

 बैंक ऑफ महाराष्ट्र Bank of Maharashtra महाराष्ट्र सरकार का बैंक एक परिवार एक बैंक	अंचल कार्यालय जयपुर: छठा तल, फोरच्यून हाईट्स, अहिंसा सर्किल, सी स्कीम, जयपुर-302001 Zonal Office, Jaipur: 6th Floor, Fortune Heights, Ahinsa Circle, C-Scheme, Jaipur- 302001 टेलीफोन/TELE : 0141-2379903/05 फैक्स /FAX : 0141-2379907 ई-मेल/e-mail : dzmjaipur@mahabank.co.in प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	 एक राष्ट्र एकता की ओर 'समृद्धता अधिपति' की समता है ही हम जीवित हैं
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PUBLIC NOTICE FOR SALE OF IMMOVABLE ASSETS MORTGAGED TO THE BANK THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Public at large is informed that e-auction (Under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and on the terms & conditions specified hereunder:

Names and addresses of the Borrower	Property Lot No.	Desc. of the Mort. Property	Earnest Money Deposit	Reserve Price
1. M/S Diwan Sing Brick Industries, Village Heera Pura, Luniawas, Goner Road, Jaipur 2. Mrs Rupinder Kaur W/o Late Mr Manohar Singh, 123, Gurunanak Pura, Adarsh Nagar, Jaipur 3. Mr Jagatpal Singh S/o Late Mr Sardar Diwan Singh, 123, Gurunanak Pura, Adarsh Nagar, Jaipur 4. Mrs Jasbir Kaur W/o Mr Jagatpal Singh, 123, Gurunanak Pura, Adarsh Nagar, Jaipur	01	Shop No.32, Truck Stand, Agra Road, Jaipur, Rajasthan admeasuring approx.50.00 sq.yds. in the name of Mr. Jagatpal Singh.	Rs.2,63,000/- (The property is in our Symbolic Possession, We also have CMM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	Rs.26,27,942/-
Outstanding Amount - Rs.5,69,967/- (Five lakhs sixty nine thousand nine hundred sixty seven rupees only) PLUS further interest @ 11.50% along with panel interest 2% thereon w.e.f. 23.04.2019 in Cash Credit account				
Branch Office: Bank of Maharashtra, Rajapark branch, S-13, Tilak Nagar shopping Center, Opp. L.B.S. College Rajapark, Jaipur (Raj) 0141-2625195 Email - bom1486@mahabank.co.in. Authorized Officer- Shri Sanjeev Verma - 9999668374				
1. Mrs Santosh Prajapat, Plot no 30, Bandhu Nagar, Murlipura Jaipur 2. Mr Gopal Lal Prajapat, Plot no 30, Bandhu Nagar, Murlipura Jaipur 3. Mr Indra Kumar Plot no 30, Bandhu Nagar, Murlipura, Jaipur	02	South West Part of Plot No. 30, Bandhu Nagar, Murlipura, Sikar Road, Jaipur, Rajasthan admeasuring approx.64.16 sq.yds. in the name of Mrs. Santosh Prajapat.	Rs.1,59,000/- (The property is in our Symbolic Possession, We have applied for CMM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	Rs.15,84,718/-
Outstanding Amount - Rs.8,50,676/- (Eight lakhs fifty thousand six hundred seventy six rupees only) PLUS further interest @ 9.50% along with panel interest 2% thereon w.e.f. 23.04.2019 Housing Loan account				
Branch Office: Bank of Maharashtra, Rajapark branch, S-13, Tilak Nagar shopping Center, Opp. L.B.S. College Rajapark, Jaipur (Raj) 0141-2625195 Email - bom1486@mahabank.co.in. Authorized Officer- Shri Sanjeev Verma - 9999668374				
1. Kamli devi W/O Late Sh Sultan Ram Jat, 136 Dhani Kapooria Ki Nithara, Tehsil Shahpura Distt Jaipur 2. Rajendra S/O Late Sh. Sultan Ram Jat, 136 Dhani Kapooria Ki Nithara, Tehsil Shahpura Distt Jaipur 3. Ashok S/O Late Sh. Sultan Ram Jat 136 Dhani Kapooria Ki Nithara, Tehsil Shahpura Distt Jaipur 4. Vinod S/O Late Sh. Sultan Ram Jat 136 Dhani Kapooria Ki Nithara, Tehsil Shahpura Distt Jaipur 5. Vikram Singh Dagar S/O Sh. Birdi Chandra Dagar 642 Talai Tali Dhani Chithawadi, Tehsil Chomu Distt Jaipur	03	House Patta No. 26, Gram Nithara, Tehsil Shahpura NH- 8, Jaipur, Rajasthan admeasuring approx.315.00 sq.yds. in the name of Late. Mr. Sultan Ram Jat.	Rs.1,12,000/- (The property is in our Symbolic Possession, We have applied for DM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	Rs.11,16,172/-



