Please refer to the e-auction to be held on _____ at _____ am on the e-auction website of C 1 India Ltd and the related advertisement for sale by way of auction of property published in the newspapers _____ & _____ dt._____

With reference to the property stated under Auction ID No. _____ , I/ We have done our diligence, including scrutiny of documents, inspection of property etc and we are desirous of acquiring the captioned property and therefore we are submitting our bid by our own volition being fully aware that the sale is on "as is what is basis", "as is where is basis" and "whatever there is basis" and "without recourse". The terms and conditions herein stipulated below are acceptable without demur.

Terms and conditions of e-auction:-

1. Bidder/(s) shall have to give complete offer.
2. The intending bidder should submit hard copies of the evidence of EMD deposit like DD/PO along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification(KYC)Viz. ID card/ Driving Licence / Passport etc.,(ii)Current Address-proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc.), during normal working hours at nearest branch office of NKGSB Co-op. Bank Ltd.
3. Valid email ID (e -mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID and Password by M/s. C1 India Private Ltd (Authorised vendor) may be conveyed through e mail.
4. Each tender / Bid/offer shall be accompanied by an Earnest Money Deposit (EMD) as mentioned above by **D.D. / Pay Order** in favour of "**NKGSB Co-op. Bank Ltd**. " payable at Mumbai D.Ds / P.Os should be purchased by the tenderer/bidder or on his/her/its behalf only or directly remit to **A/c. SRYREMIT RECOVERY, A/c. No. 0010140232001, IFSC Code : NKGS0000001.**
5. Names of Eligible Bidders will be identified by the NKGSB Co-op. Bank Ltd to participate in online e-Auction on the portal https://www.bankeauctions.com. M/s.C1 India Private Limited who will provide User ID and Password after due verification of PAN of the Eligible Bidders.
6. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/Demonstration on Online Inter-se Bidding etc., may contact M/s.C1INDIA, Udyog Vihar,Phase2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020/21/22/23/24 or +91-9594597555, Help Line e-mail ID: support@bankeauctions.com. For any property related query may contact Recovery Department on Phone No. 022-67545020/21/25/40/48/73/98 E-mail ID: recovery@nkgsb-bank.com during the bank working hours from Monday to Saturday (except 2nd and 4th Saturday).
7. The Bid/(s) need to be submitted above the Reserve Price amount and any bid/(s) received after the due date, time will not be considered as Valid. The **incremental bid** should be **as per Auction Sale Advertisement.**
8. The tenderer/bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property.
9. The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

10. During e-Auction, if no bid is received within the specified time, Bank at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering.
11. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
12. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder
13. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders
14. The Authorised Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
15. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price
16. 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 off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned Bank only.
17. The Bank/Service Provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
18. Under the provisions of Section 194-IA of Income Tax 1961 and as amended from time to time, any secured asset/property valuation being over and above Rs 50.00 Lacs at the time of sale and sold by the bank either in Auction or by way of private Treaty, and purchased by the Intending Purchaser, will attract the provisions of aforesaid section and accordingly, the successful Bidder/Purchaser will have to pay the TDS on either the purchase price at actual of such property or on such valuation according to Stamp Duty Reckoner, whichever will be higher, and such TDS will have to be paid by the said purchaser in the Government Treasury and being proof of same, the TDS Certificate to that effect will be procured by the purchaser and to be deposited with the Bank, which will enable the bank to register the "Sale Certificate" accordingly. Stipulation mentioned herein above will have to be adhered in its strict sense without any deviation.
19. The successful bidder shall deposit 25% of the bid amount (including the EMD deposited with the bid) latest by next working day. Payment has to be made only in the form of **DD / PAY ORDER** drawn in favour of '**NKGSB Bank Ltd**'payable at Mumbai or directly remit to **A/c. SRYREMIT RECOVERY, A/c. No. 0010140232001, IFSC Code : NKGS0000001.**
20. In case the successful bidder fails to deposit 25% of the bid amount as above, earnest deposit shall be forfeited by the Bank without any notice. The successful bidder shall deposit the balance bid amount within 15 days from the date of confirmation of sale by the Bank. In case of default in payment, entire amount deposited shall be forfeited without notice and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Bank also reserves the right to sell the property to any third party by any of the modes prescribed under the SARFAESI Rules, 2002.

