

Auction Details					
<b>Auction No</b>	MSTC/WRO/BANK OF INDIA HEAD OFFICE/5/BKC MUMBAI/22-23/ ---- Type : P				
<b>Opening Date &amp; Time[View Date]</b>	11-07-2022:12:00:00[18-06-2022]				
<b>Closing Date &amp; Time</b>	<b>Scheduled Time</b> 11-07-2022::16:00:00		<b>Closed At</b> 11-07-2022::16:00:00		
<b>Inspection From Date</b>	01-07-2022				
<b>Inspection Closing Date</b>	02-07-2022				
<b>EMD Type</b>	<b>Item Wise EMD</b>				
Seller Details					
<b>Seller /Company Name</b>	BANK OF INDIA HEAD OFFICE				
<b>Location</b>	BKC MUMBAI				
<b>Street</b>	STAR HOUSE-II, PREMISES DEPT, 3RD FLOOR,C-4, G BLOCK, BKC				
<b>City</b>	MUMBAI-400051				
<b>Country</b>	INDIA				
<b>Telephone</b>	Landline: 022-61317525-30; Mobile:9869058537				
<b>Email</b>	Headoffice.Premises@bankofindia.co.in				
<b>Contact Person</b>	SAMIR KUMAR PAL				
LOT NO[PCB GRP]/LOT NAME	LOT DESC	QUANTITY	GST	LOCATION	EMD Amount
<b>LOT No. :01</b>	<p>Sale of immovable property being flat No. F-1 on the ground floor of Block F admeasuring 80 sq.mtr, being part &amp; parcel of property known as ARADICHEM BHAT admeasuring about 3757.50 sq.mtr bearing Chalta No.46 of P.T. sheet No. 133 in the registers of the new survey maintained under new city survey situated at Mapusa, Gaunsavado, Ward No. 6, Taluka Bardez, Dist.of Goa</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BOI Mr. Aman Garg Mob : 9922539518 available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably 1 day prior to the auction</b></p>	1.0 LOT	As Applicable	Mapusa State :Goa	<b>300000.00</b>
<b>LOT Name :Flat at Mapusa Goa</b>					

	<p><b>Start Price/Reserve Price – 29.25 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 25000/-</b></p>				
<p><b>LOT No. :02</b></p> <hr/> <p><b>LOT Name :</b>Plot of land at Vejalpur</p>	<p>Sale of immovable residential property at Vejalpur Ahmedabad Piece of land bearing S.No. 559/1, 560, 561 admeasuring about 0 Acre 39 Guntha, 1 Acre 8 Guntha and 0 Acre 28 Guntha respectively .</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Shri Jignesh Makwana, Mobile No : 9998056467 available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price-4214.98 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 100000/-</b></p>	1.0 LOT	As Applicable	Vejalpur, Ahmedabad State :Gujarat	<b>300000.00</b>
<p><b>LOT No. :03</b></p> <hr/> <p><b>LOT Name :</b>Premises at Mangalmay Complex</p>	<p><b>Sale of immovable property admeasuring 245.4859 sq.mtr. Built up area located at 2nd Floor of Mangalmay Complex bearing sub plot No. 23 of final plots No. 129,132,133 and 136- part of Town Planning scheme No. 4 of Maninagar Ahmedabad</b></p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Shri Jignesh Makwana, Mobile No : 9998056467 available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in</b></p>	1.0 LOT	As Applicable	Mangalmay Complex, Maninagar, Ahmedabad State :Gujarat	<b>300000.00</b>



	<p><b>BANK of INDIA Ashpreet Singh (M-9988823882) available at the site to facilitate the inspection</b></p> <p><b>Pre bid EMD- 3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- 876.92 Lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 10000/-</b></p>				
<p><b>LOT No. :06</b></p> <hr/> <p><b>LOT Name</b> :COMMERCIAL PROPERTY AT MUMBAI</p>	<p>COMMERCIAL PROPERTY AT REGENT CHAMBER, NARIMAN POINT, MUMBAI Offices Nos. 5,6,7 &amp; 8 on the 9th floor admeasuring about 4000 square feet in compound of building known as Regent Chamber on Plot No. 208 in Block III of the Backbay Reclamation situated at Nariman Point, within the city and registration sub-district of Bombay containing by admeasuring 2880 square meters with car parking.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p><b>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Mr. Jethanandani ( Mobile No. 9975088178) available at the site to facilitate the inspection</b></p> <p><b>Pre bid EMD- 3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- 1727.68 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 10000/-</b></p>	1.0 LOT	As Applicable	AT REGENT CHAMBER, NARIMAN POINT, MUMBAI State :Maharashtra	300000.00
<p><b>LOT No. :07</b></p> <hr/> <p><b>LOT Name</b> :COMMERCIAL PROPERTY AT MUMBAI</p>	<p>COMMERCIAL PROPERTY AT REGENT CHAMBER, NARIMAN POINT, MUMBAI Offices Nos. 1,2,3 &amp; 4 on the 11th floor admeasuring about 4000 square feet in compound of building known as Regent Chamber on Plot No. 208 in Block III of the Backbay Reclamation situated at Nariman</p>	1.0 LOT	As Applicable	AT REGENT CHAMBER, NARIMAN POINT, MUMBAI State :Maharashtra	300000.00

