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### TERMS & CONDITIONS:

1. The E-Auction is being held on "AS IS WHEREIS" and "AS IS WHAT IS BASIS".
2. The Auction sale will be on line on **24.10.2023** between 2.00 pm to 3.00 pm.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and verification of documents/Tit
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5. le Deeds and specification before submitting the bid. The inspection of the Property put on auction will be permitted to interested bidders at site with prior consultation with the Authorized Officer Mobile No 9805502782

### CAUTION TO BIDDERS:

4 (a)) Property is being sold on **"AS IS WHERE IS AND WHATVER THERE IS BASIS"**

(b) 14. To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties except those mentioned in the Notice. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction, proper registration and payment of stamp duty of documents, physical area of property, and claims / rights / dues / affecting the property, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

(c) Bidders are advised / cautioned to verify the concerned Revenue Records / other Statutory authorities such as GST / Excise / Income Tax/MC tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. Statutory dues / liabilities etc due to Government or local body, if any, shall be borne by the purchaser(s).

(d) The Bank does not undertake any responsibility to produce any permission / license, NOC, allotment of Share Certificate etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation / local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of an/or in relation to the sale of the said property. Successful bidder has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates

(e) Bidders are bound by the principle of caveat emptor (Buyer Beware). They must perform due diligence before participating in the Bid. Bidders may inspect and verify the Title Deed and other documents relating to the property available with the Bank.

#### **TERMS & CONDITIONS FOR SALE OF ASSETS:**

5. The interested bidders shall submit their EMD through Web Portal <https://assets.matexauctions.com> on or before 11.09.2023 up to 4.00 pm. The user ID & Password can be obtained free of cost by registering name <https://assets.matexauctions.com> from M/s Matexnet Pvt. Limited 611, Padma Tower-1, Rajendra Place, Chennai Contact Mr. Vikas Mob. No. 9650387768, 044-43437474. The EMD shall be payable through NEFT/RTGS in the following IFSC Code: YESB0TPCB02. Account No. 10220100001037 (Bank name The Parwanoo Urban Co-operative Bank Ltd. and station Parwanoo) The Beneficiary: Authorised Officer The Parwanoo Urban Co-operative Bank Ltd. & Demand Draft shall be accepted as EMD amount.

6. After Registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid(s) viz. I. copy of the NEFT/RTGS challan II Copy of Pan Card. III Proof of Identification (KYC) viz. self attested copy of Aadhar/ voter ID Card/Driving License/Passport etc. IV Copy of proof of address; without which the bid is liable to be rejected. UPLOADING SCANNED COPY OF BID FORM (available on website.) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.

7. The interested bidders who require assistance in creating login ID & Password, uploading data, submitting bid, training on- bidding process etc. may contact Mr Vikas of M/s Matexnet Pvt. Limited 611, Padma Tower-1, Rajendra Place, Chennai, Contact Mr. Vikas Kumar Mob. No. 9650387768, 044-43437474. Portal <https://assets.matexauctions.com> e-mail [delhisales@matexnet.co.in](mailto:delhisales@matexnet.co.in)

8. Only buyers holding valid User ID/Password and confirmed payment of EMD through **NEFT/RTGS shall be eligible for participating in the e-Auction process.**

9. The interested bidders have to submit their Bid Document [EMD (not below the Reserve Price) and required Document (mentioned in point No 5)] on/before **23.10.2023** up to 04.00 PM by way of HARD COPY to the Authorized officer. Interested bidder who is not able to submit their Bid Documents by way of HARD COPY to the authorized officer, can submit their Bid Documents through Online Mode (which is open from the date publishing the E Auction Event on the web portal, <https://assets.matexauctions.com> on/before **23.10.2023 up to 4.00 PM (online).**

10. For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in description) of Reserve Price by way of RTGS/NEFT/Fund transferred to the credit of Account 10220100001037 (Bank name The Parwanoo Urban Co-operative Bank Ltd. and station Parwanoo) IFSC Code: YESB0TPCB02 The Beneficiary: Authorised Officer Parwanoo Urban Co-operative Bank or by DD/Pay Order favoring The Parwanoo Urban Co-Operative Bank Ltd. The Bid will be open to them and an opportunity will be given to enhance the bid amount in the multiple of Rs. 10,000/- Inter-se bidding among the qualified bidder shall start from the highest bid quoted by the qualified bidders. During the process of interest bidding, there will be unlimited extension of 10 minutes i.e. the end time of E-auction shall be automatically extended by 10 minutes.

11 (a) No request / complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full shall be forfeited.

11 (b) The highest bidder shall be declared the successful bidder and sale will be confirmed in his favour as per provisions of SARFAESI Act. Highest bid shall be provisionally accepted and on subject to approval basis and the highest bidder shall not have any right /title over the property until the sale is confirmed by the Authorized Officer

12. (a) In case of sole bidder, minimum one increment amount over and above reserve price is required / necessary for declaration of successful bidder

(b) In case of property falling in the state of H P, bidders are advised to refer “Section 118 of the H.P. Tenancy & Land Reforms Act, 1972” BEFORE participating in the bid and ensure that he (they) is /are eligible to purchase the said property in the state of Himachal Pradesh in the light of above mention Act

13 (a) The successful bidder shall have to deposit **25%** of the sale price, adjusting the EMD already paid, **immediately** on the same day or latest by the next working day of the acceptance of bid price and the balance **75% of the sale price on or before 15<sup>th</sup>** day of sale or within such extended period as agreed upon in writing by bidder and Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable to

be forfeited and Property shall be put to re-auction and the defaulting Bidder shall have no claim / right in respect of Assets / Amount.

13 (b) EMD of unsuccessful Bidders shall be returned through RTGS/NEFT on demand.

14 .The purchasers shall bear the applicable stamp duties /additional stamp duty/transfer charges, fee etc. and all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.

15. The unsuccessful bidder will have to make request for EMD refund. The EMD shall not carry any interest

16. The Authorized Officer is not bound to accept the highest offer and Authorised Officer has the absolute right to accept or reject any or all offers(s) or adjourn/postpone /cancel the e-Auction or change in any Term & Conditions of E-Auction without assigning any reason.

17. Sale certificate will be issued by the Authorized officer in favour of successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in the respect of payment of all taxes / charges. The sale certificate shall be issued only in the same manner in which the bid is submitted.

18. E auction is subject to court orders issued by DRT/DRAT/High Court or any other court.

Place: Parwanoo

Date **23.10.2023**

For The Parwanoo Urban Co-Op Bank Ltd.  
Authorized Officer Mobile No, 9805502782

We have carefully gone through the Terms and conditions for e-Auction and conditions mentioned above are accepted.

**Name of Bidder**

**Signature**

**Date**