21. In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the purchaser/bidder within the aforesaid time limit, the Bank shall be entitled to forfeit all the monies paid by the purchaser/bidder till then and put up the secured asset(s) / property (ies) for sale/disposal again, in its absolute discretion and may also resale/offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser. The Bank reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit but not exceeding 90 days.
22. Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts/Tribunals at Mumbai only.
23. The tenders/bids below Reserve Price and / or not accompanied by the appropriate EMD and all other documents as mentioned above shall be treated as invalid. However, the Authorized Officer reserves its right, at its sole discretion, to treat all such or any such tenders/bids as valid/invalid. The EMD will be returned to the unsuccessful tenderers/bidders within seven working days from the date of auction, without any interest thereon. The tenderers / bidders will not be entitled to claim any interest if the refund of EMD and/or part auction amount and/or entire auction amount is delayed for any reason whatsoever.
24. To the best of knowledge and information of the Bank, there are no other encumbrances as mentioned in the chart above. Statutory dues like property taxes, maintenance, taxes for essential commodities etc. to be ascertained by the prospective purchaser(s) and are the liability of the prospective purchaser(s).
25. The secured Asset(s)/property (ies) is/are offered for sale on "AS IS WHERE IS","AS IS WHAT IS","WHATEVER THERE IS" AND "NO RECOURSE" BASIS. The Bank does not undertake any responsibility to procure any permission / license etc. in respect to the secured asset(s)/immovable properties) offered for sale or for any dues/charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and/or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset(s)/immovable property (ies).
26. The tenderers/ bidders are advised to in their own interest to satisfy themselves with the inspection/verification of title deed and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the tenders/bids. No queries in this regard shall be entertained at the time of auction or after.
27. Offer(s)/Tenderer(s) whose offer is accepted by Authorised Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/area, defect in title or any other ground whatsoever.
28. After the offer of tender/bid is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable properties/secured assets and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such immovable assets. In such circumstances, default in payment by bidder /purchaser for whatsoever reason, entire amount deposited shall be forfeited without notice and the property shall be resold and no claim would be entertained thereafter.

29. Tenders/bids with conditional offers shall be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any tenderer/bidders wishes to give a fresh offer for the secured asset (s) / immovable property (ies) advertised on or before the last date prescribed for submission of the tenders/bids in the concerned advertisement, he / she / it / they may submit a fresh tender/bid with appropriate EMD, subject to withdrawal of the earlier submitted offer.
30. The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset(s)/immovable property (ies) in his/her/their/its name(s).
31. The Bank reserves its right to accept or reject highest, any or all offer (s) or adjourn / postpone / cancel the e-Auction without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the secured asset(s)/immovable property (ies) through private negotiations with any of the tenderers/bidders or any other party/parties. The Bank's decision in this behalf shall be final and binding.
32. The Bank will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
33. The Bank shall not be held responsible/liable for any charge, lien, and encumbrances, in ascertaining the genuineness/marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.
34. The sale is subject to confirmation by the bank.
35. The bid is not transferable.

Sd/-

Dated: 16/11/2026
Place:Mumbai.

(Authorised Officer)
NKGSB Co-op. Bank Ltd

To
The Authorised Officer
NKGSB co-operative Bank Ltd
Girguam, Mumbai 400 004.

Declaration by the Bidder(s)

I/We hereby declared that i/we have read above terms and conditions (T&C) and I/we am/are ready to purchase the auction property on T&C mentioned herein. I/we have scrutinized the original documents as is available with the bank and as also inspected mortgaged property and conducted due diligence and satisfied ourselves and have submitted the bid for the property stated under auction ID No. _____.

I am/we are participating in the E-Auction and I/We will not claim any equity from the NKGSB Co.Operative Bank and will not claim of whatsoever in nature in regard to title of the said flat. The sale and bid conditions here in above stated are accepted in to to and I/we, undertake to abide by the provisions of the SARFAESI act in so as the terms of sale are applicable and accordingly we have placed our bid for acquiring the said property.

I am/we are signing this letter as a acknowledgment cum token of acceptance that I/we have gone through T&C and understood the same to the best of our knowledge and belief.

Signature of Declarant : _____

Name of Declarant : _____

Date : _____

Signature of Declarant : _____

Name of Declarant : _____

Date : _____