	<p>Point, within the city and registration sub-district of Bombay containing by admeasuring 2880 square meters with car parking.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p><b>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Mr. Jethanandani ( Mobile No. 9975088178) available at the site to facilitate the inspection</b></p> <p><b>Pre bid EMD- 3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- 1780.00 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 100000/-</b></p>				
<p><b>LOT No. :08</b></p> <p><b>LOT Name</b> :COMMERCIAL PLOT OF LAND WITH BUILDING GODOWN AT TIRUPUR, COIMBATORE</p>	<p>COMMERCIAL PLOT OF LAND WITH BUILDING (GODOWN) AT TIRUPUR, COIMBATORE: All that piece and parcel of land measuring an extent of 32.98 cents i.e. 14366 Sq.Ft.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Mr. Jai Krishna, M:8985249351 available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- 682.50 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 100000/-</b></p>	<p>1.0 LOT</p>	<p>As Applicable</p>	<p>TIRUPUR, COIMBATORE State :Tamil Nadu</p>	<p><b>300000.00</b></p>

<p><b>LOT No. :09</b></p>	<p>RESIDENTIAL PROPERTY AT GOVIND APARTMENT ERNAKULAM, KERALA: Flat No. 501 on 5th floor in the building, namely GOVIND APARTMENT) admeasuring 1342 Sq. Ft. built area and Car parking bay No. 501., situated at Ernakulam, Kerala.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p>				
<p><b>LOT Name</b> :RESIDENTIAL PROPERTY AT GOVIND APARTMENT ERNAKULAM, KERALA</p>	<p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Mr. Anirudh A. M-8281714334 available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price-46.17 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 50000/-</b></p>	<p>1.0 LOT</p>	<p>As Applicable</p>	<p>GOVIND APARTMENT ERNAKULAM, KERALA State :Kerala</p>	<p><b>300000.00</b></p>
<p><b>LOT No. :10</b></p> <p><b>LOT Name</b> :I- Flat No. III-F/68, admeasuring 99.04 Sq. mt. Covered area and 89.28 Sq. mt.</p>	<p>(I)- Flat No. III-F/68, admeasuring 99.04 Sq. mt. Covered area and 89.28 Sq. mt. Open&amp;Common area on Ground Floor , situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price-Rs.56.17 lakh</b></p>	<p>1.0 LOT</p>	<p>As Applicable</p>	<p>situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh</p>	<p><b>300000.00</b></p>

	<b>Bid increment for subsequent bid Rs. 100000/-</b>				
<b>LOT No. :11</b>	(II)-Flat No. III-F/71, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.  Payment terms: EMD/SD payment within 7 Days from the date of approval of lot  The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection  <b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b>  <b>Start Price/Reserve Price- Rs. 56.17 lakh</b>  <b>Bid increment for subsequent bid Rs. 100000/-</b>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :II-Flat No. III-F/71, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt.</b>					
<b>LOT No. :12</b>	(III)- Flat No. III-F-71/1, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.  Payment terms: EMD/SD payment within 7 Days from the date of approval of lot  The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection  <b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b>  <b>Start Price/Reserve Price- Rs. 56.17 lakh</b>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :III- Flat No. III-F-71/1, admeasuring 99.04 Sq. mt.</b>					

