



Circle Office, Basant Vihar Colony, Near Tehsil Office Bairaj Road, Bijnor

TERMS AND CONDITIONS OF E-AUCTION SALE



1. The auction sale will be "online through e-auction" portal <https://baanknet.com/>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com/>) 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 5 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 modes i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://baanknet.com/>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://baanknet.com/>) for e-Auction will be provided by e Auction service provider M/S PSB Alliance Private Limited having its Registered office at Unit-1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East Mumbai-400037 (contact Phone & Toll-free Numbers +91 8291220220, E-mail-psba@psballiance.com) <https://baanknet.com/>). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website (This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
6. For Further rules and regulations of the auction either visit these websites or contact Nodal Officer Shri Jitendra Kumar Jha, Mob. 9634200162 at the address Circle Office: Recovery Center, Near Tehsil Office, Bairaj Road, Bijnor (U.P.)- 246701. The bank reserves the right to cancel/suspend the auction process without any reason.
7. The successful bidders shall immediately, i.e on the same day or not later than next working day, as the case may be, deposit 25% of the bid/sale amount (which is inclusive of earnest money deposited) to the account mentioned as above or by way of Demand Draft, to the Authorized Officer conducting the sale. In case of default in payment of the remaining 25% of the bid amount within the prescribed period, the amount deposited will be forfeited and the secured shall be resold.
8. The successful bidder shall be required to deposit the balance 75% of the bid amount



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within 15 days from the date of confirmation of sale. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. In case the date of auction is declared a holiday, then the auction shall be held on the following day.

9. GST/TCS & Other Taxes as applicable of Plant & Machinery will be borne by the purchaser.
10. The Auctioneer has to increase minimum 1 bid factor over fixed Reserve Price to be a successful bidder.
11. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms and Conditions of e-auction, Help Manual on operational part of e-auction and follow them strictly.
12. To the best of knowledge and information of the Authorised 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 physical area of property and claims/rights/dues/affecting the property, prior to submitting their bid further the bidder/Purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment of any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any claims/rights/dues.
13. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/locate 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.
14. Bidders are advised/cautioned to verify the concerned Revenue Records/other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, conditions, encumbrance, line, charge, statutory dues, etc over the property before submitting their bids.
15. 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. Further no interest will be paid on the amount deposited.
16. Stay/Cancellation of Sale: In case of Stay of further proceedings by ORT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled any persons participating in the sale shall have no right to claim damages, compensation or cost



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for such postponement or cancellation.

17. The Bank 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.
18. Borrowers/Guarantor are informed that according to the demand notice, deposit all the amount (including interest and other expenses) before the date of the auction. If is not done, the property will be e auctioned and remaining amount, If any, will be recovered along with interest and expenses from the Borrower. Note: For more information. Contact these Mobile numbers: 9634200162 proportionally on both Land & building and Plant & Machinery.
19. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
20. Help Desk Number of the Chief Manager, Circle Office, Bijnor, Mob: 9634200162, E-mail: cobznsam@pnb.bank.in. For further details, please visit the following websites and for any query about rules & regulations you can contact nodal officer Sh. Jitendra Kumar Jha Mob. No. 9634200162 at the address Punjab National Bank, Circle Office: Recovery Center, Near Tehsil Office, Bairaj Road, Bijnor (UP)-246701.

Authorized Officer
PUNJAB NATIONAL BANK
SECURED CREDITOR

Date: 05.01.2026
Place: BIJNOR