बैंक ऑफ़ इंडिया BOI
Bank of India
रिश्तों की जमा पूँजी
Relationship beyond Banking
Jabalpur Zone

Terms and Conditions of Sale

1. The e-Auction is being held on **"27.11.2026 between 11:00 AM to 05:00 PM"** on **"AS IS, WHERE IS AND WHAT IS BASIS".**

2. The auction/bidding will be done "On Line E-Auctioning" through website **https://baanknet.com** on the time & date mentioned below against secured assets.

3. Interested tenderers will be able to get their User ID and Password free of cost by registering on the web portal **https://baanknet.com** and EMD can be deposited through this portal. Intending Bidders are advised to go through the website of the e-auction service providers **- https://baanknet.com** For downloading further details, Process Compliance and Terms & Conditions, Please visit **https://baanknet.com** where "Guidelines for bidders are available with educational videos. Bidders have to complete following formalities well in Advance:

   Step 1: Bidder/Purchaser/Buyer Registration: Bidder to register on e-Auction Platform (link given above) using his mobile number, email-id etc.

   Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider.

   Step 3: Transfer of EMD amount to Bidder's EMD Wallet: Online/off-line transfer of fund through the e-Auction Platform.

   Step 4: Bidding Process and Auction Results: Interested Registered bidders can bid online on e-Auction Platform after completing Step 1, 2 and 3. Please note that Step 1 to Step 3 should be completed by bidder well in advance, before e-Auction date.

4. In the e-auction process, only the bidders holding valid user ID, password will be able to participate. The Offer without EMD or proper documents submission will summarily be rejected.

5. Before submitting bid, the intending bidders are required to deposit 10% of the Reserve Price of the property as provided on e-Auction Platform **https://baanknet.com** or in the sale notice, being Earnest Money Deposit

(EMD) through NEFT/ RTGS/Fund Transfer using e-Auction Platform **https://baanknet.com**. **Last Date of Submission of Bid 27.11.2026.** Only such willing bidders, who have made EMD payment within the stipulated time will be able to participate in the e-auction process.

6. The bid price shall be above the reserve price and bidder shall improve their future offer in multiple of Rs10,000/-. The bidder whose bid will be found highest at the close of the e-auction process shall be declared as successful bidder and a communication to this effect will be issued through electronic mode which shall be subject to the approval by the Authorised Officer of the Bank. The successful bidder shall deposit 25% of the sale price immediately (including the EMD already paid), i.e. on the same day or not later than next working day, Balance amount of the sale price has to be deposited within 15 days from the date of confirmation of sale or so, failing which the Bank shall forfeit the amount already paid/deposited by the purchaser (including EMD). In default of payment property may be resold and defaulting purchaser shall not have any claim whatsoever. Any statutory and other dues payable and due on the property/ies shall be borne by the buyer.

7. The decision of the Bank/authorized officer regarding sale of property shall be final, binding and unquestionable. The bank reserves its right to cancel/postpone the sale without assigning any reasons. The Authorized Officer will not be bound to accept the highest bid and the Authorized Officer will have the right to accept/reject any bid. In case sale is not confirmed or set aside on any ground whatsoever, the bidder shall bear all the incidental expenses, if any to the sale and purchaser/bidder shall not be entitled to claim any compensation or damages whatsoever.

8. In case of a single bidder, the only bidder will be considered as the successful bidder.

9. The buyer shall bear the TDS wherever applicable including other statuary dues, registration charges, stamp duty etc. TDS/ tax will be payable by the successful bidder on the maximum sale price under Income Tax Act, Section 194-IA, if the selling price is Rs.50 lakhs or more and GST will be extra payable as per Government rules (wherever applicable) on the sale price.

10. On Payment of entire sale price and completion of sale formalities a sale certificate (as per format prescribed in the SARFAESI Rule) will be issued to the successful purchaser/bidder. The successful purchasers shall bear all

existing/future taxes, stamp duty, registration fee, incidental expenses etc. for getting the sale certificate registration.

11. EMD amount of successful bidder will remain in Wallet and all unsuccessful bidder's amount may be withdrawn from **https://baanknet.com**. No interest will be payable on the EMD amount.

12. To the maximum knowledge and belief of the authorized officer, the property being auctioned is free from encumbrance, yet the intending tenderer should independently check before participating in the e-auction, all the encumbrances, title claim statutory dues (Customs and Excise Tax / Do your own investigation of Income Tax and or any other government agency) etc. All assets are being sold with all current and future encumbrances known or unknown. The Authorized Officer will not be liable for any third party claim rights and liabilities. The intending bidders should make discreet inquires as regards any claim, charge and encumbrances on the property any authority besides the Banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. It is the responsibility of the tenderers to inspect the property and satisfy itself completely before participating in the e-auction. You can contact the concerned branch of Bank of India for property inspection.

13. The intending tenderer should have proper resources related to the bid, no objection will be accepted in this regard.

14. The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself, Bank/Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.

15. The sale shall be subject to the conditions prescribed in the security interest (Enforcement) Rules-2002 and the guidelines of the Banks in pursuance of the instructions of Govt. of India in this regard.

16. In case of any discrepancy between the English version & vernacular language version, the English version will be preferred.

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