Asset Recovery Management Branch(ARMB), Haldwani, White Hall School, Kaladhungi road, Haldwani-:263139, E-mail: cs8234@pnb.bank.in

TERMS AND CONDITIONS OF E-AUCTION SALE

1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.
2. The auction sale will be "online through e-auction" portal https://baanknet.com/.
3. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com/) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by **02.12.2026** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 2 modes i.e. NEFT/ Transfer (After generation of Challan from (https://baanknet.com/) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. 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://baanknet.com/) for e-Auction will be provided by e Auction service provider **M/s PSB Alliance Pvt** Ltd having its Registered office **at Unit-1, 3rd Floor, VIOS Commercial Tower, near Wadala Truck Terminal, Wadala East, Mumbai 400037** (Helpdesk number +91 8291220220 Email: support.baanknet@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https://baanknet.com/. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
6. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal.
   - https://baanknet.com/
   - http://pnbindia.in
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 BAANKNET portal (https://baanknet.com/).
8. The intending Bidders/ Purchasers are requested to register on portal (https://baanknet.com/) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD 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 Global 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 **as mentioned for each property** to the last higher bid of the bidders. 5 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 5 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.



12. 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.

13. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

14. The secured assets will not be sold below the reserve price.

15. 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, 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.

16. 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.

17. 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.

18. 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.

19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications 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 thee-auctions.

(1) It is open to the Bank to appoint a representative and make self-bid and participate in the auction. For detailed term and conditions of the sale, please refer https://baanknet.com/, http://psballiance.com

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

24. The properties are being sold on, "**AS IS WHERE IS BASIS" AND "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"**

25. The particulars of secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.

पंजाब नैशनल बैंक Punjab National Bank

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26. For detailed term and conditions of the sale, please refer https://baanknet.com/, http://psballiance.com

Date: 02.11.2026
Place: Haldwani

Authorized officer
Secured Creditor
Punjab National Bank

STATUTORY SALE NOTICE UNDER RULE 9(1) OF THE SARFAESI ACT,2002