	<b>Bid increment for subsequent bid Rs. 100000/-</b>				
<b>LOT No. :13</b>	<p>(IV)- Flat No. III-F-71/3, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&amp;Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- Rs. 56.17 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 100000/-</b></p>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :IV- Flat No. III-F-71/3, admeasuring 99.04 Sq. mt.</b>					
<b>LOT No. :14</b>	<p>(V)- Flat No. III-F-71/5, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&amp;Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- Rs. 56.17 lakh</b></p>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :V - Flat No. III-F-71/5, admeasuring 99.04 Sq. mt.</b>					



	<b>Bid increment for subsequent bid Rs. 100000/-</b>				
<p><b>LOT No. :15</b></p> <p><b>LOT Name :VI - Flat No. III-F-71/6, admeasuring 99.04 Sq. mt.</b></p>	<p>(VI)- Flat No. III-F-71/6, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&amp;Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- Rs. 56.17 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 100000/-</b></p>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<p><b>LOT No. :16</b></p> <p><b>LOT Name :VII- Flat No. III-F-71/7, admeasuring 99.04 Sq. mt.</b></p>	<p>(VII)- Flat No. III-F-71/7, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&amp;Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- Rs. 56.17 lakh</b></p>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>

	<b>Bid increment for subsequent bid Rs. 100000/-</b>				
<b>LOT No. :17</b>	<p>(VIII)- Flat No. III-F-71/9, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&amp;Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- Rs. 56.17 lakh</b></p> <p><b>Bid increment for subsequent bid Rs. 100000/-</b></p>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :VIII - Flat No. III-F-71/9, admeasuring 99.04 Sq. mt.</b>					
<b>LOT No. :18</b>	<p>(IX)- Flat No. III-F-71/10, admeasuring 99.04 Sq. mt. Covered area and 63.83 Sq. mt. Open&amp;Common area on Ground Floor, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.</p> <p>Payment terms: EMD/SD payment within 7 Days from the date of approval of lot</p> <p>The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection</p> <p><b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b></p> <p><b>Start Price/Reserve Price- Rs.56.17 lakh</b></p>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :IX - Flat No. III-F-71/10, admeasuring 99.04 Sq. mt.</b>					

	<b>Bid increment for subsequent bid Rs. 100000/-</b>				
<b>LOT No. :19</b>	(X)- Flat No. III-F-83/4 admeasuring 99.04 Sq.m. Covered area and 63.83 Sq. mt. Open&Common area, situated at Nehru Nagar, Rakesh Marg, Ghaziabad.  Payment terms: EMD/SD payment within 7 Days from the date of approval of lot  The interested parties may inspect the assets at their own cost between 11 am to 4 pm on the dates mentioned in the Auction Details above in the presence of representative of BANK of INDIA Vineeth T./ 8848275961, available at the site to facilitate the inspection  <b>Pre bid EMD-3 lacs using link Pay pre bid EMD available in your login preferably one day prior to the auction</b>  <b>Start Price/Reserve Price- Rs.56.17 lakh</b>  <b>Bid increment for subsequent bid Rs. 100000/-</b>	1.0 LOT	As Applicable	situated at Nehru Nagar, Rakesh Marg, Ghaziabad. State :Uttar Pradesh	<b>300000.00</b>
<b>LOT Name :X- Flat No. III-F-83/4 admeasuring 99.04 Sq.m.</b>					

Total No of Lots = 19

## SPECIAL TERMS & CONDITION

ALL CONTRACTS/TRANSACTIONS ENTERED INTO BY THE BUYER/BIDDER ARISING OUT OF THIS E-AUCTION SHALL BE GOVERNED BY THE INTEGRITY PACT AVAILABLE ON MSTC WEBSITE, [www.mstcindia.co.in](http://www.mstcindia.co.in)

For auction details, please contact-Mr. Tanmoy Sarkar (022-22872011/8349894664, e-mail [id-tsarkar@mstcindia.co.in](mailto:idsarkar@mstcindia.co.in)) and for registration process, Please contact Ms. Rupali Pandey(022-22886268/9458704037,email [id-rpandey@mstcindia.co.in](mailto:id-rpandey@mstcindia.co.in))between 10.30 am and 5.30 pm on any working days or may visit MSTC website [www.mstcindia.co.in/www.mstcecommerce.com](http://www.mstcindia.co.in/www.mstcecommerce.com) for further information.

