<u>Terms and conditions of E-Auction :</u>

The sale shall be subject to the terms and conditions and provisions prescribed in the SARFAESI Act 2002 read with the Security Interest (Enforcement) Rules 2002 and to the following further terms and conditions:

1. Auction Sale / bidding would be only through **"Online Bidding Process"** on **"AS IS WHERE IS BASIS"** and **"AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"** through the website / E-auction Portal **https://baanknet.com.**
2. **Date and Time of E-auction is 09-09-2026** between **11:00AM to 05:00PM** for the property with auto-extension of 5 minutes each. The last date for submission of EMD is **09-09-2026 upto 4.30 P.M.** Auction would commence on the Reserve Price plus first incremental value. Bidders shall improve their offers in multiples / incremental value of **Rs.50,000/-**. The property shall not be sold below the reserve price plus first incremental value.
3. Intending bidders shall get their names registered well in advance and in any case not later than on **09-09-2026 upto 4.30 PM**.in the portal **https://baanknet.com** and submit the EMD online to the respective branch Intermediary accounts as provided in site and there upon they would be allowed to participate in the online auction through the said portal. Buyers shall submit their KYC, Mobile No. & Email ID to the website.
4. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
5. Particulars specified in the schedule above have been stated to the best of 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.
6. For inspection of the property the intending bidders may contact the **Respective Branch Head or Recovery Department, Zonal Office, Bank of India, Sambalpur.**
7. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration. The EMD and subsequent bid money deposit shall not bear any interest. The successful bidder shall have to deposit 15% of the sale price immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15th **day** of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
8. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal **(1) https://baanknet.com (3) www.bankofindia.co.in**.
9. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider **(https://baanknet.com)**, details of which are available on the e-Auction portal.
10. 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 deducted by the successful bidder only at the time of deposit of remaining 75% of the bid amount/full deposit of BID amount.
11. All statutory dues / non-statutory dues / applicable stamp duty/ additional stamp duty / transfer

charges / all fees / assessment charges/other dues including registration charges, stamp duty, taxes, applicable TDS etc. shall have to be borne by the purchaser.

12. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

13. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.