



**RFP**

**FOR**

**E-AUCTION SALE**

**OF BANK'S OWNED PROPERTIES**

All that land and two storey building,  
a Commercial cum Residential Complex,  
situated on plot Survey CTS No. 1083, 1084, 1085 and 1086A,B,C & D  
at  
Somvar Peth, Bhandari High School Road, Malvan, Taluka & District-Sindhudurg, Maharashtra

**Cost of Tender Document : Rs. 1000/-**

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|   |  |   |   |
|---|--|---|---|
|  | <b>बैंक ऑफ महाराष्ट्र</b><br><b>Bank of Maharashtra</b><br>भारत सरकार का उद्यम<br><b>एक परिवार एक बैंक</b> | <b>गोवा अंचल कार्यालय</b><br><b>एम जी रोड, पणजी-403001</b><br><b>Goa Zonal Office</b><br><b>M. G. Road, Panaji- 403001</b><br>Tel: 0832-2223136<br>E-mail: <a href="mailto:hindi_goa@mahabank.co.in">hindi_goa@mahabank.co.in</a> |  |
| <b>प्रधान कार्यालय:</b> लोकमंगल, 1501, शिवाजीनगर, पुणे- 5                         |  | <b>Head Office:</b> Lokmangal, 1501, Shivajinagar, Pune- 5  |   |

## E-Auction Sale Notice for Bank's owned commercial properties

Notice of sale is hereby given to the PSU/ PSB/ Govt. Institutions/ Private Institutions and the General Public at large that the Bank's property at Malvan (land and building partly occupied by tenants) owned and under physical possession of Bank of Maharashtra will be sold on **"As is where is" basis "Excluding Bank's movable assets like Strong Room Door, Locker, Cash Vault, Ventilator, Cash and bank records etc including tenanted premises"** on **27<sup>th</sup> Oct 2021** through E-Auction.

| Property Add        | Built up area/Carpet area (approx..) | Reserve Price (Rs. In lakh) | EMD (Rs. In lakh) |
|---------------------|--------------------------------------|-----------------------------|-------------------|
| Somvar Peth, Malvan | 808.65 sq.mtr / 703.44 sq.mtr        | 211.00                      | 21.10             |

E-Bid in prescribed format by interested bidders should be filled in & registered on web portal <https://www.bankeauctions.com> of Bank's approved service provider latest by **03.00 P.M. on or before 22.10.2021**. Detailed RFP, reserve price, EMD money and other terms and conditions are available on Bank's website [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) and also on the web portal <https://www.bankeauctions.com> of Bank's approved service provider. Bank reserves the right to reject any or all bid without assigning any reason thereof.

Further communications, corrigendum and amendments if any, will be hosted in Bank's website only.

**Date: 24.09.2021**  
**Place: Panaji, Goa**

**(Zonal Manager)**  
**Goa Zone**

### ई-नीलामी नोटिस

बैंक ऑफ महाराष्ट्र, गोवा अंचल का, अपने स्वामित्व की मालवण स्थित अचल संपत्ति (भू तथा भवन ) "जहां है वहाँ है" के आधार पर ( बैंक के चल संपत्ति यथा स्ट्रॉंग रूम के दरवाजे व रोशनदान जाली, कैश व तिजोरी, लॉकर, बैंक के रेकॉर्ड तथा बैंक के अन्य जरूरी समान को छोड़कर किन्तु अनधिकृत कब्जे के साथ ) ई-नीलामी के द्वारा बिक्री का प्रस्ताव है. एतद्वारा सभी सार्वजनिक/सरकारी/सहकारी/निजी उपक्रमों तथा सर्व-साधारण को सूचना दिया जाता है कि प्रस्तावित ई-नीलामी दिनांक 27 अक्टूबर 2021 को 11:30 बजे प्रारम्भ होगा.