Steps for making pre bid EMD amount:

1. Login at <http://www.mstcecommerce.com> with your user id and password
2. Click on the link "Pay pre bid EMD". Enter the amount as required and click on the link "NEFT/RTGS" and "proceed to payment".
3. You will be required to enter your account details and generate a copy of challan. Please note that this challan will be valid for 3 days only. If you fail to make payment within 3 days from the date of challan then generate a fresh copy of challan and make payment.
3. On successful receipt of payment, your EMD ledger will be filled up with the same. This EMD can be

used in any of the lots of any auction. Once it is used in any lot, it gets frozen there and the same EMD can't be used anywhere or for other lot. This can be checked under the field "Balance EMD" available on the live floor.

4. Upon closure of auction, if you are unsuccessful and wish to get refund of EMD, you have to give a refund request from the link "EMD refund request". Within 2 working days, your payment will be refunded. Pre bid of the successful bidder shall be retained with MSTC

*Please note that pre bid EMD shall be forfeited in the event of non-receipt of EMD (25 % amount after successful sale) within stipulated period. **Further in the event of forfeiture of Pre-bid EMD, login of the bidder shall remain deactivated for a minimum period of six (6) months. Status of the Auction Shall be kept under STA ( Subject to approval) until final confirmation from Bank of India***

**1) For participation in this e-auction, interested Bidders will have to submit Pre-bid EMD of Rs. 3.0 Lac /-(Rs. Three Lac only) one day prior to auction in your wallet using link Pay pre bid EMD and the same should reflect in EMD Ledger available in your login. THOSE PARTIES WHO DEPOSIT PRE-BID EMD will be able to participate in the auction. This Pre-Bid EMD of Rs. 3.0 Lac /- (Rs. Three Lac only) of successful bidder will be retained by MSTC as non-interest bearing Security Deposit and shall be adjusted with EMD/SD payment. Unsuccessful parties may initiate the request for the refund from the link EMD refund request. ANY OTHER STATUTORY CHARGES WILL HAVE TO BE PAID EXTRA BY THE BUYER ON AND ABOVE THE BID AMOUNT.**

**ANY OTHER STATUTORY CHARGES WILL HAVE TO BE PAID EXTRA BY THE BUYER ON AND ABOVE THE BID AMOUNT**

**NOTE: Pre Bid through DDs/PO shall not be accepted and returned without any action being taken on them.**

2) Before commencement of this e-auction, bidders may go through the GENERAL TERMS & CONDITIONS (GTC), BUYER SPECIFIC TERMS & CONDITIONS (BSTC) AND THE SPECIAL TERMS & CONDITIONS (STC). In case bidders submit the bid in live e-auction, it is presumed that the bidders have accepted all the terms and conditions governing the e-auction for sale of the Property. (AS SOON AS A BIDDER SUBMITS PRE-BID FOR THIS E-AUCTION, IT WILL BE PRESUMED THAT THE BIDDER HAS ACCEPTED ALL THE TERMS AND CONDITIONS OF THIS E-AUCTION)

**3) The bidder/buyer must clearly understand that MSTC/BOI do not guarantee the correctness or accuracy of any description printed, read out or verbally declared. The bidder/buyer must satisfy himself on all aspects pertaining to the property prior to bidding in e-auction and he will not have any recourse after the submission of the bid on BOI/MSTC for any deficiency in the documents or title of the property. No complaint, whatsoever, in this regard would be entertained after the submission. The interested bidders may carry out their own due diligence in respect of the Property. The Bidder who submits the bid shall be deemed to have full knowledge of the condition of the Property the bidder is interested in, relevant documents, information, etc. whether he actually inspects or visits the property and verifies regarding it or not. Bidders shall be deemed to have inspected and verified the Property to their entire satisfaction and for the purpose, bidders may, in their own interest and at their own cost, verify the area of the Property and any other relevant information before submitting the Bids. It shall be presumed that the Bidder has satisfied himself/herself about the title documents pertaining to the Property, names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttals of the Property and that the Bidders concurs or otherwise admits the identity of the Property to be purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the Property and their condition.**

**4) ELIGIBILITY FOR REGISTRATION WITH MSTC AND PARTICIPATION**

- i. Only Individuals / Institutions / Societies / Companies/Govt. Companies/PSUs/Ministries/Embassies who are legally competent to enter into contract are eligible.
- ii. Registration as buyer may be in sole or joint names. All correspondence by Bank of India shall be made

in the name of the first person only.  
iii. In the category of Institution / Society / Company, documentary proof including latest Annual Report / Memorandum and Articles of Association shall accompany during the registration.

5) Payments of Sale Consideration are to be made through RTGS/NEFT as per instructions issued at the time of issue of Acceptance letter. In any case, cheques from any bank and cheques and Bank Drafts issued by Cooperative Banks will not be accepted by MSTC for any payment.

