Circle Office, Stress Asset Management Division, Durgapur
(CO SAMD Durgapur)

TERMS AND CONDITIONS

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. *The auction sale will be "online through e-auction" portal **http://www.baanknet.com** on **22.12.2026 @ 10.00 AM to 4.00 PM***
2. *The intending Bidders/ Purchasers are requested to register on portal (https://www.baanknet.com) by using their mobile number and email-id. Further, they are requested to do "Buyer registration" through Digi-locker. The intending Bidders/ Purchasers then have to credit amount in his E-Wallet through online or by Chalan (ebkray site generated) through bank.*
3. *The intending Bidders/ Purchasers are requested participate by transferring EMD amount from e-wallet before EMD end date and time as mentioned in the www.baanknet.com.*
4. *Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (https://www.baanknet.com) in bidders E-Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.*
5. *Platform (https://www.bkray.in) for e-Auction will be provided by e Auction service provider PSB Alliance Pvt Ltd having its Registered office at Unit 1, Third floor, VIOS Tower, Sewri - Chembur Rd, near Wadala Truck Terminal, Sion, Mumbai, Maharashtra 400037 (contact no +91 8291220220). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://www.baanknet.com.*
6. *The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.*
   - ***https://www.baanknet.com***
7. *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 ebkray portal (**https://www.baanknet.com**).*
8. *The intending Bidders / Purchasers are requested to register on portal (https://www.baanknet.com) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified through digi-locker, the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his E- Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.*
9. *Bidder's E-Wallet should have sufficient balance (>=EMD amount) at the time of bidding.*
10. *During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.10000.00 higher bid of the bidders. Five 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 Five minutes to the last highest bid, the e-auction shall be closed.*
11. *It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.*
    - *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 (http://www.baanknet.com)(contact no. 8291220220) Details of which are available on the e-Auction portal.*
12. *The secured assets will not be sold below the reserve price.*
13. *The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at Durgapur. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and*

Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

14. *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 made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.*
15. *The Authorised 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.*
16. *The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.*
17. *The properties are being sold on 'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"*
18. *The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.*
19. *It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.*
20. *All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.*
21. *The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.*
22. *The bidder should ensure proper internet connectivity, power back-up etc. 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.*
23. *It is open to the Bank to appoint a representative and make self-bid and participate in the auction.*
24. *For detailed term and conditions of the sale, please refer https://www.baanknet.com.*
25. *For any queries regarding the terms and conditions of the sale, the interested bidders may contact, Pawan Kumar (Chief Manager) Mob: 7428686889.*

STATURORY 15 DAYS/30 DAYS SALE NOTICE UNDER RULE 8(6) & RULE 9(1) OF THE SECURITY INTEREST ENFORCEMENT AMENDMENT RULES, 2002.

S BALAJI
Chief Manager
AUTHORISED OFFICER, PUNJAB NATIONAL BANK
STATUTORY SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT, 2002

Date: 12.11.2026,
Place: Durgapur