| Property Add        | Built up area/Carpet area (approx..) | Reserve Price (Rs. In lakh) | EMD (Rs. In lakh) |
|---------------------|--------------------------------------|-----------------------------|-------------------|
| Somvar Peth, Malvan | 808.65 sq.mtr / 703.44 sq.mtr        | 211.00                      | 21.10             |

अतः सभी इच्छुक प्रस्तावकों से निर्धारित प्रारूप में बोली के लिए ई-प्रस्ताव आमंत्रित हैं जो कि निर्धारित प्रारूप में <https://www.bankeauctions.com> अंतिम तिथि 22.10.2021 साँय 03:00 बजे तक प्रस्तुत करना है. अन्य विस्तृत नियम व शर्तों के लिए वैबसाइट [www.bankofmaharashtra.in](http://www.bankofmaharashtra.in) तथा <https://www.bankeauctions.com> देखें. बैंक किसी एक या सभी प्रस्तावों को बिना कारण बताए निरस्त करने का अधिकार रखता है.

**स्थान : पणजी**  
**तिथि : 24.09.2021**

**नर्मदा सं सावंत**  
**अंचल प्रबन्धक**

|  |  |   |
|--|--|---|
|  <b>बैंक ऑफ महाराष्ट्र</b><br><b>Bank of Maharashtra</b><br>भारत सरकार का उद्यम<br><b>एक परिवार एक बैंक</b> | <b>गोवा अंचल कार्यालय</b><br><b>एम जी रोड, पणजी-403001</b><br><b>Goa Zonal Office</b><br><b>M. G. Road, Panaji- 403001</b><br><b>Tel: 0832-2223136</b><br>, E-mail: <a href="mailto:hindi_goa@mahabank.co.in">hindi_goa@mahabank.co.in</a> |  <b>भारत की जनगणना</b><br><b>CENSUS OF INDIA</b><br><b>2021</b><br>जनगणना से जन कल्याण |
| <b>प्रधान कार्यालय:</b> लोकमंगल, 1501, शिवाजीनगर, पुणे- 5 <b>Head Office:</b> Lokmangal, 1501, Shivajinagar, Pune- 5   |  |   |

## E-Auction Sale Notice for Bank's owned commercial cum residential properties

Notice of sale is hereby given to the PSU/ PSB/ Govt. Institutions/ Private Institutions and the General Public at large that the Bank's property at Malvan (land and building partly occupied by unauthorized occupants) owned and under physical possession of Bank of Maharashtra will be sold on "As is where is" basis "Excluding Bank's movable assets like Strong Room Door, Locker, Cash Vault, Ventilator, cash and records etc, including tenanted premises" on **27<sup>th</sup> October 2021** through **E-Auction**.

Short description of the immovable property, reserve price, the earnest money deposit and schedule of e-auction are given as under –

| LOT NO. & (Property Code)                 | NAME OF THE PROPERTY  | RESERVE PRICE (Rs. In Lakh) | EMD AMOUNT (Rs. In Lakh) | Date & Time of E-Auction   |
|---|---|-----------------------------|--------------------------|--|
| 1.<br><br>(Property Code: <b>Malvan</b> ) | <p>All that H.No.1837, 1837B, 1837B 4&amp;5, 1837/2** admeasuring 808.65 sq.mtr (approx..) Built up area with Total Carpet Area 703.44 sq.mtr (approx..), being Commercial cum Residential Complex, Malvan under Malvan Gram Panchayat, build on all that part of the property surveyed under Survey CTS No. 1083, 1084, 1085 and 1086A,B,C &amp; D, admeasuring 589.50 sq. mtrs. situated at Somvar Peth, Village-Malvan, Taluka &amp; District – Sindhudurg, Maharashtra state bearing Registered Sale Deed sr. no. 792/1949 dated 09.12.1949 (hereinafter referred to as "Property") and is bounded as follows:</p> <p>On the East : Others Property<br/> On the West : By road.<br/> On the North : Others Property<br/> On the South : Others Property</p> | 211.00                      | 21.10                    | <b>27<sup>th</sup> October 2021</b><br><br><b>From 11:30 a.m. to 12:30 a.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes.</b> |
|   | **1837/2 - with existing tenants in tenanted premises eviction of which solely lies with the bidder without any prejudice to the Bank.  |                             |                          |  |