6) E-auction bids are invited for sale of immovable properties on "As Is Where Is" and "No Complaint basis" only. It would be deemed that by submitting the Bid the bidder has made a complete and careful examination of the Property and has satisfied himself / herself /itself of all the relevant and material information in relation to the Property.

7) This E-Auction sale is governed by the GENERAL TERMS & CONDITIONS (GTC) , BUYER SPECIFIC TERMS & CONDITIONS (BSTC) AND THE SPECIAL TERMS & CONDITIONS (STC) accepted by you at the time of buyer registration at <http://www.mstcecommerce.com> In case of any conflict or difference among any provisions of GTC, BSTC & STC, the provisions of STC will supersede GTC & BSTC provisions in the particular e-auction.

8) The Special Terms & Conditions appearing on the day of e-auction under VIEW LIVE E-AUCTION are final and binding and which may be downloaded.

9) The Bidders who are participating in the e-auction shall submit their bids with a minimum incremental of Rs. 1 lac over and above the last bid.

10) E-Auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-auction catalogue may be treated as (IST) Indian Standard Time only. The rates are to be quoted in Indian Rupees only.

11) The Bidders who are interested to purchase above property(ies) through e-auction should get themselves registered with MSTC as bidder for e-auctions and submit the required Pre-bid EMD and the same shall reflect in MSTC Account one atleast one day before the commencement of the e-auction.

12) The word BOI wherever it appears shall mean Bank of India, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its Head Office at Star House, Plot No. C-5, G Block, Bandra Kurla Complex, Mumbai-400051

13) The word MSTC wherever it appears shall mean MSTC LIMITED, SELLING AGENT OF BOI.

14) The Word BIDDER wherever it appears shall mean Individuals/ Institutions /Societies / Companies which is interested in participating and purchasing the property put up for sale in this e-auction.

15) The Word successful bidder wherever it appears shall mean Individuals / Institutions / Societies / Companies / firms, whose rate has been H-1 (Highest) in this e-auction.

16) THE DETAILS OF PROPERTY AND STC DISPLAYED UNDER VIEW FORTHCOMING AUCTIONS ON MSTC'S E-AUCTION WEBSITE ARE TENTATIVE AND SUBJECT TO CHANGE AT THE SOLE DISCRETION OF BANK OF INDIA BEFORE THE START OF E-AUCTION. BIDDERS SHOULD, THEREFORE, DOWNLOAD THE DETAILS OF PROPERTY AND STC DISPLAYED ONLY UNDER

**17)** Bank of India /MSTC shall have the right to issue addendum to the GTC or BSTC or STC prior to commencement of e-auction to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original STC.

**18) INSPECTION OF PROPERTY/ E-AUCTION DATE:** The property may be inspected during office hours (between 11.00 A.M to 4.0 P.M) in the presence of Bank of India Officials. For inspection of property, the name of contact official with their contact details are as mentioned in the lot description. The e-auction commencement date/ closing date are also as mentioned above. The bidder has to satisfy himself about property in every aspect. The Principle of ~CAVEAT EMPTOR~ (LET THE BUYER BE AWARE) will apply.

**19) E-AUCTION RESULT/STATUS :** It must be personally seen by the Bidders online through the link Auction Status immediately after closing of e-Auction which will be displayed up to 7 (Seven) calendar days from the date of Closing of e-Auction (excluding the date of closing of e-Auction).

**20) The pre-bid EMD of the successful bidder will be retained by MSTC as Security Deposit and will be forwarded to Bank of India . No interest whatsoever will be paid on the same**

**21) The Highest (H-1) bid received in the e-auction will be under subject to approval by BOI and it will not be binding on the BOI to sell the Property to the H-1 bidder. The right of acceptance & rejection of the H-1 bid lie entirely with the BOI, and only after approval of H-1 bid by BOI, communication of which will be given by BOI to MSTC, an Acceptance Letter will be issued to the successful bidder by MSTC.**

