

## Piramal Capital & Housing Finance Limited

(formerly known as Dewan Housing Finance Corporation Ltd)

Registered office: 601, 6th Floor, Amiti Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station  
LBS Marg, Kurla (West), Mumbai - 400 070 | CIN: U65910MH1984PLC032639

Email: [Chandan.Sakhalkar@piramal.com](mailto:Chandan.Sakhalkar@piramal.com) and M: 9820407168

### TERMS AND CONDITIONS FOR THE E-AUCTION

1. The e-Auction is being held on "As is where is" basis, "as is what is" basis, "whatever there is" basis, "No Recourse" basis and on symbolic possession basis, for and on behalf of the Secured Creditor.
2. In no event shall the Immovable Properties be sold below the reserve price.
3. In case of a single bidder, the bidder/purchaser has to bid with a minimum increment amount of **Rs 50,00,000/- (Rupees Fifty Lakhs Only)** for property.
4. Minimum bid increment amount will be **Rs 10,00,000/- (Rupees Ten Lakhs Only)**.
5. Auction/bidding shall only by "**Online Electronic Mode**" through the online platform of the service provider duly authorized by Piramal Capital and Housing Finance Limited, the details of same to be referred in the Paper Publication.
6. Due care has been taken to include adequate particulars/details of Immovable Properties in the Schedule. The Authorized Officer shall not be answerable for any error, misstatement or omission in the proclamation.
7. Auction shall commence at one increment above the Reserve Price and bidders shall be free to bid among themselves by improving their offer with minimum incremental amount stated herein above.
8. The intended bidders are advised to go through detailed terms and conditions for e-Auction sale before submitting their bids and taking part in the e-Auction sale proceedings and contact the respective Authorized Officer for the concerned property or concerned branch.
9. 10% Earnest Money Deposit (EMD) RTGS/ NEFT shall be deposited on or before (**October 07, 2024; 04:00 PM IST**) in favor of "**Piramal Capital and Housing Finance Limited**" with fully filled Bid Form (**Exhibit A**) and Tender/Sealed Bid/Offer in the prescribed tender forms along with KYC Documents i.e., a) Self attested true copy of Identity Card containing Photograph and Residential Address and b) PAN card of the intending bidder, issued by Govt. of India.



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Name of Beneficiary	: Piramal Capital And Housing Finance Limited
Account Number	: 914020017664947
Bank Name	: Axis Bank Ltd.
Nature Of Account	: Current Account
Bank Address	: Gr. Floor, Mumbai Education Trust, Opp. Lilavati Hospital, Bandra Reclamation, Bandra (W), Mumbai - 400050.
MICR Code	: 400211073
IFSC Code	: UTIB0001051

10. The Intended bidder shall make available for verification the (a) original KYC documents to the Authorized Officer (b) Intending Bidder's Mobile Number and (c) E-Mail address.
11. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref. no. of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e., [support@auctiontiger.net](mailto:support@auctiontiger.net), [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) and [Chandan.Sakhalkar@piramal.com](mailto:Chandan.Sakhalkar@piramal.com).
12. The copy of the Bid Form is available in link herein given below:  
<https://www.piramalfinance.com/e-Auction.html> / <https://sarfaesi.auctiontiger.net>
13. The intended bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact.

<b>Company Name</b>	M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger)
<b>Address</b>	Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).
<b>Contact Person</b>	Mr. Ram Sharma
<b>Mobile Number</b>	8000023297
<b>Support Help Desk Number</b>	9265562818/9265562821/079-6813 6842/6869
<b>E-Mail</b>	<a href="mailto:support@auctiontiger.net">support@auctiontiger.net</a> & <a href="mailto:ramprasad@auctiontiger.net">ramprasad@auctiontiger.net</a>
<b>E-Auction Website</b>	<a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>



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14. In case of any settlement with the mortgagors or stay on sale or recovery proceeding by any Superior court/Tribunal or Forum of competent jurisdiction, the auction may either be postponed/cancelled/recalled in compliance of such order or at the discretion of the Secured Creditor, without any further notice and the persons participating in the sale shall have no right or resource to the Secured Creditor and/or the authorized representative under any circumstances whatsoever.
15. Only those bidders holding valid user ID and Password and confirmed payment of EMD shall be permitted to participate in the online e-auction. The Authorized Officer reserves the right to accept or reject any or all bids. Further, the Authorized Officer reserves the right to postpone or cancel or adjourn or discontinue the Auction or vary the terms of the Auction at any time before conclusion of the Auction process, without assigning, any reason whatsoever and his decision in this regard shall be final and binding.
16. The EMD will not carry any interest. EMD of the unsuccessful bidders will be returned within 10 working days to the same bank account used by the participant for payment of EMD.
17. The successful bidder shall have to pay 25% of the purchase amount immediately within 24 hours (including Earnest Money already paid) of sale confirmation. The balance of the purchase price shall have to be paid to the authorized officer on or before the 15<sup>th</sup> day of confirming the sale of the property. In case of default, all amounts deposited till then shall be forfeited including earnest money deposit.
18. A mere deposit of 25% of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favor. The sale shall be subject to terms and conditions applicable to this e-auction notice and confirmation by the secured creditor to that effect.
19. During e-auction, in case any bid is placed in the last 5 minutes of the closing time of the Auction, the closing time shall automatically get extended for another 5 minutes.
20. The sale is subject to final confirmation by Piramal Capital and Housing Finance Limited. In case if the Mortgagors pay the total amounts due and payable to Piramal Capital and Housing Finance Limited before the date of Auction, then the auction sale may be cancelled at the discretion of Piramal Capital and Housing Finance Limited.
21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, other dues etc. shall have to be borne and paid by the purchaser.
22. The Sale Certificate shall be issued in such form and manner as prescribed under the said Act and the rules framed thereunder to the highest successful bidder and in the same name in which the Bid is submitted.
23. The onus of taking the physical possession of the property shall be on the purchaser.