## Other Terms & Condition:

1. The Auctions will be conducted "On-line" through the Bank's approved service provider M/s. C1 India Pvt. Ltd. at the web portal <https://www.bankeauctions.com> on the date and time above mentioned.
2. The incremental value of the Bid amount during the bid process will be **Rs. 50,000/- (Rupees Fifty thousand only)**.
3. The intending purchasers/bidders please visit <https://bankofmaharashtra.in> or <https://www.bankeauctions.com> for E-Auction Tender Documents containing online E-Auction bid form, Declaration, General Terms and conditions of online auction sale. For details in this regard, kindly contact **Mr. Kaushalendra Kumar, Mob. 9953821324, E-mail: [hindi\\_goa@mahabank.co.in](mailto:hindi_goa@mahabank.co.in)** of Bank of Maharashtra or **Mr. Hareesh Gowda, Mobile No. +91-9594597555, E-mail: [support@bankeauctions.com](mailto:support@bankeauctions.com) or [hareesh.gowda@c1india.com](mailto:hareesh.gowda@c1india.com)** of M/s C1 India Pvt. Ltd. (online service provider).
4. The intending purchasers/bidders are required to get themselves registered on <https://www.bankeauctions.com> for participation in the bid process.
5. The property under Auction can be inspected on **04.10.2021 to 08.10.2021 from 11:00 a.m. till 4:00 p.m** with prior intimation to Branch Manager Mr. Mandar Patil Mob No. 9819845572. To the best of knowledge and information of the Bank, there are no other encumbrances on the said properties except occupation of part property by two tenants eviction of which shall lie solely with the bidder without any prejudice to the Bank. However, the intending bidders **are advised to carry out their own due diligence and** should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims /rights /dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Bank shall not be responsible in any way for any third party claims / rights / dues.
6. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. It is to clarify that the Bank has only one original Title Deed/Registered Sale Deed sr. no. 792/1949 dated 09.12.1949 for properties put for E-Auction. Hence, the Bank shall not be in a position to give previous Chain of Title Deeds to the Successful bidder.
7. The intending purchasers / bidders are required to deposit Cost of tender document and EMD amount either through NEFT / RTGS in the **Account No. 60001816667, Name of the A/c: G/L Administrative, Name of the Beneficiary: Bank of Maharashtra, IFSCCode: MAHB0000084** and details of NEFT/RTGS (UTR No.) to be provided on website while e-filling/registering for bid. The payment details should mention the Lot No. & Property Code under auction.
8. ***Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by E-Auction Vendor, may be conveyed through e-mail ONLY.***
9. The intending bidder along with the E-auction Bid Form shall also submit the evidence for EMD deposit like UTR number along with Request Letter for participation in the E-auction, and self-attested copies of (i) Proof of Identification (KYC) viz. Voter ID Card / Driving License / passport etc. / Current Address – Proof for communication, (iii) PAN Card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder etc. to the address "Bank of Maharashtra, Goa Zonal Office, Dattaprasad Building, 1<sup>st</sup> Floor, M. G. Road, Panaji, Goa- 403 001 by **22.10.2021 upto 3.00 p.m**. Scanned copies of the original of these documents shall mandatorily be uploaded/submitted to <https://www.bankeauctions.com> while doing registration for e-bid.