**22) Payment terms:** If BOI approves the H-1 offer, a Sale intimation letter /Acceptance Letter will be issued by MSTC. The successful bidder shall be required to deposit 25% of bid/sale value after adjusting pre-bid EMD within seven days from the date of Acceptance of offer using e-payment link available in your login. Once the payment is successful, please send the details of the payment to [tsarkar@mstcindia.co.in](mailto:tsarkar@mstcindia.co.in). Failure to deposit 25% of Bid/Sale value, as specified herein in this clause, shall lead to forfeiture of Security Deposit without further reference to the bidder/buyer. Balance 75% of Bid/Sale value, shall have to be deposited by the buyer within 30 days from the date of issuance of Sale Intimation Letter/ Acceptance Letter (including the date of issue) of MSTC as per instruction given in the Acceptance Letter/Mail. Failure to deposit balance value by the buyer may lead to forfeiture of Security Deposit as also 25% of Bid/Sale value deposited by the buyer. While making the balance payment, buyer has to deduct the 1% TDS amount of sale value at source and deposit the same to the Income Tax Dept. and provide the copy of Challan/Form 16 towards the deduction to the seller for necessary action at their end.

**23) DEFAULT IN PAYMENT OF Sale Value:** : Incase the successful bidder could not deposit the balance 75% of the sale price within the stipulated period given to him/her/them, then on their request, the extension of time may be given and the Bank will charge interest at 18% p.a. on the balance amount. Maximum extension for depositing the Balance 75% amount will be limited to only one month. The bank reserves the right to allow extension of time for balance 75% of the sale price. . However, BOI reserves the right not to accept the payment with or without the additional charges after the expiry of the above mentioned stipulated time limit or even within or after the aforesaid additional period and in such an event the contract shall be automatically terminated and the Security Deposit/payment made by the bidder lying in any form with BOI or MSTC Limited shall automatically stand forfeited without prejudice to the right of BOI to dispose off the property at the risk and cost of the bidder and realize the difference if any from the bidder..

**24:** Successful bidder's inability to conclude the transaction - In the event successful bidder is an individual (person) and is unable to complete the sale of the said property as per the terms of the e-auction for any such reason as the death of the person, it shall be the responsibility of his/her legal heir/assignees (successor) to adhere to the terms of e-auction and complete the sale process in accordance to the e-auction terms. In case the successor of the successful bidder decides to pull out of the transaction, for

whatever reason, the Pre-bid EMD and all other further payments made by the bidder (if any) will be forfeited.

**25)** After the full payment of Sale Consideration by the successful buyer, all the approvals, consents, licenses, permissions required for effectively transferring the Property to the buyer shall be responsibility of the buyer only, provided however, BOI shall be responsible to provide all the relevant internal approvals/permissions/ consents on which BOI has control and necessary authority. to Successful Bidder. BOI shall provide all assistance in executing such documents so required by the buyer for transfer of the Property in his favour under terms and conditions of e-auction

**26)** Conveyance of the property through a registered sale Deed will be made on the name(s) of successful bidder only at the cost and expenses of the successful bidder after payment of the full Sale Value and any other dues and no additions / deletions of names of the bidders shall be permitted at any later stage and names of the bidders submitted at the time of registration as a buyer in MSTC portal shall only be considered for this purpose.

**27)** BOI shall execute Sale Deed(s) in favor of the successful bidder, provided however, execution costs and formalities including proper documentation and registration shall be sole responsibility of the successful bidder and all the expenses including stamp duty implications or other taxes, duties, cess, charges or imposts in relation thereto, including legal expenses shall be borne by the successful bidder. The sale deed shall be executed on the receipt of entire sale consideration and subject to compliance of all terms and conditions of e-auction by the buyer. The successful buyer will on his own cost arrange to get the property transfer in his name after the payment of Sale Consideration. BOI would endeavor on a best effort basis to complete the documentation and conveyance in respect of the relevant Property in favour of the Successful Bidder/buyer after the payment of Sale Consideration and fulfillment of all other formalities by the buyer.

**28) Force Majeure :** Bank of India shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, dispute with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of Bank of India to extend the time of performance on the part of BOI by such period as may be necessary to enable BOI to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

## **GENERAL**

## **TERMS:**

**a) VALIDITY OF BIDS:** All the bids will be valid for 60 (sixty) days from the date of closing of e-Auction, excluding the date of closing. In case the 60TH day falls on a holiday or remains closed for MSTC/Bank of India, such Bids will be deemed to be automatically extended to be valid up to the next working day of MSTC/BOI.

**b) PERIOD OF CONTRACT:** The contract is valid upto the date of registration of the property in favour of the successful buyer.

