Application for participation in Auction - to be sent at the address indicated in the Auction Notice)

Name of Marketing Agent/Vendor who has introduced to the Bidder(s)_____

To

The Authorized Officer
PNB Housing Finance Limited,
_____Name of Branch)

SUBJECT: APPLICATION FORM TO ACCEPT THE BID FOR PURCHASE OF SECURED ASSET/S

Dear Sir/Madam,

I/We _____ express my/our willingness to participate in the e-Public/Private Treaty Auction sale notified vide your Auction-cum-Sale Publication/Notice Dated _____ for the property(ies) described herein below and I/we submit the below mentioned instrument towards Earnest Money Deposit (EMD):

Date of Auction	
Serial No. of Property in Auction Notice	
Name of Borrower(s) as indicated in Auction Notice	
Reserve Price for the property	
EMD (as per Auction Notice)	
Initial Price offered by the Applicant	
Amount of Demand Draft(DD)/ Pay Order (PO) submitted by Applicant	
Serial Number of DD/PO	
Date of DD/ PO	

Name of Bank which issued DD/PO

Name of the Applicant(s)	
Address of the Applicant(s)	
Name of the contact person	
Mobile /Tel. No. of the contact person	
Contact Fax No.	
Contact e-mail ID	
PAN Card details	
Other documents submitted as proof of identity	

2. I/We agree to abide by all the instructions contained in the above indicated Public Auction notice and/or the present Application Form and such other terms and conditions as may be prescribed by PNB HFL from time-to-time.

3. I/ We are providing the following details about myself/ ourselves/by Authorised Officer.

4. I/We confirm that the above particulars are correct and the self-attested photocopies of documents furnished by me/us are true copy of their respective originals. If any information furnished by me/us is found to be incorrect at any stage, PNB HFL may cancel/ reject my/our bid(s) and forfeit the money paid by me/us.

Thanking You
Yours faithfully
Name of the person signing

(Signature of Applicant/s)

Application for 'Online Bidding' to be duly filled and submitted by online bidders only

To

The Authorized Officer
PNB Housing Finance Limited
_____(Name of Branch)

Dear Sir/Madam,

RE: PERMISSION TO MAKE ONLINE OR OFFLINE BIDDING BY WAY OF e-PUBLIC AUCTION OR PRIVATE TREATY OR BY WAY OF SEALED TENDER

1. I/We am/are interested in availing the facility of online bidding for the auction to be conducted by PNB HFL. I/we request you to allot User-ID and password to me/us and activate the same to enable me/us to participate in the above mentioned Public auction.

2. I/We agree that I/we shall change the password on receipt by me/us and keep it confidential. I/We agree that PNB HFL shall not be held responsible in any way for any losses that may be suffered by me /us as a result of unauthorized use of my User-ID and password by any other person.

3. I/We understand and undertake that if I fail to participate in the auction due to disruption of my /our internet services, or due to bandwidth problems with my/our local internet connectivity, I/we shall not make any claim against PNB HFL and/or its officials.

4. I/We confirm that I/we have read the terms and conditions given in bid application form and public auction notice and I/we agree to the said terms and conditions. I/we also confirm that PNB HFL may alter/change the terms and conditions at any time and the same shall be binding on me/us. I/we also confirm that I/we shall regularly update ourselves regarding any changes made to the contents, procedure and terms and conditions of the web-site i.e. **www.pnbhousing.com** **or** at the web-site of your marketing agent/Service Provider/Vendors mentioned in our ACUTION PUBLICATION NOTICE.

Thanking You
Yours faithfully
Name of the person signing

(Signature of Applicant/s)

General Terms & Conditions of public auction

1) Sale is strictly subject to the terms and conditions mentioned hereunder duly signed by you as also the terms and conditioned mentioned in the offer/ tender document to be submitted by the intending bidders.

2) The property(ies) will be sold in **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** condition, including encumbrances, if any.

3) The property(ies) under auction can be inspected on the date & time specified hereinabove. For any queries with regards to inspection of properties or submission of tenders, kindly establish contact at the addresses(s) and/or telephone numbers mentioned above/in auction sale notice.

4) The offer along with earnest money deposit (EMD) along with your KYC as referenced above should be submitted at the prescribed place of auction on or before the last date for submission of bids as mentioned above/in auction sale notice.

5) Offers that are not duly filled up or offers not accompanied by the EMD or Offers received after the above date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. The Earnest money deposit shall not carry any interest.

6) Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND his/ her identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Driving license, Aadhar Card etc. The bidder(s) will also have to produce the original document for verification.

7) In no eventuality the property would be sold below the reserve price (RP).

8) Property shall be sold to the highest bidder(s)/offerer, subject to acceptance of the bid by the secured creditor, i.e., PNB HFL. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary, which will take place at the said Place, Date and Time. The undersigned has the discretion to accept or reject any offer / Tender without assigning any reason.

