

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 before the e-Auction Date and time in the portal. The registration, [illegible] transfer of EMD in wallet must be completed well in advance, before auction.

EMD Submission Date & Time	Upto 15/11/2021 upto 4.00 P.M.
Date & Time of e-Auction	16/11/2021 from 11.00 A.M to 05.00 P.M. (with unlimited extension) at the platform of "https:// /www.mstcecommerce.com" (i.e. "https://www.mstcecommerce.com/auctionhome/ibapi/, "platform of Service Provider")

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT Transfer, Net Banking/ UPI (After generation of Challan from https:www.mstcecommerce.com) in bidders Global EMD Wallet. Neft transfer can be done from any Scheduled Commercial Bank, however for Transfer the bidder has to visit Indian Bank Branch. Payment of EMD in 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 earn any interest.
2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, latest by 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, Indian Bank, A/c "Vasai West Branch" Payable at Mumbai OR to be remitted through RTGS/NEFT (IFSC Code IDIB000V512) for credit of Account number 7410668434 of The Authorized Officer, Indian Bank. 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 conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-IA 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.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.
7. The Sale shall be subject to rules/ conditions/ prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (**https:www.mstcecommerce.com**) for e-Auction will be provided by our e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website https:www.mstcecommerce.com. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
   (1) https://www.ibapi.in (2) https: / /www.indianbank.in (3) http://www.mstcecommerce.com/.
10. 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 e-Bkray -IBAPI portal (https://www.ibapi.in).
11. The intending Bidders / Purchasers are requested to register on portal (**https: www.mstcecommerce.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