10. Names of the Eligible Bidders, will be identified by Bank of Maharashtra, Goa Zonal Office, M. G. Road, Panaji, Goa to participate in online E-Auction on the portal <https://www.bankeauctions.com>.
11. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder, **on acceptance of bid price by the Bank, shall have to deposit 25% of the sale price inclusive of Earnest Money Deposit (EMD), immediately i.e. on the same day or not later than next working day, as the case may be, and the balance of the sale price on or before 45<sup>th</sup> day of sale.** Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.
12. It shall be the responsibility of the Successful Bidder to remit the TDS @ 1% as applicable u/s 194 1-A in cases where the aggregate of the sums credited or paid for such consideration is Rs. 50.00 lacs or more. TDS should be filed online by filling Form 26QB & TDS Certificate to be issued in Form 16B. The Successful Bidder has to produce the proof of having deposited the Income Tax into the Government Account.
13. The prospective qualified bidders may avail **online training on E-Auction on 26.10.2021** prior to the date of e-Auction. Neither Bank of Maharashtra nor E-Auction Vendor will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interest bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
14. The successful bidder/ purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fee etc. and also all the statutory / non-statutory dues, taxes rates assessment charges, fees etc. owing to anybody.
15. The Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the E-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason therefor.
16. The Sale Deed will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
17. The Physical possession of the property shall be handed over to the Successful bidder only after execution of Sale Deed. The Bank shall neither be responsible for any delay in this regard nor liable for payment of any interest on the deposited amount.
18. The Bank shall not be responsible for payment of any interest on deposited amount or any Stay or Cancellation or Modification due to any Court Order.
19. This Notice is also being issued in Vernacular language. In case of any question pertaining to interpretation, the English version shall be final.

Date: 21.09.2021  
Place: Panaji, Goa

(Zonal Manager)  
Bank of Maharashtra  
Goa Zone

# **APPLICATION FORM**

## **BID OFFER FOR PURCHASE OF COMMERCIAL PROPERTIES**

**To,  
The Zonal Manager,  
Bank of Maharashtra,  
Goa Zonal Office,  
1<sup>st</sup> Floor, Datta Prasad Building,  
M. G. Road, Panaji, Goa- 403001**

Dear Sir,

With reference to your E-Auction Sale Notice **dated** ....., we hereby apply for the same as per details given below:-

|     |  |  |
|-----|--|--|
| 1.  | Name of the bidding<br>PSU/ PSB/ Govt. Institutions/ Private<br>Institutions / Individual  |  |
| 2.  | Regd. Office / Permanent Address   |  |
| 3.  | Corporate Office / Present Address<br><br>(for any communication)  |  |
| 4.  | Present nature of business   |  |
| 5.  | Whether Business is a Central<br>Government Ministries / Depts. /<br>Autonomous Bodies under Central<br>Government / CPSEs / PSBs etc.                             |  |
| 6.  | Name of the Authorised Representative<br>(In case of PSU/ PSB/ Govt. Institutions/<br>Private Institutions) or Power of Attorney<br>holder (in case of individual) |  |
| 6.1 | Designation of Authorised<br>Representative (In case of PSU/ PSB/<br>Govt. Institutions/ Private Institutions)   |  |

|     |  |  |  |
|-----|--|--|--|
| 6.2 | Address  |  |  |
| 6.3 | Telephone/ Fax<br><br>Mobile   |  |  |
| 6.4 | E-mail address:  |  |  |
| 6.5 | Details of the authority vested with the applicant for making the offer  |  |  |
| 7.  | Whether the Bidding PSU/ PSB/ Govt. Institutions/ Private Institutions / Individual is Income Tax Assessee, if so give PAN No. details                 |  |  |
| 8.  | Do you have any transaction/ Liabilities / dealings with Bank of Maharashtra, its Offices or Units or Subsidiary Companies and if so, details thereof. |  |  |
| 9.1 | Property for which Bid is submitted  | Write "Q" against the property against which Bid is submitted. | Bid Amount quoted (Both in figure & words) |
|     | Lot No. & Property Code  | (Write "NQ" against the Property not Bidden)*                  |  |
|     | Lot No. 1<br>(Property Code: Malvan)   |  |  |
|     |  |  |  |
| 9.2 | Date of submission of bid  |  |  |
| 9.3 | Whether EMD remitted (Yes / No)  |  |  |