9) The Auction/Inter Se Bidding will also take place at the same place when the Intending bidder may remain present and submit their offers directly and revise their offers upwards.

10) All dues and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or unknown/Known encumbrances, if any, or any other dues including all overdue in respect of the said properties shall be paid by the successful bidders(s).

11) The highest successful bidder/the purchaser is legally bound to pay/deposit of 25% of the amount of sale price(inclusive of earnest money, if any) to deposid on the same day or not later than next working day. If there is national holiday on the next working day then following day will be treaty as next working day from the acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the earnest money/amount deposited will be forfeited.

12) The purchaser shall pay the balance sale price amount (75% of sale consideration) to the authorised officer on or before **15th day of confirmation of sale or s**uch extended period as may be agreed between the purchaser and secured creditor in writing by and solely at the discretion of the secured creditor as per Rule-9 of the Security Interest (Enforcement) Rule 2002, in any case **not exceeding three month**s from the date of **AUCTION DATE.** Sub-rule 9(5) has been amended to provide that if the purchaser fails to pay the balance (75%) within the period provided in sub-rule (4), the deposit shall be forfeited and the secured creditor will be at liberty to sell the property once again and the defaulting Purchaser shall forfeit all claims to the properties or to any part of the sum already paid towards the purchase thereof.

13) Sale is subject to confirmation by the Secured Creditor/Sale committee who may reject even the highest bid without assigning any reason. Such a decision of the Secured Creditor/Sale committee shall be final and no claim, whatsoever, can be made against or with respect to such a decision.

14) The immovable property(ies) described herein above shall remain and be at the sole risk of the successful bidder in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the undersigned Authorized Officer. The successful bidder(s) shall not be entitled to annul the sale on any ground of whatsoever nature.

15) All expenses relating to Stamp Duty, Registration Charges, Transfer Charges, dues of builders and any other expenses and charges in respect of the registration of the Sale Certificate for the above referred property (ies) shall be borne by the successful bidder(s)

16) The Authorized officer is not bound to accept the highest bid and PNB HFL, as secured creditor, reserves its right to reject the highest bid without assigning any reasons. In case, the highest bid is rejected, the Authorized officer can negotiate with any of the remaining bidders or any other person(s) for sale of the property by private treaty at a price higher than the highest bid.

17) No persons other than the bidder/s themselves, or their duly Authorized representative, shall be allowed to participate in the auction/sale proceedings and sale certificate shall be registered in the name of highest successful bidder(s) only.

18) Upon completion of the payment process, the Authorised officer of PNB HFL shall issue a Sale Certificate shall be issued in favour of the successful bidder(s) only. No nomination facility shall be made available for the purpose of Sale Certificate.

19) The Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion.

20) In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the borrower/co-borrower till one working day prior to the date of Auction or any court order comes for not confirming the auction or conclusion of sale then the property(ies) will not be sold and all the bids received from the prospective bidder/s shall be returned to them without any liability / claim against PNB HFL or authorised officer will wait for the final verdict of Hon'ble court.

21) Bidding in the last movement should be avoided in the bidder/s own interest as neither the PNB HFL nor service provider will be responsible for any lapse/failure (internet/ power failure etc.) in order to ward of such contingent situations bidders are requested to make all necessary arrangement/alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully. The auction sale will automatically get closed at the expiry timeframe of auction sale. The Authorised Officer can exercise its discretion to **extend the auction sale by 15 minutes.**

22) In case, the final bid amount/sale consideration of secured asset/s under is Rs. 50.00 lakhs or above, the successful bidder shall deduct and remit the applicable TDS of bid amount from the sale consideration by giving PAN number of borrower as deductee which can be obtained from authorized officer/bank after completion of bidding and remaining of sale consideration shall be payable to bank within stipulated time. Hence, the **highest successful bidder is bound to deposit applicable TDS on purchase of repossessed asset on the PAN of the borrower or PAN of the PNB Housing as per Section (194-IA) of the Income Tax Act 1961** which will be communicated by the Authorised Officer.

23) The properties will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** including known encumbrances, if any. The properties under auction can be inspected on the date and time specified herein above. The"M/s _____ _____will be our supporting partner for arranging e-auction. For queries with respect to registration on e-auction portal/placing live bid, you have to co-ordinate with our marketing agent/Service Provider /Authorised Officer/Distress Assets Disposal Manager **mentioend in auction publicaiton**. However, if markketing agent/vender unable to answer/is not sure about any question raised by a User, marketing agent/Service Provider/Vendor will connect or forward the same query to PNB HFL Officials. Further, queries or clarification with respect to bid application form, submission of earnest money deposit (EMD), kindly contact Authorised Officer of PNB Housing Finance Limited (contact details mentioned in clause 4). The Auction can be conducted at branch level as well, in case, there is a any technical glitch or error or other associated problem in conducting e-auction by accepting the bid in a sealed envelope by way of tender.

