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**The e-Auction is being held on "As Is Where Is", "As Is What Is Basis" and "Whatever There Is" DATE & TIME OF E-AUCTION 07/10/2022 BETWEEN 12.00 PM TO 03.00 PM**

**Terms and condition for E-Auction :-**

1. The property is being sold on "As is where is", "As is what is", and "Whatever there is" basis.
2. The e-Auction is being held on "AS IS WHERE IS" and "NO COMPLAINT BASIS" subject to the provisions of SARFAESI Act & rules. The Auction sale bidding process will be online through the website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 07/10/2022 - 12.00 Noon TO 03.00PM with unlimited extensions of 10 minutes.
3. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective of the properties to their satisfaction before submission of bid. No claim shall be entertained by Authorized Officer or Secured Creditor Bank at any later date.
4. For downloading further details, Process Compliance and Terms & Conditions, Please visit : a. <https://www.centralbankofindia.co.in>, b. website address of our E-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>
5. 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.
6. For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any interest.
7. Bidders may visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> or <https://www.ibapi.in> where "Guidelines" for bidders are available with educational videos. Bidders have to complete following formalities in advance:-

Step 1 : Bidders /Purchaser Registration : Bidders to register on e-auction platform (link given above) using his mobile number and email Id.

Step 2 : KYC verification Bidders to upload requisite KYC documents. KYC Documents shall be verified by e-auction service provider (may take 2 working days.)

Step 3 : Transfer of EMD amount to bidder Global EMD Wallet : online /Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction Platform.

Step 4 : Bidding Process and Auction Results : Interested Registered bidders can bid online e-auction Platform after completing Step 1, 2 and 3.

**Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date.**

8. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by our E-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service

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Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites <https://www.centralbankofindia.co.in>, <https://ibapi.in> and <http://www.mstcecommerce.com>. 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 IBAPI portal (<https://www.ibapi.in>). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to [www.mstcecommerce.com](http://www.mstcecommerce.com) on their Central Helpdesk Number 033-22901004.

9. The intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction date i.e. 07/10/2022. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ( $\geq$  EMD amount) at the time of bidding.
10. The property "SHALL NOT BE SOLD" below the Reserve Price.
11. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques/DD will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.
12. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already deposited on the same day or not later than next working day after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer through NEFT/RTGS in the A/c No. mentioned below : A/C No.    A/c Name: CBI, Regional Office, Bhubaneswar, IFSC code: CBIN0281969.
13. 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 shall have to deposit 25% of the auction price immediately [adjusting the EMD already paid] and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment of remaining 75% amount by the successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and the defaulting bidder shall have no claim/ right in respect of property/amount and property shall be put to re-auction.
14. 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 property put on auction will be permitted to interested bidders at site on 01.10.2022 between 11:00AM to 14:30PM.
15. The e-Auction of above property will be conducted on 07/10/2022 – 12.00 Noon TO 03.00PM by way of inter-se bidding amongst the bidders. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned in Sale Notice) or its multiple and in case bid is

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placed during the last 10 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes (each time till the closure of e-Auction process), otherwise, it will automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

16. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
17. All the charges including dues to any authority, conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
18. Bank reserves the right to postpone / cancel or vary any of the terms and conditions of the auction without assigning any reason thereof.
19. The intending bidders may contact Mr. Cyril Marian, Chief Manager/ Authorised Officer on Mobile No: 9946664401 and Mr. Suresh Kumar Golani, AGM/ Authorised Officer on Mobile No. 7506577807 for ascertaining the details of the properties and also for Inspection of the properties.
20. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties/ additional stamp duty, including those of sale certificate, registration charges, transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, GST, TDS (bidding for properties of more than Rs. 50.00 lakh in value will be required to pay 1% of the bid price towards Income Tax), rates, assessment charges, fees etc. owing to anybody outgoing both existing and future relating to properties. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
21. The Authorised Officer is not bound to accept the highest bid offer and the Authorised Officer has the absolute right to accept or reject any or all offers of the bids at any point of time and also has the right to adjourn/postpone/cancel the e-auction sale or conduct re-e-auction without assigning any reason thereof.
22. The Bank does not undertake any responsibility to procure any permission/license, NOC, 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 and/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.
23. The publication is subject to the force major clause.
24. If Bank/authorised officer fails to handover the physical possession of the sold secured assets to the purchaser, within 6 months from the date of auction, the amount deposited by the auction purchaser shall be refunded to the purchaser if request is made by him/her to the Authorised officer of Bank.
25. Property under sale is loanable also and loan may also be obtained from our bank subject to fulfilment of rules.

**Special Instructions:**

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26. Bidding in the last moment should be avoided in the bidders own interest as neither the CENTRAL BANK OF INDIA nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). In order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
27. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders 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 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.
28. The sale is subject to confirmation by the Bank.

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

Borrowers /Guarantors / Mortgagers are hereby notified for sale of Immovable Secured Assets towards realization of outstanding dues of Secured Creditors.

Place : Bhubaneswar  
Date:-05/09/2022

AUTHORISED OFFICER  
CENTRAL BANK OF INDIA

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