Outstanding Amount - Rs.7,54,696/- (Seven lakhs fifty four thousand six hundred ninety six rupees only) PLUS further interest @ 9.50% along with panel interest 2% thereon w.e.f. 23.04.2019 Housing Loan account				
Branch Office: Bank of Maharashtra, Manoharpur Branch, Yadav Bhawan, Bus Stand, Manoharpur, Th. Shahpura, Dist. Jaipur (Raj) 0141—2334825, bom1662@mahabank.co.in - Shri Sanjeev Verma – 9999668374				
1.Mr. Krishna Mohan Khandelwal S/o Radha Mohan, 203, Tikkadmal Ka Rasta, Kishanpole Bazar, Jaipur	04	Unit No. 1414, 14 th Floor, Plot No. 2, Genesis Kanak Vrindavan, Sirsi Road, Jaipur, Rajasthan admeasuring built up area approx.452.00 sq.fts. in the name of Mr. Krishna Mohan Khandelwal.	Rs.90,000/-	Rs.8,64,450/-
2.Mrs. Seema Khandelwal W/o Krishna Mohan Khandelwal, 203, Tikkadmal Ka Rasta, Kishanpole Bazar, Jaipur			(The property is in our Symbolic Possession, We have applied for CMM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	
Outstanding Amount - Rs.12,93,977/- (Twelve lakhs ninety three thousand nine hundred seventy seven rupees only) PLUS further interest @ 9.50% along with panel interest 2% thereon w.e.f. 23.04.2019 Housing Loan account				
Branch Office: Bank of Maharashtra, M I Road branch, E-2, K J City Tower, Ahinsa Circle C-Scheme Jaipur (Raj) 0141-2369411 Email – bom389@mahabank.co.in. Authorized Officer – Shri Naveen Kumar Srivastav-9021566829				
1. M/s Pioneer Constructions, Through its Prop. Mr. Kamal Paharia S/o Mahadev Paharia, 9 Rajiv Colony, R.P.A. Road, Naya Khera, Jaipur	05	Flat No.301, Dhanshree Apartment, Plot No. E-28-A, Durga Marg, Banipark, Jaipur, Rajasthan admeasuring built up area approx.1180.00 sq.fts in the name of Mrs. Sushila Pahadia.	Rs.4,13,000/-	Rs.41,30,000/-
2. Mr. Mahadev Pahadia S/o Late.Mr. Ishwar Pahadia, G-2, Dhanshree Apartments, Sumitra Path, Durga Marg, Bani Park, Jaipur			(The property is in our Symbolic Possession, We have applied for CMM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	
3. Mrs. Sushila Pahadia W/o Kamal Pahadia, Flat No.301, Dhanshree Apartments, Sumitra Path, Durga Marg, Bani Park, Jaipur				
Outstanding Amount - Rs.20,49,084/- (Twenty lakhs forty nine thousand eighty four rupees only) PLUS further interest @ 14.00% along with panel interest 2% thereon w.e.f. 23.04.2019 in Cash Credit account				
Branch Office: Bank of Maharashtra, Vidhyadhar Nagar Branch, G-25-26, Unnati Tower, Central Spine, Vidhyadhar Nagar, Jaipur (Raj) 0141—2334825, bom1360@mahabank.co.in - Shri Sanjeev Verma – 9999668374				
1. M/s Praveen Marbles, Through its Prop. Sh. Faran Ahmed S/o Sh. Ahmedji Rander, Khasra No 77, Ward No 28, Near Anjuman Girls School, Jhandbera, Makrana, Dist Nagaur.	06	Patta No. 1589, Kh. No.77, Jharbera, Nagarpalika Area, Makrana, Nagaur, Rajasthan admeasuring approx.631.00 sq.yds. in the name of Mr. Faran Ahmad.	Rs.4,04,000/-	Rs.40,30,155/-
2.Mr. Ahmedji Rander s/o Sh Khuda Bux Rander, Khasra No 77, Ward No 28, Near Anjuman Girls School, Jhandbera, Makrana, Dist Nagaur			(The property is in our Symbolic Possession, We have applied for DM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	
Outstanding Amount - Rs.29,95,837/- (Twenty nine lakhs ninety five thousand eight hundred thirty seven rupees only) PLUS further interest @ 13.50% along with panel interest 2% thereon w.e.f. 23.04.2019 in Cash Credit account				
Branch Office: Bank of Maharashtra, Vidhyadhar Nagar Branch, G-25-26, Unnati Tower, Central Spine, Vidhyadhar Nagar, Jaipur (Raj) 0141—2334825, bom1360@mahabank.co.in - Shri Sanjeev Verma – 9999668374				
1.M/s Jagdamba Minerals, Through its Prop. Mr. Ram Bhool Singh S/o Sohan Singh Chouhan, Plot No. 29, Nand Colony, Opp. Choudhary Petrol Pump, Tonk Road, Sanganer, Jaipur	07	Industrial Converted Khasara No.1302/1(East Part), Gram Borada, Tehsil Sarwar, Dist. Ajmer, Rajasthan admeasuring approx.4747.50 sq.mts. in the name of Mr. Rambhul Singh Chouhan.	Rs.3,17,000/-	Rs.31,63,937/-
2.Mr. Dinesh Kumar Yadav S/o Ram Swaroop Yadav, Plot No. 48-A, Manu Vihar Vistar,Jamdoli, Jaipur			(The property is in our Symbolic Possession, We have applied for DM permission for physical possession) (Bid Multiplier is of Rs.10,000/-)	
Outstanding Amount - Rs.16,89,368/- (Sixteen lakhs eighty nine thousand three hundred sixty eight rupees only) PLUS further interest @ 14.50% along with panel interest 2% thereon w.e.f. 23.04.2019 in Cash Credit account and Rs.10,78,273/- (Ten lakhs seventy eight thousand two hundred seventy three rupees only) PLUS further interest @ 12.00% along with panel interest 2% thereon w.e.f. 23.04.2019 in Term Loan account				
Branch Office: Bank of Maharashtra, Vidhyadhar Nagar Branch, G-25-26, Unnati Tower, Central Spine, Vidhyadhar Nagar, Jaipur (Raj) 0141—2334825, bom1360@mahabank.co.in - Shri Sanjeev Verma – 9999668374				
Inspection of Properties : 20.05.2019 to 24.05.2019				



