

**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(s), 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" for recovery of dues in below mentioned account/s. The details of Borrower(s) / Mortgagors(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 of Possession (Constructive / Physical) | Property Inspection date & Time        |
|--------------|---|--|--|--|---|--|--|
| 1            | M/s Shri Sai Chemical and Alloys<br>Partner 1: Mr. Virendra Chopra<br>S/o Mr. Surendra Kumar Chopra<br>Address-HNo-100 Ward 36, Mashal Chowk, New Khursipar, Bhilai, Dist-Durg(C.G)<br>Partner 2: Mr. Rajiv Chopra S/o Mr. Ved Prakash Chopra<br>Address-H-435 NEAR SANTOSHI MANDIR WARD - 36 NEW KHURSIPAR ,BHILAI, DIST-DURG(C.G) | COMMERCIAL LAND, SHED & BUILDING SITUATED AT KH. NO. 125 P.H. NO. 12 VILLAGE & MOUZA KHEDAMARA POST DHOR TEH & DIST DURG (C.G.).<br>ADMEASURING: 0.31 HECTARE OR 33541 SQFT IN NAME OF MR VIRENDRA CHOPRA S/O LT SURENDRA KUMAR CHOPRA<br><br>N:NAHAR NALI<br>S:LAND OF SAHU<br>E:LAND OF GOVT<br>W:LAND OF GOVT | Rs 62,42,710.25 + Interest + Other Charges from 01.09.2019 | 17/02/2021<br><br>02:00 PM TO 06:00 PM | Rs 42,50,000/-<br><br>Rs 4,25,000/-<br>Rs.10,000/-  | CONSTRUCTIVE                                   | 11-02-2021<br><br>11:00 AM To 01:00 PM |
| 2            | M/S JAI LAXMI GUD UDYOG PROP DILIP SAHU S/O NETRAM SAHU<br>ADDRESS- VILLAGE-SILHATI POST PONDIBLOCK AND TEHSIL-BODLA DIST- KABIRDHAM(C.G)<br>GURANTOR: MRS SAHODRA SAHU W/O MR NETRAM SAHU<br>ADD: VILLAGE SILHATI POST PONDIBLOCK AND TEHSIL BODLA DIST KABIRDHAM  | COMMERCIAL PLOT AT KH NO. 215/1, P.H. NO.16, MAUZA-SILHATI, TAH BODLA ,DIST- KABIRDHAM(C.G)ADMEASURING 0.283 HECTARE IN NAME OF SMT SAHODRA SAHU W/O NETRAM SAHU<br><br>N:LAND OF DILIP<br>S:SILHATI-MANIKPUR MAIN ROAD<br>E:LAND OF MANOHAR<br>W:LAND OF BHOJRAM  | Rs 41,16,064.85+ Interest + Other Charges from 01.11.2019  | 17/02/2021<br><br>02:00 PM TO 06:00 PM | Rs 28,00,000/-<br><br>Rs.2,80,000/-<br>Rs. 10,000/- | CONSTRUCTIVE                                   | 11-02-2021<br><br>11:00 AM To 01:00 PM |

|   |  |   |  |                                    |  |              |                                    |
|---|--|---|--|------------------------------------|--|--------------|------------------------------------|
| 3 | MR ANIL KUMAR RAI S/O MR RAM NATH RAI<br>ADDRESS-EWS<br>1316 WARD NO-16 HOUSING BOARD COLONY, INDUSTRIAL ESTATE, BHILAI DIST DURG(C.G)<br>MRS UMA GOYAL W/O SHRI SUSHIL GOYAL<br>ADDRESS-EWS<br>1316 WARD NO-16 HOUSING BOARD COLONY, INDUSTRIAL ESTATE, BHILAI DIST DURG(C.G) | RESIDENTIAL PLOT AT KH NO- 776/106 P.H NO-29/42 PLOT NO-66 VILLAGE-UMARPOTI, TEHSIL AND DIST-DURG(C.G)<br>ADMEASURING 1000 SQFT IN NAME OF ANIL KUMAR RAI S/O MR RAM NATH RAI<br>N:Plot no-65<br>S:Road<br>E:Plot no-67<br>W:Agriculture Land                           | Rs.16,17,737.85/-<br>+<br>Interest + Other Charges FROM 28.08.2019 | 17/02/2021<br>02:00 PM TO 06:00 PM | Rs.11,07,000/-<br>Rs.1,10,700/-<br>Rs10000/-     | CONSTRUCTIVE | 11-02-2021<br>11:00 AM To 01:00 PM |
| 4 | M/S Sri Mahalaxmi Enterprises<br>Prop-Shri Mayank Rojinder s/o Mr Diwakar Rojinder<br>Address-25/14 NEHRU NAGAR, WEST BHILAI DIST-DURG(C.G)<br>GURANTOR: Mr Diwakar Rojinder & Mrs MANJUSHA ROJINDER<br>Address-25/14 NEHRU NAGAR, WEST BHILAI DIST-DURG(C.G)                  | Residential Flat -321 2nd Floor, Block Tulip-3 Parthivi Pacifics Apartments, Dumar Talab, P.H no 104, Tatibandh Teshsil & District Raipur in name of Mr Diwakar Rojinder admeasuring 893 sqft<br>N:Open Space<br>S:Open Space<br>E:Tulip-4 Apartment<br>W:Lift, Passage | RS.41,88,253.22<br>Interest + Other Charges FROM 01.01.2020        | 17/02/2021<br>02:00 PM TO 06:00 PM | RS.32,00,000/-<br>RS. 3,20,000/-<br>RS. 10,000/- | CONSTRUCTIVE | 11-02-2021<br>11:00 AM To 01:00 PM |

#### 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.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 has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission and verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least 2 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 ( $\geq$ 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.
- 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