

Terms & Conditions of the Public Auction are as under:

- Public Auction is being held on **“AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS” AND WITHOUT RECOURSE BASIS.”**
- The asset will not be sold below the reserve price.
- The Auction Sale will be conducted online through the e-auction portal.
- The e-Auction will take place through portal: <https://bankauctions.in>.
- To the best of the knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, intending bidders must make their own independent inquiries regarding any claims, charges, dues, encumbrances, and satisfy themselves about the title, extent/measurement of the property prior to submitting their bid. For any discrepancy in the property, the participating bidder is solely responsible for all future recourses from the date of submission of bid.
- No claim of whatsoever nature regarding the property put up for sale, charges/encumbrances over the property, or on any other matter will be entertained after submission of the bid.
- The Authorized Officer/NABFINS LTD will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues, or any other dues to the Government, local authority, or anybody, in respect of the property under sale.
- The Public Auction notice/advertisement does not constitute and will not be deemed to constitute any offer, commitment, or representation of NABFINS LTD. The Authorized Officer/NABFINS LTD shall not be responsible in any way for any third-party claims/rights/dues.
- It shall be the responsibility of the bidders to inspect (a) the title and link documents and (b) the property, and satisfy themselves about the secured asset and specifications before submitting the bid. Before entering the premises for inspection, the interested purchaser shall provide their identity, address, and contact details in the register confirming their entry and exit from the property under their signature.
- The interested bidders shall submit their bid along with proof of having deposited the EMD through Web Portal: <https://bankauctions.in>. The user ID & Password can be obtained free of cost by registering name with the portal. The EMD shall be payable through NEFT/RTGS in the following account – “NABARD FINANCIAL SERVICES LIMITED”, A/c No: 32635856611 and IFSC Code: SBIN0003286. Cheques/Demand Drafts shall not be accepted. After registration, bidders must upload copies of (i) NEFT/RTGS challan, (ii) PAN Card, (iii) Proof of Identification/Address Proof (KYC), and duly filled Annexure-II & III. Assistance for login, uploading, and bidding may be obtained from M/s. 4CLOSURE, Hyderabad (prakash@bankauctions.in, Contact No. 8142000066/62). Property-related queries may be directed to the Authorized Officer. Bids must also be submitted to the Authorized Officer in a sealed envelope mentioning auction details before the last date.
- During the Online Inter-se Bidding, bidders can improve their bid amount as per the ‘Bid Increase Amount’ or its multiple. If a bid is placed during the last 5 minutes of closing time, the closing time will automatically extend by 5 minutes until closure. The

highest bid (not below reserve price) at closure shall be declared as the Successful Bidder by the Authorized Officer/Secured Creditor after verification.

- Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible to participate. Bid documents including EMD (not below 10% of reserve price) and required documents must be submitted before the last date. Eligibility is subject to verification and approval of the Authorized Officer.
- The successful bidder must deposit 25% of the purchase amount (after adjusting EMD) immediately upon acceptance of the offer and declaration of success by the Authorized Officer. Failing this, the EMD shall be forfeited and cannot be claimed from NABFINS LTD.
- During the Online Inter-se Bidding, bidders can improve their bid amount as per the 'Bid Increase Amount' or its multiple. If a bid is placed during the last 5 minutes of closing time, the closing time will automatically extend by 5 minutes until closure. The highest bid (not below reserve price) at closure shall be declared as the Successful Bidder by the Authorized Officer/Secured Creditor after verification.
- The balance 75% of the purchase amount must be deposited within 15 days by the successful bidder. Failing this, all amounts already deposited shall be forfeited without further notice. The property will be re-auctioned, and the defaulting bidder shall have no claim or right in respect of the property/amount and will not be eligible to participate in the re-auction.
- No interest is applicable to EMD or any amount deposited by bidders/successful bidder in respect of sale of secured asset.
- The Purchaser/successful bidder shall bear (a) applicable stamp duty/registration/transfer charges; (b) all statutory, non-statutory, conversion, electricity, sewage charges, dues, cess, fees, taxes, rates, assessment charges, etc. owing to any person, association, or authority.
- Sale certificate shall be issued in the prescribed format in favor of the successful bidder only.
- The successful bidder shall arrange for registration of the sale certificate at their own cost as per provisions of the prevailing Stamp and Registration Act. Charges for conveyance, registration fee, stamp duty, taxes, etc. shall be borne by the successful bidder.
- In case of sale of property subject to any encumbrances, the successful bidder/purchaser shall deposit money required to discharge the encumbrance including interest, cost, expenses, etc. to the Authorized Officer.
- If the date of deposit of EMD or e-Auction date is declared a holiday, the date will automatically extend to the next working day. If the public auction is stopped, stayed, postponed, rescheduled, or cancelled, a public notice will be displayed at NABFINS LTD branch. No individual communication will be sent to bidders.
- Bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. 4CLOSURE <https://bankauctions.in> and <https://www.nabfins.org> before submitting their bids and participating in the e-Auction.
- Bidding at the last moment should be avoided. NABFINS LTD and the service provider will not be responsible for any lapse/failure (internet/power failure, etc.). Bidders are

advised to make necessary arrangements such as backup power supply to ensure successful participation.

- The Authorized Officer is not bound to accept the highest offer/bid. The Authorized Officer has absolute right to accept or reject any or all offers, or adjourn/postpone/cancel the public auction without assigning any reason.

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