Online Auction Sale	:	30.05.2019 between 11:00 a.m. to 01:00 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes
e-auction website	:	https://www.bom.auctiontiger.net
Submission of bid application with EMD	:	Upto 3:00 p.m. on 28.05.2019

1. The properties are being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and the E-Auctions will be conducted "Online". The auction will be conducted through the Bank's approved service provider M/s. E-Procurement Technologies Ltd., at the web <https://www.bom.auctiontiger.net>. Please visit <https://www.bankofmaharashtra.in/> for E-Auction Tender Documents containing online e-auction bid form, Declaration, General Terms and conditions of online auction sale. For details in this regard, kindly contact M/s. E-Procurement Technologies Ltd., at 079-61200594/598/568/587/538.
2. To the best of knowledge and information of the Authorized Officers, there are no encumbrances on the properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
3. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. **60025826667**; Name of the A/c: **Bank Of Maharashtra, Zonal Office, Jaipur**, Name of the Beneficiary: Bank of Maharashtra; IFS Code: **MAHB0000389** or by way of demand draft drawn in favour of "Authorized Officer, Bank of Maharashtra" drawn on any Nationalized or scheduled Bank, payable at Jaipur.
4. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by **M/s. E-Procurement Technologies Ltd.**, shall be conveyed through e-mail ONLY.
5. The intending bidder should submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, and self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card / Driving License / passport etc. (ii) Current Address – Proof for communication, (iii) PAN Card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile / Landline) of the bidder etc. to the Authorized Officer of Bank of Maharashtra, Jaipur Zonal Office, 6th Floor, Fortune Heights, Subhash Marg, Ahinsa Circle, Jaipur -302001 by **28.05.2019 upto 03:00 p.m.** Scanned copies of the original of these documents are also required to be submitted to e-mail id displayed above.
6. Names of the Eligible Bidders, will be identified by Bank of Maharashtra, Jaipur Zonal Office, 6th Floor, Fortune Heights, Subhash Marg, Ahinsa Circle, Jaipur -302001 to participate in online – auction on the portal <https://www.bom.auctiontiger.net>. M/s. E-Procurement Technologies Ltd., will provide User ID and Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The measurement of properties are approximate and mentioned as per available records however bidders are requested to personally verify at site and also from the records of the Revenue Authorities prior to participating in auction.
8. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder, on acceptance of bid price by the Authorized Officer, shall immediately i.e. on the same day or not later than next working day, as the case may be, pay a deposit of Twenty Five percent of the amount of the sale price which is inclusive of earnest money deposited, if any, to the authorized officer and in default of such deposit, the property shall be sold again. The balance of the sale price shall be deposited by the successful