**c) CAUTION IN SUBMISSION OF BID:** The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by MSTC/BOI in this regard. Hence Bidders must be careful to check (the Bid Amount/No. Of 0s /No of Digits/Unit of Measurement etc.) rectify their bid (if required) before submitting their Bid into the live e-Auction floor by clicking the Bid Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for a particular Lot, this will be displayed by way of a WARNING on the Bidder's screen before he confirms/submits the bid. There is no provision for putting Bids in decimals. During Live Auction, only brief Lot/Item details will be shown under Lot Name on the Auction Floor where Bidders are required to bid. The complete Item Details can be seen by the Bidders by clicking

on the respective Item hyperlinked under Lot Name and it shall be the responsibility of the Bidders to see the Item Details before bidding and no representation / complaint in this regard will be entertained by MSTC / BOI from the Bidders.

**d)** The Bidder(s) shall have no right to issue any addendum to these Special Terms and Conditions or Buyer Specific Terms and Conditions to clarify, amend, supplement or delete any of the conditions, clauses or items stated therein.

**e)** Bank of India reserves the right to accept / reject any offer / bid, withdraw from sale, the property offered for sale in full or part thereof prior to or after the acceptance of the bid without specifying any reason thereof.

**f)** In case of postponement due to exigency, the same will be informed to the bidders through a notification in the same web sites of BOI /MSTC.

**g)** Non resident Indians (NRIs) can also participate after fulfilling the eligibility criteria (such as PAN Card, Address proof of Residence in India, Attested signature from any of the Nationalized Bank in India where individual is the Account Holder) required under Indian Laws for proof of NRI. Any NRI, found successful, shall be required to make all payments in Indian Currency and shall follow Indian Laws for all such matters.

**h)** The sale shall be subject to cancellation for violation of any of the terms and conditions or stipulations or instructions.

**i)** All rates, taxes, charges, fees, assessment and other levies, cost of registration, stamp duty etc., of whatsoever nature shall be paid by the successful bidder to the concerned authority/body.

**j)** It shall be the responsibility of the successful bidder(s) to obtain necessary Permission for approval of building permission, sub-division of Block/Plot from the appropriate local authority as required under the law and payment of fees as may be required under various laws, rules and regulations. It shall be the responsibility of the successful bidder to have service connection secured from the respective organizations for electricity, water supply & drainage and at his/her/their own cost. BOI will not take any responsibility in this regard.

**k)** BOI/MSTC reserve the right to defer, cancel, alter, amend or modify the Notification/Advertisement/Auction Catalogue prior to commencement of e-auction.

**l)** All the correspondence will be made to the address/e-mail as appearing in the registration with MSTC. It shall be the responsibility of the bidder to keep his e-mail id valid.

**m)** Any amendment made will form part of the terms and condition and no individual intimation will be sent to the bidders.

**n)** In all matters of doubts or disputes or in respect of any matter not provided for in these terms and conditions, the decision of the BOI shall be final and binding.

**o)** The property put for e-auction is on as is where is and No Complaint Basis. The bidders shall inspect the property and satisfy themselves of the condition and location of the property before participating in the auction.

**p)** In case of any electrical lines, drainage, water supply lines passing through the land / property , the successful bidder should get it shifted with respective departments at his/her/their own cost and expense by paying necessary fees to the appropriate authorities. BOI shall not be made responsible in this regard.

**q)** Handover of the property will be given to the successful bidder after execution of the Sale Deed. .



**29)** In case of any dispute regarding payment/registration of the property or any other matter relating to this e-auction, the decision of MSTC/BOI shall be final.

**30)Non Disclosure Clause :** The bidder will maintain the confidentiality of e-auction documents and all other information related to the bidding process and shall not use them for any purpose other than evaluation of the property for perspective of the bidding process. Bidders shall also refrain from reproducing/forwarding or dissemination of any document or information on bidding process to any other person except its legal and financial advisors.

**31) ARBITRATION:** In the event of any dispute arising between the parties hereto under this Agreement, both parties agree that such disputes/differences shall be referred to the decision of a sole arbitrator, appointed by BOI., for adjudication who shall follow the procedure as specified in the Arbitration and Conciliation Act, 1996 and the decision of the said arbitrator shall be final and binding, subject to the jurisdiction of City Civil Courts, Mumbai ( Maharashtra) for filing of any petition from such arbitration proceeding including petition under Section-34 of Arbitration and Conciliation Act for setting aside of the award. The venue of arbitration shall be Mumbai, the language English and the costs expenses of such arbitration shall be borne equally by the parties hereto