बैंक ऑफ़ इंडिया
Bank of India BOI

PATNA ZONE

SALE OF SECURED ASSETS (IMMOVABLE) UNDER THE PROVISIONS OF SARFAESI ACT. 2002

TERMS AND CONDITIONS OF E-AUCTION ARE AS HEREUNDER:

(1) Auction sale/bidding would be only through "Online Electronic Bidding" process through the website https://www.baanknet.com

(2) Date of Auction: 09.06.2026. Time of Auction: 11:00 am to 05:00 pm with three Auto-Extensions of 10 Minutes Each.

(3) Last date for submission of documents with EMD amount is 08.06.2026(Upto 4PM).

(4) Auction would commence at Reserve Price, Bidders shall improve their offers with Bid Incremental Value Rs.25,000.00 each.

(5) Prospective bidders may log in to the website https://www.baanknet.com for support. The intending bidders should register their names at portal https://www.baanknet.com and shall get their user ID and password issued thereupon they would be allowed to participate in online e-auction through said portal. Bid form is accepted only after receipt of EMD(Earnest Money Deposit) amount as per procedure laid down in auction portal. Bidders have to transfer EMD amount using online mode to the Global EMD Wallet of the service provider.

(6) The property will be sold in "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make discreet enquiries as regards any claim/court case/litigation/charge on the property of any authority besides the Bank's charge and should satisfy themselves about the title, extent, quality and quantity of the property before submitting the bids. No claims 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 bid. Further, 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 Authorised Officer/ secured creditor shall not be responsible in any way for any third party claim/ right/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding property/ies put for sale.

(7) The property in proposed e-auction shall not be sold below the Reserve Price. The intending bidders shall submit EMD 10% of the reserve price along with KYC documents mentioned below by day preceding date of Auction, up to 4 PM (Photocopies of PAN card, ID proof and Address proof & Bidder's Name, Contact No., Alternate No., Address, E-Mail id.) However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of 25% of bid amount(less EMD).

(8) EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within 5 working days of finalization of sale. The EMD shall not carry any interest.

(9) 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 in respect of the sale, failing which the EMD shall be forfeited. The highest bidder shall be declared to be the successful bidder/purchaser of the property provided always he is legally qualified to bid.

(10) 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 secured creditor Bank. 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.

(11) On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate and the sale shall be considered complete thereafter and that the Bank shall entertain no claims.

(12) The Last date for inspection of documents relating to the properties is up to previous day before auction, with prior appointments in coordination with concerned Branches.

(13) The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and vary, modify and waive any condition of sale in his/her absolute discretion.

(14) 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 asset or 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. It is reiterated and clarified that the amount paid by the successful bidder shall not bear any interest and thereby no such claim for payment of interest can be made by the bidders under any circumstances.

(15) All Taxes including TDS payable on purchase of property to be borne by the auction purchaser/The successful bidder. The auction purchaser would bear all the charges fees payable for conveyance deed, such as stamp duty, registration fee, etc. as applicable as per law payable to the related Govt. Authorities.

(16) To the best of the knowledge and information of Bank/Authorized Officer no encumbrance exists on the stated property. However, prospective bidders are advised to peruse the copies of title deeds available with Bank with prior appointment and also carry out their own enquiries to satisfy themselves regarding encumbrances, if any, over the property.

(17) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the property. Bank/Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.

(18) The Authorized Officer/Bank 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.

(19) If any date prescribed in the proposed e-auction is a Public holiday/ National holiday/Sunday or Lockdown, in such event the next working day is to be treated as such prescribed date.

Special Instruction/Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Bank of India nor the Service provider will be responsible for any lapses/failure (Internet failure. Power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.