



बैंक ऑफ बड़ोदा
Bank of Baroda



RECONSTRUCTION
VIJAYA



भावनगर क्षेत्रीय कार्यालय, देना भवन, लोखंड बाजार, खारगेट, भावनगर-३६४००१ भारत.
Bhavnagar Regional Office, Dena Bhavan Lokhand Bazar, Khargate, Bhavnagar-364001 India.
फोन नं. ०२७८-२४३९७७९, २४२३९६४, २४३९७२४, २५१३९५८ फेक्स: ०२७८-४२७००५
Ph.: 0278-2423964, 2439779|Fax: 0278-2427005| e-mail: rm.bhavnagar@bankofbaroda.com

ANNEXURE – F – Revised

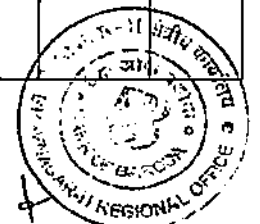
[Terms and Conditions for Sale to be uploaded in Banks website as well as at IBAPI website]

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.

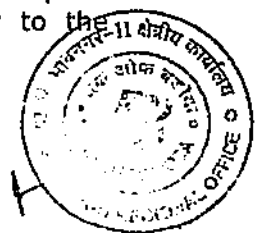
Notice is hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will 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/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any	Total Dues.	Date & Time of E-auction	Reserve Price, EMD amount, Bid Increase Amount	Status /Physical	Property Inspection date & Time
01.	Tankara Branch M/s Sardar Industries (Partnership Firm), (1) Mr. Kiritbhai Karshanbhai Ranipa (Partner & Guarantor), (2) Mrs. Induben Kiritbhai Ranipa (Partner & Guarantor), (3) Mr. Karshanbhai Nathabhai Ranipaa (Partner & Guarantor), (4) Mr. Maheshbhai Govindbhai Aghera (Guarantor), (5) Mr. Harakjibhai Nathabhai Ranipa (Guarantor) and (6) Mr. Hargovind Jamnadas Adesara (Guarantor)	Residential Plot situated at Revenue Survey No. 630/P/6, Plot No. 38, 39, 40, 41, 44, 45, 52, 53, + 54, B/h. Krishna Nagar Society, Jamnagar Road, Village : Dhrol, Dist. : Jamnagar standing in the name of Mr. Harakjibhai Nathabhai Ranipa (Total Land ad measuring 1536.28 Sq. Mtrs. of all Plots)	Dt. 07.06.2021 Rs. 2,98,19,993.69 Uncharged Interest + Legal Charges - Recovery	17.02.2022, 02.00 PM to 06.00 PM	Reserve Price : 40,18,000 EMD : 4,01,800 Bid Increase Amount : 20,000	Physical	09.02.2022, 11.00 AM to 03.00 PM
02.	Tankara Branch M/s Sardar Industries (Partnership Firm), (1) Mr. Kiritbhai Karshanbhai Ranipa (Partner & Guarantor), (2) Mrs. Induben Kiritbhai Ranipa (Partner & Guarantor), (3) Mr. Karshanbhai Nathabhai Ranipaa (Partner & Guarantor), (4) Mr. Maheshbhai Govindbhai Aghera (Guarantor), (5) Mr. Harakjibhai Nathabhai Ranipa (Guarantor) and (6) Mr.	Residential Plot situated at Revenue Survey No. 45/2/P/3, Plot No. 8, 9, 10 at Village : Dhrol, Dist. : Jamnagar standing in the name of Mr. Maheshbhai Govindbhai Aghera (Land admeasuring 366.00 Sq. Mtr.)	Dt. 07.06.2021 Rs. 2,98,19,993.69 + Uncharged Interest + Legal Charges - Recovery	17.02.2022, 02.00 PM to 06.00 PM	Reserve Price : 15,95,000 EMD : 1,59,500 Bid Increase Amount : 20,000	Physical	09.02.2022, 11.00 AM to 03.00 PM



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-बुक -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 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.
5. 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.
6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com>, (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) contact details of which are available on the e-Auction portal.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/ email address given by them/ 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

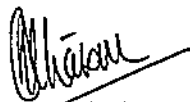


16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ 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 conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Mobile-8527825126

Date: 27.01.2022

Place: Bhavnagar




Name: B-K Thakur
Authorised Officer
Bank of Baroda