mstccommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal <https://www.mstccommerce.com> (direct link <https://www.mstccommerce.com/auktionhome/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 Wallet have 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.





- 17) 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.
- 18) The sale is subject to confirmation by the Secured Creditor Bank.
- 19) 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 conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. 07714299317

Authorised Officer  
Bank of Baroda

FOR BANK OF BARODA  
*[Signature]*  
CHIEF MANAGER  
GEORGE TOWN  
PRAYAGRAJ

Date: 29.04.2024  
Place: Prayagraj