

सेण्ट्रल बैंक ऑफ इंडिया
Central Bank of India

CENTRAL TO YOU SINCE 1911

REGIONAL OFFICE, JALGAON

क्षेत्रीय कार्यालय, जलगाव

TERMS & CONDITIONS OF THE E-AUCTION

01. The E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" BASIS. (Exclusive of Furniture / Fixture / Stocks / Movables).
02. The E-Auction will take place through portal www.baanknet.in/eauction-psb on 15/07/2026 from 11:00 AM to 6:00 PM with auto extension of 10 minutes.
03. For downloading further details, Process Compliance and Terms & Conditions, Please visit: a., b. website address of our E-Auction Service Provider www.baanknet.in/eauction-psb.

Bidders may visit <https://www.ibapi.in> or www.baanknet.in/eauction-psb where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities in advance:

Step 1: Bidders /Purchaser Registration: Bidders to register on e-auction platform (link given above) using his mobile number and email Id.

Step 2: KYC verification: Bidders to upload requisite KYC documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days.)

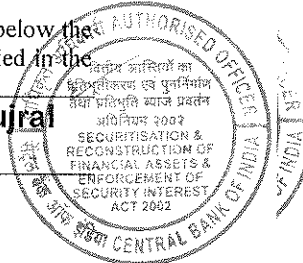
Step 3: Transfer of EMD amount to bidder Global EMD Wallet: online /Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction Platform.

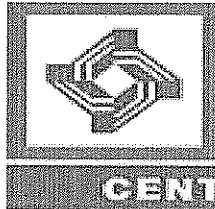
Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online e-auction Platform after completing Step 1, 2 and 3.

Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date.

04. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our E-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal, www.baanknet.in/eauction-psb. The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from baanknet- portal (www.baanknet.in/eauction-psb). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to <https://www.baanknet.in/eauction-psb> on their Central Helpdesk Number.
05. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
06. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques/DD will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.
07. The property will not be sold below the Reserve Price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the

**Regional Office, Plot no.18 Gat no.21 Adjacent to Rajmudra Hotel Near Gujral
Petrol Pump Jalgaon-425001**





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encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any). No claim 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 the online bid.

17. 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/local 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.
18. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC [https:// www.baanknet.in/eauction-psb](https://www.baanknet.in/eauction-psb) and www.centralbankofindia.co.in before submitting their bids and taking part in the e-Auction.
19. Bidding in the last moment should be avoided in the bidders own interest as neither the Central Bank of India nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
20. The sale is subject to confirmation by the Bank.
21. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Central Bank of India, Regional Office, Jalgaon
22. For further details contact Central Bank of India, Mr. Sandip Toncher, Branch Manager Shendurni Branch ,Mobile No. 7507774893 or Central Bank of India, Regional Office, Jalgaon, Mr. Rama kant Verma Chief Manager Mobile No. 9474998111

Borrowers /Guarantors / Mortgagers are hereby notified to pay the sum mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and the balance dues if any will be recovered with interest and cost from borrower and guarantors. They are also invited to take part in the bid for sale of Immovable Secured Assets towards realization of outstanding dues of Secured Creditors.

The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

Date: 04/06/2026
Place: JALGAON



Mr. Rama Kant Verma
Authorized Officer
Central bank of India

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