

DETAILED TERMS & CONDITIONS OF SALE:

1. The auction sale will be E-auction online / Bidding through website <https://baanknet.com> on **25.08.2026 at 11.00 AM to 05.00 PM** (With multiple extensions till the sale is concluded).
2. The intending bidders should one time register their names at portal <https://baanknet.com> and get their User ID and Password, where upon they would be allowed to participate in online-auction on the said portal. EMD has to be deposited to their Wallet.
3. For any queries with regard to the bidder registration/EMD remittance please contact the following contact numbers.
 - **Santosh Kumar Verma – 8808449239**
 - **Saurabh Srivastava - 8319265887**
4. **Bidder shall be deemed to have read and understood all the terms and conditions of sale published in newspaper as well as uploaded in Bank/Auction portal and be bound by them. It is also deemed that the bidder has consented and agreed to all terms and conditions of Banks once the bidder has paid the EMD.**
5. The property shall be sold for the reserve price or over and above the reserve price and hence the bid price to be quoted shall be at or over and above the reserve price with the minimum bid increase amount as given in table herein below and in the event of more than one bidder in the auction the bidder shall improve their offers in multiples of bid increase amounts given as the case may be during online bidding:

Reserve Price of the Property (in rupees)	Minimum Bid Incremental Value (in rupees)
Upto 25 Lakh	10,000/-
25 lakhs to 50 lakhs	25,000/-
50 lakhs to 1 crore	50,000/-
1 crore to 5 crore	1,00,000/-
Above 5 crores	5,00,000/-

6. The highest / successful bidder in respect of immovable property shall deposit 25% of the amount of bid/purchase money (less EMD deposited) immediately on the same day or not later than next working day) after acceptance of bid by the Authorized Officer, failing which the EMD shall be forfeited. In respect of the immovable property, the balance 75% of the bid/purchase money shall be payable on or before 15th day (during banking hours) of confirmation of the sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of failure to deposit this balance amount within the prescribed period, the amount deposited shall be forfeited and the Authorized Officer / Bank will be at liberty to cancel the auction and conduct fresh auction.

7. The Sale is subject to confirmation by the bank. In the event of cancellation of sale before or after the sale is conducted for any reason at the discretion of authorized officer or by order of any court/tribunal, the bidder shall not have any claim whatsoever or interest of whatsoever nature on either on the amounts already deposited by the Highest successful bidder or against the secured assetor against the bank. In the event of delay in confirmation of sale/ issuing sale Certificate/handing over possession of the property on account of any reason or restraint orders of court, the bidder shall not have any claim against the bank of whatsoever nature.
8. EMD of unsuccessful/Registered bidders will be available in the wallets of the respective bidders and it is the bidder's discretion to raise refund request by following due procedure. Authorized officer/Bank shall not be held responsible for any delay in validation of mandate or delay in refunding the EMD amount.
9. The Successful bidder have to produce his KYC documents (uploaded in portal) in original for bank's verification at the time of remittance of 25% bid amount.
10. The property will be sold in "As is where is", "As is what is" and "Whatever there is" and the intending bidders should make enquiries and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. The intending bidder shall ascertain and satisfy himself about any statutory claims on the property like property tax, electricity, water, Welfare Association Maintenance dues or any other dues etc. prior to submitting bid. The Authorized Officer/ secured creditor shall not be responsible in any way for any third party claim/ right/dues.
11. It is clarified in unequivocal terms that the present auction sale is only for immovable property as mentioned in schedule of publication of sale notice. The intending bidder be informed that movable properties (if any) lying at any immovable property are not part of this sale.
12. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn, postpone/ cancel the sale, modify and terms and conditions of the sale without any prior notice and assigning any reason.
13. The Purchaser shall bear the stamp duty, charges including those sale certificate/s, registration charges, all statutory dues payable to government, taxes and rates and outgoings both existing and future and income tax at source GST, if any at the time of issuance of sale Certificate or later relating to the properties.
14. The intending purchasers can inspect the property by prior appointment with the aforesaid branch or bank officials on any working day before the date of sale at his/her expenses for inspection of property and further details of the property please contact the Phone numbers given in sale publication.
15. Prospective bidders are advised to pursue the copies of the title deeds with the bank in the branch premises only and copies of the same will not be furnished to the bidders and bidders on their own to verify the latest Encumbrance certificate and other revenue / municipal records to exercise diligence

and satisfy themselves on the title and encumbrances if any over the property..

16. All bids made by from the user ID given to the bidders will be deemed to be havebeen made by him/her only. Bids once made shall not be cancelled withdrawn.
17. The sale is subject to other conditions prescribed in the **SARFAESI Act**, Rules 2002 amended from time to time along with conditions mentioned above.
18. The bidders may participate in E-Auction for bidding from their places of choice/internet connectivity shall have to be ensured by the bidder himself. Bank/service provide shall not be held responsible for internet connectivity, network problems, systems crash down, power failures, wrong entries, erroneous typingetc.
19. **The auction purchaser shall bear the TDS wherever applicable including other statutory dues, registration charges & stamp duty etc. wherever applicable.**
20. Particulars of the property / assets viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Bank andBank shall not be answerable for any error, misstatement or omission. Actual boundaries, extant & dimensions may differ which may be satisfied by the bidderbefore the date of sale by verification of documents and inspection of property.
21. The decision of the Authorized Officer will be final, binding and unquestionable.
22. All bidders who submitted the bids, shall be deemed to have read and understoodthe terms and conditions of the E-Auction Sale and be bound by them.
23. The Notice is also applicable to Borrower (s), Guarantor (s), legal heirs of borrowers & guarantors and the public in general. The borrower and guarantorsare at liberty to participate in the auction to be held on the terms and conditions thereof including deposit of earnest money or bring suitable buyers.

Date: 21.08.2026

Sd/-

Authorized Officer Bank of India