- bidder on or before 15th day of auction. Default in deposit of any amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.
9. It shall be the responsibility of the successful bidder to remit the TDS @1% as applicable u/s 194 1-A, if the aggregate of the sums credited or paid for such consideration is Rs.50.00 Lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued in form 16B. The purchaser has to produce the proof of having deposited the income tax into the government account.
 10. The prospective qualified bidders may avail online training of e-Auction from M/s. E-Procurement Technologies Ltd., prior to the date of e-Auction. Neither the Authorized Officer nor Bank of Maharashtra, nor M/s. E-Procurement Technologies Ltd., shall be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
 11. The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fee etc. and also all the statutory / non-statutory dues, taxes rates assessment charges, fees etc. owing to anybody.
 12. The Authorized Officer / Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
 13. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
 14. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
 15. Bid form without EMD or with below EMD amount shall be rejected summarily.
 16. The Bank is not liable to pay any interest/refund of EMD in case of any delay in issue of confirmation of sale/Sale Certificate by virtue of any Court Order received after the publication of this notice and before or after e-auction is held.
 17. This notice is also being published in vernacular. The English version shall be final if any question of interpretation arises.
 18. The Borrowers attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset.

**STATUTORY SALE NOTICE AS PER RULE 9 UNDER SECURITY INTEREST (ENFORCEMENT)
(AMENDMENT) RULES, 2002**

The borrowers / guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost.

Place: Jaipur
Date: 25.04.2019

कृते बैंक ऑफ महाराष्ट्र

प्राधिकृत अधिकारी
(Sanjeev Verma)
Authorized Officer & DZM
Bank of Maharashtra





BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005

Zonal Office: 6th Floor, Fortune Heights, Ahinsa Circle, Jaipur-302001

Tel: 0141-2379903

Email: dzmjaipur@mahabank.co.in

E-AUCTION BID FORM

(Read carefully the terms and conditions of sale before filling –up and submitting the bid)

Sr. No.	Name of Bidder(s) (in Capital)	Father's / Husband's Name	Postal Address of Bidder(s) (If Bidder is a company, address of its Regd. Office)	Phone / Cell Number and email ID
(1)	(2)	(3)	(4)	(5)
1				
2				

5. Bank Account details to which EMD amount to be returned
i) Bank A/c. No. :
ii) IFSC Code No. :
iii) Branch Name :
6. Date of submission of bid :
7. PAN Number:
8. Property/Assets Item No. in respect :
of which the bid is submitted
9. Whether EMD remitted : Yes / No
10. **EMD remittance details***
Date of remittance :
Name of Bank :
Branch :
Account No. :
IFSC Code No :
UTR No :



11. Bid Amount quoted :

I declare that I have read and understood all the terms and conditions of auction sale and shall abide by them.

(Signature of the Bidder)

*mandatory: Bidders are advised to preserve the EMD remittance challan



DECLARATION

Date:/...../2019

The Authorised Officer,
Bank of Maharashtra
Zonal Office, Jaipur-302001

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars remittance given by me/us in the bid form is true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Bank and the Bank will be at liberty to annul the offer made to me/us at any point of time.
4. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the Bank and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited.
5. The decision taken by the Authorised Officer of the Bank in all respects shall be binding on me/us.
6. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of terms being offered for sale.

Signature:

Name:

Address:

e-mail id:

Mobile:





BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

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Tel: 0141-2379903

Email: dzmjaipur@mahabank.co.in

General Terms and Conditions of Online Auction Sale

1. Nature and Object of Online Sale:

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.
- b. The sale is governed by the Provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and the following specific terms and conditions.

2. Caution to bidders:

- a. Property is sold on as is and where is /on what it is/ no complaint basis.
- b. Bidders are advised / cautioned to verify the concerned SRO as well as the Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- c. Bidders are advised to go through all the terms and conditions of sale given in the tender document and also in the corresponding public sale notice in the dailies before submitting the bid and participating in the online bidding/auction.
- d. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).

3. Inspection of Property/Immovable Assets:

- a. Property/Assets can be inspected on the date(s) given in the public sale notice / tender document.
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).
- d. Complaints, if any, in the matter of inspection shall immediately be brought to the notice of the Authorised Officer.

