

---

Appendix -IV-A  
[See proviso to rule 8 (6)]

**E Auction Sale notice for sale of immovable properties**

Terms & conditions for E-Auction:

1. A financial defaulter/willful defaulter to any financial institution would not be eligible to participate in the auction process. If the prospective bidder fails to disclose his/her default while submitting the bid and Authorized Official comes to know the fact during the verification process, the defaulter will be disqualified from the auction process and his EMD amount will be forfeited.
2. Auction/bidding shall only be through "Online electronic mode" through the website of our e-auction service provider M/s.4closure.
3. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider M/s 4closure for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. to get assistance during the entire process is M/s.4closure Help Line No. 81420 00735 / 81420 00066 and e-mail <http://bankauctions.in> of Sri.Dinesh Mobile – 81420 00066 & Landline No.040 – 2373 6405 well in advance and get the User ID and password. Only the password needs to be modified on receiving it.
4. Bidders are advised to go through the website <https://bankauctions.in> for detailed terms and conditions of auction sale & auction application form before submitting their Bids to take part in the e-auction sale proceedings.
5. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her only.
6. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
7. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
8. For other terms and conditions, please visit E-Auction service provider's website <https://bankauctions.in>.

---

Other Terms and Conditions:

1. To participate in the e-auction, intending bidders must deposit 10% of the reserve price as mentioned above as refundable EMD in the form of NEFT/RTGS favoring DBS Bank India Limited – Account No. 884LIABICCUSUINR, IFSC: DBSS0IN0811 (DBSS Zero IN Zero Eight One One), before the time and dates specified above. EMD will not carry any interest.
2. The Sale will be on “AS IS-WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS” basis.
3. The property will not be sold below the Reserve Price.
4. In case the bidder is a company/LLP/ firm, a copy of the resolution passed by the Board of Directors/ authority letter authorizing the person to participate in the auction on behalf of the company/LLP/firm should be submitted. Bidders shall produce copy of proof of their identity, proof of address and Pan Card at any time when demanded by Authroised officer of Bank.
5. The incremental bid is fixed at a minimum of ₹10,000.00 (Rupees ten Thousand Only) and the properties will be sold in favor of the highest bidder.
6. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day by NEFT/RTGS favoring DBS Bank India Limited, Account No. 884LIABICCUSUINR, IFSC: DBSS0IN0811 (DBSS Zero IN Zero Eight One One) and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of sale in any manner, the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the properties which shall be sold subsequently.
7. On confirmation of sale by the Authorized Officer and if the terms of the payment have been complied with, the Authorized Officer exercising the Power of Sale shall issue a ‘Sale Certificate’ of immovable properties in favor of the successful purchaser in the form given in appendix V of Securitization Act 2002.
8. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.
9. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.
10. At any stage of the e-auction process, the Authorized Officer shall have the power to accept or reject bids or postpone / cancel the e-auction without assigning any reason thereof including addition or deletion of other terms and conditions.

11. If the Sale Price is more than ₹50,00,000/- (Rupees Fifty Lakhs only) then the auction purchaser/successful bidder has to deduct 1 % applicable TDS of Sale Price in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only balance amount of Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

12. The purchaser 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.

13. All other charges, expenses like conveyance, electricity, WSSB, legal, stamp duty, registration fee, arrears of tax charged, etc., if any, shall be borne by the purchaser/bidder.

14. The property under auction is free of all encumbrances. Encumbrances if any created without the notice of the Secured Creditor by the property owner, will be the sole lookout of the successful bidder.

15. The intending purchaser before participating in the e-auction must take independent title search report from an Advocate/law firm and must have complete knowledge about the title flow and must also be aware about the list of the documents deposited by the borrower/mortgager with the bank. The intending purchaser must make necessary arrangements to obtain the remaining title documents if any required for execution of the sale certificate from the SRO and/ or other government departments.

16. The bank shall not be responsible for any error, misstatement for omission in this proclamation. The other terms and conditions, if any, will be notified at the place of e-auction.

17. For further details, please contact Mr.V.Kaleeswaran, Authorised Officer, Mobile – 99949 00570 & Mr. Aravindraj, Recovery Officer, Mobile – 9600 228182.

18. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against the property description. For inspection of the properties and other particulars, the intending bidders may visit the secured assets between 10:00 AM and 05:00 PM.

19. This is also a notice to the borrower/guarantor for information and necessary action. The borrower/guarantor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets. If the dues of the secured creditor together with all costs, charges and

expenses incurred by him are tendered to the secured creditor at any time before the date of publication of sale notice.

20. In case Holiday is declared on the day of last date for EMD or the date of e-auction by statutory authorities, the last date for EMD and date of e-auction will be postponed to the next working day respectively with no change in timings.

Date: 28-05-2025

Place: Chennai

**Authorized Officer**