|     |                         |  |
|-----|-------------------------|--|
| 9.4 | EMD remittance details  |  |
|     | a. Date of remittance   |  |
|     | b. Name of Bank         |  |
|     | c. Branch               |  |
|     | d. Account No.          |  |
|     | e. IFSC Code No.        |  |
|     | f. UTR No / Journal No. |  |
|     | g. Amount               |  |

\* “Q”- QUOTED; “NQ”- NOT QUOTED.

I/We (Name, designation & address).....

.....

..... have gone through the terms & conditions for sale of property and quote our acceptable amount towards total sale consideration and abide by the terms and conditions of sale specified by Bank of Maharashtra.

**Date:**  
**Place:**

**Signature of the Applicant / Bidder  
with Seal**

## **General Terms and Conditions of Online Auction Sale**

### **1. Nature and Object of Online Sale:**

- a. The online e-auction sale is with the object of Free and Fair Sale, Transparency and for achieving best-possible recovery of public money.

### **2. Cautions to bidders:**

- a. Property is sold on "As is where is" basis "Excluding Bank's movable assets like Strong Room Door, Locker, Cash Vault, Ventilator, cash and records etc but including [tenanted premises](#)".
- b. Bidders are advised / cautioned to verify the concerned SRO as well as the Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids.
- c. Bidders are advised to go through all the terms and conditions of sale given in the tender document and also in the corresponding public sale notice in the dailies before submitting the bid and participating in the online bidding/auction.
- d. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).

### **3. Inspection of Property/Immovable Assets:**

- a. Property/Assets can be inspected on the date(s) given in the public sale notice / tender document.
- b. Bidders shall inspect the property/Assets and satisfy themselves regarding the physical nature, condition, extent, etc of the property/Assets.
- c. Bidders are bound by the principle of caveat emptor (Buyer Beware).
- d. Complaints, if any, in the matter of inspection shall immediately be brought to the notice of the Bank.

### **4. Inspection of Title Deeds:**

- a. Bidders may inspect and verify the title deeds and other documents relating to the property available with the Bank.

### **5. Submission of bid forms:**

- a. Bids in the prescribed format given in the tender document shall be submitted "online" in the proforma provided in portal <https://bankeauctions.com>. Bids submitted otherwise shall not be eligible for consideration and rejected.
- b. Bids shall be submitted online before the last date and time given in the sale notice/tender document.
- c. Bids form shall be duly filled in with all the relevant details.
- d. Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- e. Incomplete/unsigned bids without EMD remittance details will be summarily rejected. NRI Bidders must necessarily enclose a copy of Photo page of his/her Passport and route their bid duly endorsed by Indian Mission.
- f. [Self-attested](#) copy of PAN Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card issued by Govt. and PSU will be accepted as the identity document and should be submitted along with the bid form.
- g. Original Identity Document copy of which is submitted along with the bid form must be produced on demand.

### **6. Earnest Money Deposit (EMD):**

- a. The bid shall be accompanied by the EMD as specified in the public sale notice/tender document.
- b. EMD and other deposits shall be remitted through NEFT/RTGS Transfer to the bank account as specified in the sale notice/Tender document.
- c. Bidders not to disclose remittance details of EMD, UTR Code, etc. to any one and to safeguard its secrecy.

- d. Bidders shall preserve the remittance challan and shall produce the same as and when demanded.
- e. Bid form without EMD shall be summarily rejected.
- f. All details regarding remittance of EMD shall be entered in the bid form.
- g. EMD, either in part or in full, is liable for forfeiture in case of default.

**7. Bid Multiplier:**

- a. The bidders shall increase their bids in multiplies of the amount specified in the sale notice.