4. Inspection of Title Deeds:

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with the Bank

5. Submission of bid forms:

- a. Bids in the prescribed format given in the tender document shall be submitted "offline" in the proforma provided in portal <https://www.bom.auctiontiger.net> Bids submitted otherwise shall not be eligible for consideration and rejected.
- b. Bids shall be submitted online before the last date and time given in the sale notice/tender document.
- c. Bids form shall be duly filled in with all the relevant details.
- d. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- e. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport and route their bid duly endorsed by Indian Mission.
- f. Only copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- g. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

6. Earnest Money Deposit (EMD):



- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document.
- b. EMD and other deposits shall be remitted through EFT/NEFT/RTGS Transfer to the bank account as specified in the sale notice/Tender document.
- c. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.
- d. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- e. Bid form without EMD shall be summarily rejected.
- f. All details regarding remittance of EMD shall be entered in the bid form.
- g. EMD, either in part or in full, is liable for forfeiture in case of default.

7. Bid Multiplier:

- a. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice.

8. Duration of Auction sale:

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for a period of one hour and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

9. Online Bidding:

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD in full will be forfeited.
- e. Bidders may, subject to conditions of online service provider, may avail pre-auction training and/or for demo/mock auction-sale.

10. Declaration of successful bidder:

- a. Highest bidder will be declared as successful bidder, which confirm sale in his favour. Intimation to this effect will be given through e-mail by service provider/Bank.
- b. All intimations to bidders/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

11. Deposit of purchase price:

- a. The bidder declared successful, shall pay, immediately on the same day after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.



- b. In case of the auction-sale proceeding and concluding beyond the banking transaction hours, the deposit of 25% of purchase price (less EMD already paid) shall be remitted before 5.00 p.m. of the next working day.
- c. The balance amount of purchase money shall be paid on or before the fifteenth day from the date of the sale or within such period as may be extended, for the reason to be recorded, by the Authorized Officer.

12. Default of Payment:

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 11(b) above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.

13. Sale Certificate / Payment of Stamp Duty:

- a. On payment of the entire purchase price / bid amount, Sale Certificate will be issued by the Authorized Officer of the Bank only in the name/names of the bidders whose name/names are mentioned in the bid form.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- c. Sale Confirmation/Sale Certificate shall be collected in person or through an authorized person.
- d. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder.
- e. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate.
- f. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account.
- g. No request for return of deposit either in part or full/cancellation of sale will be entertained.

14. Return of EMD:

- a. EMD of unsuccessful bidders will be returned through EFT/NEFT/RTGS transfer to the bank account details provided by them in the bid form and intimated via their email id.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Authorized Officer of the Bank.

15. Stay/Cancellation of Sale:

- a. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- b. Default in payment of 25% of the purchase price or the balance purchase price within the stipulated/extended time will result in forfeiture and cancellation of sale and Bank will be entitled to re-auction the same.

16. Delivery of Title Deeds:

- a. The title deeds and other documents related to the property and deposited with the Bank for creation of Equitable Mortgage shall be delivered to the Successful bidder/Auction Purchaser, on execution of the Sale Certificate

17. Delivery of possession:

- a. All expenses and incidental charges there to shall be borne by the auction purchaser.

18. Other Conditions:

- a. 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.
- b. The Authorized Officer reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.
- c. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.



- d. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.

Technical Terms and Conditions of Online Auction Sale

1. Prospective bidder has to register with the "online" service provider.
2. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
3. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to any one and to safeguard its secrecy.
4. Bidders are advised to change the password immediately on receipt from the service provider.
5. **Time Extension:** If any market leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the time of auction sale will get automatically extended by another five minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended five minutes, the auction sale will be automatically closed at the expiry of the extended five minutes.
6. **Training:** The online service provider will provide training "online" if required by the bidders at a mutually convenient date and time before the auction.
7. **Bids:** All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
8. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by the Bank.
9. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Bank. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
10. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale will primarily be sent to them through e-mail. The date of sending the email will be considered as date of intimation.
11. If no intimation reaches for reasons beyond the control of the Bank, the bidders are required to take efforts to ascertain the status. Non-receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders must therefore keep a watch on their incoming e-mail or can contact the Bank/ Authorized Officer. The Bank will not be liable for wrong e-mail id registered by the bidder or for return of the mail for mailbox being full.

12. Demo/mock auction:

For bidders who have indicated non-familiarity with e-Auction, training on a DEMO/MOCK Auction will be arranged in a manner and on such date by the service provider as may be specified in the schedule Program. Only those Bidders who have registered themselves for the Auction by submitting



the "Declaration Form" and have also paid the EMD can participate in this Mock Auction. No training will be given during the actual e-Auction.

13. Note of caution for the Bidders:

Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/ power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment for submitting their bids.