24) We have also engaged **M/s** _____**Private/Limited** and also other local marketing Agency/service providers for doing marketing or searching the prospective bidders/purchasers which will also assist us in conclusion of auction process as per the provision of Sarfaesi Act.

25) A bidder/s may, on his own choice, avail the facility of online participation in the auction by making application in prescribed format which is available along with the offer/tender document on the website **www.pnbhousing.com**. Online bidding will take place at web-site of marketing Agency/Service Providers as mentioned hereinabove, and shall be subject to the terms and conditions contained in the tender document. No bidder shall be able to question the authenticity of online bidding and the decision of PNB HFL shall be final and binding.

Thanking You
Yours faithfully
Name of the person signing

(Signature of Applicant/s)

To Dated:_____

The Authorized Officer
PNB Housing Finance Limited,
_____Name of Branch)

Dear Sir/Madam,

SUBJECT: AUTHORIZATION TO PARTICIPATE IN AUCTION.

Ref: Property Sl. No. _____ (Borrowers_____- _____)

I/We have submitted my bid documents for participating in auction announced by you for sale of asset(s).I/We hereby authorize Mr./Ms_____aged about___yearsS/o/W//D/oMr/Ms._____R/o_____ _____to participate in the auction on my behalf. I/We confirm that I/We shall be bound by the bids made by my/our above named representative. I/We also authorize the above named representative to sign on my behalf any or all documents pertaining to auctions and to collect the Demand Draft(s) submitted by me/us towards EMD, if the same is required to be returned upon completion of auction.

I/We request you to allow the above named representative to participate in the e-auction/Auction on my/our behalf. His/Her signature appears herein below. A copy of the Identity Proof of the said representative is attached and he shall carry the original Identity Proof at the time of entering the place of auction.

Thanking you,

_____ _____

Name & Signature of Bidder(s) Name & Signature of Representative

EMD SUBMISSION BID FORM

To **Dated**_____

The Authorized Officer
PNB Housing Finance Limited,
_____Name of Branch)

*REF.: YOUR ADVERTISEMENT IN*_____*DATED*_____

SUBJECT: BID FOR THE PURCHASE OF THE REPOSSES PROPERTY(IES) UNDER SARFAESI ACT

Dear Sir/Madam,

This is to confirm that I/we have inspected the property on my own and have been provided with all the relevant information asked from me/us. Further I/we have read and understood the terms and conditions specified in the said advertisement and in the present bid application From and after having understood the same, I/we wish to purchase the property being No_____

Please note that for the purchase of the aforesaid property I/we am/are willing to pay a sum of Rs._____(Rupees_____Only), which be treated as my/our bid price. However I/we may further enhance the bid price on the date of auction.

As per the terms and conditions of the Sale proclamation, I/we am/are enclosing herewith a pay order/Demand Draft for a sum of **Rs**_____**/-(Rupees** _____**Only**) Dated_____Drawn on_____Company _____(Branch) in favour of the **PNB Housing Finance Limited**, being the earnest money for participating in the auction of the property/ies.

I / we confirm that in the event of our bid having been accepted being the highest, I/we shall deposit 25% of the bid price (Inclusive of EMD) on date of auction or next working datte and the balance 75% of the bid price would be paid within 15 days from the date of confirmation of sale in my/our favour.

The terms and conditions duly signed by me/us, in token of having read and understood the same in vernacular language, is also enclosed along with the present bid form.
Thanking you
Yours faithfully

Signature of the Bidder/s

Encl.: The Pay order/Demand Draft for a sum of Rs._____ Dated_____

UNDERTAKING

I/We_____S/o/W/o/D/o_____

_____R/o_____Aged

about_____ years, confirm that I/we have seen and checked the original of property Title related documents related to mortgaged property bearing No._____available with PNB Housing. The documents were shown to me at my express oral/written request by the authorized officer/Secured creditor/Officer at the branch office at_____and I am fully satisfied with the property related documents available with PNB HFL. I also undertake that I am participating in the auction to purchase the property on **“"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"”** basis and I shall not seek any document, or copy thereof, which is not available with PNB Housing. I am fully satisfy with the title related documents, all the queries of mine have also been sort out/resolved by the authorized office of PNB Housing and wish to participate the forthcoming auction.

Thanking You.
Yours Truly

Signature of Bidder/applicants

Place:

Dated:

BID APPLICATION FORM/KIT

PNB HOUSING FINANCE LIMTED
Registered Office: - 9th Floor,
Antriksh Bhawan, 22 Kasturba
Gandhi Marg, New Delhi – 110001
Website:www.pnbhousing.com