**8. Duration of Auction sale:**

- a. Online auction sale will start automatically on and at the time given in the public sale notice/Tender Document.
- b. Auction/Bidding time will initially be for a period of one hour and if bidding continues, the bidding process will get automatically extended five minutes duration of each and kept open till the auction-sale concludes.
- c. If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by five minutes and if no bid higher than last quoted highest bid is received within the said extended five minutes, the auction sale will automatically get closed at the expiry of the extended five minute. There will thus be an extension of bidding-time, each of five minutes duration, till auction is concluded.
- d. Bidders are advised to enter their bid accordingly keeping in mind the five minutes duration.
- e. No complaint on time-factor or paucity of time for bidding will be entertained.

**9. Online Bidding:**

- a. Auction/ bidding will be only online bidding through the portal provided by the service provider.
- b. In case of sole bidder, the sale may be accepted or deferred and property be brought for resale or otherwise sale will be deferred or cancelled.
- c. Bidders are cautioned to be careful while entering their bid amount and to check for alteration, if any, before confirming the same.
- d. No request/complaint of wrong bidding will be entertained for canceling the sale and in such case, the EMD in full will be forfeited.
- e. Bidders may, subject to conditions of online service provider, may avail pre-auction training and/or for demo/mock auction-sale.

**10. Declaration of successful bidder:**

- a. Highest bidder will be declared the successful bidder and sale will be confirmed in his favour. Intimation to this effect will be given through e-mail by the Bank.
- b. All intimations to bidders/auction purchaser will be primarily through e-mail by the service provider/Bank. Date of sending e-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the Bank. Non-receipt of intimation should not be an excuse for default/non-payment.

**11. Deposit of purchase price:**

- a. The bidder declared successful, shall pay, immediately on the same day or next following working day, after such declaration, a deposit of 25% (less EMD already paid) on the amount of his purchase money.
- b. The balance amount of purchase money shall be paid on or before the forty-fifth day from the date of the sale.

**12. Default of Payment:**

- a. Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated in para 11 above and 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice.
- b. The EMD and any other monies paid by the successful bidder shall be forfeited by the Bank.

**13. Remittance of TDS in applicable cases:**

- a. It shall be the responsibility of the Successful Bidder to remit the TDS @ 1% as applicable u/s 194 1-A in cases where the aggregate of the sums credited or paid for such consideration is Rs. 50.00 lacs or more. TDS should be filed online by filling Form 26QB & TDS Certificate to be issued in Form 16B. The Successful Bidder has to produce the proof of having deposited the Income Tax into the Government Account.

**14. Sale Deed / Payment of Stamp Duty:**

- a. On payment of the entire purchase price / bid amount, Sale Deed will be executed by the Authorised Officer of the Bank with the bidders whose name/names are mentioned in the bid form.
- b. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale Deed will be entertained.
- c. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale Deed shall be borne by the successful bidder.
- d. The Sale Deed will not be executed pending operation of any stay/ injunction/ restraint order passed by any Court/ Tribunal/ Forum against the Auction process or otherwise.
- e. The deposit made by the successful-bidder, pending execution of Sale Deed, will be kept in non-interest bearing deposit account.
- f. No request for return of deposit either in part or full/cancellation of sale will be entertained.

**15. Return of EMD:**

- a. **EMD of unsuccessful bidders will be returned within 30 days through NEFT/RTGS** transfer to the bank account details provided by them in the bid form. The EMD shall not be returned to any other account.
- b. Unsuccessful bidders shall ensure return of their EMD and if not, immediately to contact the Bank.
- c. No interest will be paid to the unsuccessful bidders on the amount deposited with the Bank while participating in the Bid process.

