

TERMS & CONDITIONS:

1) The E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS basis”.and “whatever there is basis

2) To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

3) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites on the day and time mentioned above.

4) The intended bidders who have deposited EMD and require assistance in creating Login ID, uploading Data , submitting bid, training on e-bidding process etc, may contact Help Desk +91-8291220220 Helpline E mail id: support.baanknet@psballiance.com and for any property related query may contact Authorized Officer Mr.Suneel Panwar, Chief Manager, PUNJAB & SIND BANK, .Mobile No. : 9855227889, E-mail: suneel.panwar@psb.bank.in. in office hours during the working days.

5) EMD Payment: The intending Bidders/Purchasers are requested to register on portal (<https://baanknet.com>) using their email-id and mobile number. The process of e-KYC is to be done through Digilocker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://baanknet.com>, auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in <https://baanknet.com> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest.

6) Bidders's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding.

7) The intended bidders who have deposited EMD and require assistance in creating Login ID, uploading Data, submitting bid, training on e-bidding process etc, may contact Help Desk +91-8291220220 Helpline Email Id: support.baanknet@psballiance.com and for any property related query may contact Suneel Panwar, Chief Manager, Punjab & Sind Bank, Mobile No. : +91-998855227889, E-Mail: suneel.panwar@psb.bank.in in office hours during the working days.

8) During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. The secured asset shall not be sold below the reserve price.

9) The interested bidders who have submitted their bids not below the reserve price through online mode before 5.00 P.M. on 27.08.2026 shall be eligible for participating in the e-auction. The e-auction of above properties would be conducted exactly on the scheduled dates & times as mentioned above by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of amount mentioned under the column "Bid Increase Amount" . In case bid is placed in the last 5 minutes of the closing time of the auction, the closing time will automatically get extended for 5 minutes (subject to maximum three extensions of 10 minutes each). The bidder who submits the highest bid (not below the reserve price) on closure of online auction shall be declared as successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/Secured Creditor.

10) 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 shall have to deposit 25% of the sale price, adjusting the EMD already paid within 48 hours of acceptance of the bid price by the Authorized Officer through RTGS/NEFT to the account EMD Account No:- 80305040070003 IFSC Code:- PSIB0008030 Account Name:- PUNJAB AND SIND BANK EMD A/C and the balance 75% of the sale price on or before 15th day of the sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the Bidder shall be liable to be forfeited and the property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount. 11) The prospective qualified bidders may avail online training e-auction from <https://baanknet.com> prior to the date of E- Auction. Neither the Authorized Office/bank nor <https://baanknet.com> shall be liable for any network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.

12) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fees etc. and also all the statutory/non statutory dues, taxes, rates assessments, charges, fees etc. owing to anybody Prior and future

13) The authorised Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.

14) The bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://bankeauctions.com>) before submitting their bids and taking part in the e-auction.

15) The Sale is subject to confirmation by the Secured Creditor Bank.

16) Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax act 1961 and TDS is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

17) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.

18) This notice is also be treated as 15 days statutory sale notice to borrower & guarantors under rule 8(6) SARFESI Security Interest (enforcement) rules -2002.