DETAILED TERMS AND CONDITIONS OF AUCTION SALE DATED 28.07.2026:

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

2. Date and time of Auction: **28.07.2026, 11:00 AM** to **05:00 PM** with limited Auto-Extension of 10 Minutes.

3. Last date for submission of documents with EMD amount on or before 27.07.2026 upto 04:00 PM.

4. Bid amount will be improved in multiple of Rs. 25000/- as bid increment value, if reserve price of property is below Rs. 50.00 Lacs and in multiple of Rs. 25000/- as bid increment value, if reserve price of property is above Rs. 50.00 Lacs. **In case of single bidder, bid will only be accepted if the bidder has quoted a price higher than the reserve price.**

5. Prospective bidders may log in to the **https://baanknet.com/** for support. The intending bidders should register and create ID at portal **https://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 after submission of KYC. Bid will be accepted only after receipt of EMD amount in banknet wallet.

6. **The property will be sold in "As is where is", "As is what is" and "Whatever there is" 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. Particulars specified in schedule above have been stated to the best of the information of the Authorized Officer/Bank. Authorized Officer and / or Bank will not be answerable for any error, mis-statement or omission in this public notice.

8. The intending bidders shall submit EMD 10% of the reserve price along with KYC documents (PAN Card and 01 Address Proof) on or before 27.07.2026, upto 04:00 PM on website.

10. EMD amount shall be adjusted in case of the highest /successful bidder, otherwise refund will be done after finalization of sale through BAANKNET Wallet. The EMD shall not carry any interest.

11. The highest / successful bidder in respect of immovable property shall deposit 25% of the amount of bid/purchase money (EMD deposit will be included) 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.

12. 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.

13. 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.

14. The Last date for inspection of documents relating to the properties is upto date **27.07.2026** with prior appointments in coordination with concerned Branches.

बैंक ऑफ इण्डिया/BANK OF INDIA

Manish

अधिकृत अधिकारी/Auth. Officer/मुख्य प्रबन्धक/Chief Manager

15. 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 absolute discretion.

16. 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.

17. All Taxes including TDS/GST 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.

18. 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 above property.

19. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above 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.

20. 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.

21. In the event of inconsistency or discrepancy between English version and Hindi version of the notice the English version shall prevail.

22. If any date prescribed in our sale notice is a Public holiday/ National holiday/ Sunday or Lockdown, in such event the previous working day is to be treated as such prescribed date.

23. This publication is also notice to the above borrowers/guarantors/mortgagors to the advance.

24. A person who is purchasing any immovable property from a resident is required to deduct TDS @ 1% from the amount payable in this behalf as per Section 194IA. TDS is not required to be deducted if the property value is less than Rs.50 Lakhs. While publishing sale notice, it should be condition that the buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.

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.

बैंक ऑफ इण्डिया/BANK OF INDIA
Authorized Officer
Bank of India
अधिकृत अधिकारी/Auth. Officer/मुख्य प्रबन्धक/Chief Manager

Date: 18.06.2026
Place: Hardoi, Uttar Pradesh

- Bank is not liable to demarcate or handover physical possession of any open lands or properties in Symbolic Possession under sale to purchasers.