**16. Stay/Cancellation of Sale:**

In case of stay of further proceedings by any Court / Tribunal / Forum, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

**17. Delivery of Title Deeds:**

It is to clarify that the Bank has only one original Title Deed/Registered Sale Deed sr. no. 792/1949 dt 09.12.1949 for whole properties put for E-Auction. Hence, the Bank shall not be in a position to give previous Chain of Title Deed to the Successful bidder.

**18. Delivery of possession:**

- a. The property under physical possession of the Bank shall be handed over to the successful bidder within reasonable time period but only after receipt of full amount and completing all the legal formalities. The reasonable time to shift vacate the premises may be 4-6 month as the Bank is running in same premises in public service.
- b. **The tenancy of the two existing tenants shall be ascertained in favour of the auction purchaser.**
- c. All expenses and incidental charges thereto **in respect of the tenanted premises or otherwise** shall be borne by the auction purchaser.

**19. Other Conditions:**

- a. The Bank will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case.
- b. The Bank reserves the right to accept or reject all or any bid or bids without assigning any reason and to postpone or cancel the sale without assigning any reason.

- c. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same.
- d. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.

### **Technical Terms and Conditions of Online Auction Sale**

1. Prospective bidder has to register with the “online” service provider at web portal <https://www.bankeauctions.com>
2. Only upon verification of the bid form and confirmation of remittance of EMD, the User ID issued by the online service provider will be activated permitting the bidder to enter into the website of the service provider for bidding.
3. Bidders **should not disclose their User ID as well as password** and other material information relating to the bidding to any one and to safeguard its secrecy.
4. Bidders are **advised to change the password immediately on receipt from the service provider.**
5. **Time Extension:** If any market leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the time of auction sale will get automatically extended by another five minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended five minutes, the auction sale will be automatically closed at the expiry of the extended five minutes.
6. **Training:** The online service provider will provide training “online” on **26.10.2021** if required by the bidders at a mutually convenient date and time before the auction.
7. **Bids:** All bids placed are legally valid bids and are to be considered as bids from the bidder himself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
8. The highest and the latest bid on the auction shall supersede all the previous bids of the respective bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any **court** stay order is received by the Bank.
9. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Bank. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
10. The intimation to the bidder/ bidders concerned of having declared successful in the auction sale will primarily be sent to them through e-mail. The date of sending the email will be considered as date of intimation.
11. If no intimation reaches for reasons beyond the control of the Bank, the bidders are required to take efforts to ascertain the status. Non receipt of intimation shall not be a ground for non-payment or delayed payment. Bidders must therefore keep a watch on their incoming e-mail or can contact the Bank/ Authorised Officer. The Bank will not be liable for wrong e-mail id registered by the bidder or for return of the mail for mailbox being full.
12. **Note of caution for the Bidders:**  
Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, system/ power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment for submitting their bids.

# DECLARATION

Date:

To,  
The Zonal Manager,  
Bank of Maharashtra,  
Goa Zonal Office,  
1<sup>st</sup> Floor, Datta Prasad Building,  
M. G. Road, Panaji, Goa- 403001

1. I/We, the Bidder/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the sale and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We, the Bidder/s aforesaid do hereby state that, I/We **have carried out due diligence** and inspected the property and duly verified the encumbrances, title of property put on auction and claims /rights /dues/ affecting the property, prior to submitting the bid.
3. I/We the Bidder/s aforesaid do hereby state that I/We shall not hold the Bank responsible in any way for any such claims / rights / dues etc.
4. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our bid and that the particulars remittance given by me/us in the bid form is true and correct.
5. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/ information revealed by me/us is found to be incorrect and/or untrue, the bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Bank and the Bank will be at liberty to annul the offer made to me/us at any point of time.
6. I/We also agree that after my/our offer given in my/our bid for purchase of the assets is accepted by the Bank and I/We fail to accept or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the bid and offer letter, the EMD and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited.
7. The decision taken by the Bank in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of terms being offered for sale.

Signature: .....

Name:

.....

Address:

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E-Mail id.....

Mobile.....