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24. The property is sold on "As is where is" basis, "as is what is" basis, "whatever there is" basis, "No Recourse" basis and on symbolic possession basis, for and on behalf of the Secured Creditor basis and the Authorized Officer or Piramal Capital and Housing Finance Limited shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of the Immovable Properties or any part thereof being e-auctioned.
25. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances, search results and other revenue records relating to the Immovable Properties including statutory liabilities arrears of property tax, electricity dues, society dues or any other dues etc. and shall satisfy themselves before submitting the Bid.
26. The Immovable Properties can be inspected by the prospective bidders at the site with the prior appointment of concerned Branch Manager or Authorized Officer or any other officer identified for the purpose, from **September 10, 2024, to September 11, 2024 (11:00 AM IST to 05:00 PM IST)**.
27. The interested buyers can inspect the security documents regarding the charged asset at the Piramal Capital and Housing Finance Limited office located at **4<sup>th</sup> floor, Piramal Tower, Ganpatrao Kadam Marg, Lower Parel – West, Mumbai - 400 013, Maharashtra, India** in the presence of the AO or a representative of the AO from **September 10, 2024, to September 11, 2024 (11:00 AM IST to 05:00 PM IST)** by contacting Mr. Chandan Sakhalkar; M: 9820407168 and Email ID: [Chandan.Sakhalkar@piramal.com](mailto:Chandan.Sakhalkar@piramal.com).
28. Piramal Capital and Housing Finance Limited reserve its right to accept/reject any or all of the offer(s) or bid(s) so received or cancel the sale without assigning any reason thereof.
29. In case there is any discrepancy found in Publication of Vernacular Version or English Version, then in such case English Version will be considered for the purpose of interpretation. Bidding in the final minutes and seconds should be avoided in the bidders' own interest. Neither Piramal Capital and Housing Finance Limited nor the service provider will be responsible for any failure/lapse (Power failure, Internet failure or system issue etc.) on the part of the vendor. In order to prevent such situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc. required so that they are able to prevent such situation and continue to participate in the auction successfully.
30. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued inform 16B. The purchaser has to produce the proof of having deposited the income tax into the government account within 15 days of e-auction.



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### 31. Details of the property

Reserve Price	Rs 45.00/- Crores
Earnest Money Deposit (10% of Reserve Price)	Rs 4.50/- Crores
Increment in Bidding	Rs 10.00/- Lakhs

SN	Description of Immovable Properties
1.	<p>Exclusive charge by way of registered mortgage on all that piece and parcel of land bearing Plot No. 24, CTS No. F/651 admeasuring about 476.6 square metres, Town Planning Scheme-III Bandra of Village Pali, Taluka Andheri, lying and being situated at 16th road, Bandra West, Mumbai 400 050 along with present and future construction thereon including 11 (eleven) flats in the building known as 'Bandra Akhil', details whereof are set out in <b>Annexure "B"</b> below.</p> <p>Exclusive charge by way of registered mortgage on all that piece and parcel of land bearing Plot No. 25, CTS No. F/662 admeasuring about 627.10 square metres, Town Planning Scheme-III Bandra of Village Pali, Taluka Andheri, lying and being situated at 16th road, Bandra West, Mumbai 400 050 along with present and future construction thereon including 10 (ten) flats in the building known as 'Park Avenue', details whereof are set out in <b>Annexure "A"</b> below.</p>

Date: **September 06, 2024**

Place: **Mumbai**



Piramal Capital and Housing Finance Limited

(Authorized Officer)

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### Annexure "A"

(Details of the flats in the building known as 'Park Avenue')

Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
1.	401	891 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	7	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 31 to 35 (both inclusive)	Fourth
2.	501	950 square feet carpet area	1 open car parking space	Silver Birch Real Estate Developers Private Limited	6	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 26 to 30 (both inclusive)	Fifth
3.	G-1	800 square feet carpet area together with an exclusive right to open garden space admeasuring	1 (one) enclosed garage being garage no. 2 admeasuring approximately 250 square feet	Silver Birch Real Estate Developers Private Limited	3 and 13	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 11 to 15	Ground



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Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
		1199.62 square feet	in the said Building			(both inclusive) and 5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 46 to 50 (both inclusive)	
4.	Garage No.1 (also referred to as Flat No. G-01)	250 square feet	-	Silver Birch Real Estate Developers Private Limited	11	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 46 to 50 (both inclusive)	Ground
5.	301	950 square feet carpet area	1 open car parking space	Silver Birch Real Estate Developers Private Limited	16	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 41 to 45 (both inclusive)	Third



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Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
6.	601	875 square feet carpet area	1 (one) open rotational car parking space	Silver Birch Real Estate Developers Private Limited	15	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 1 to 5 (both inclusive)	Sixth
7.	101	800 square feet carpet area (as per title documents) and 1,000 square feet carpet area (as per physical measurement)	1 open car parking space	Silver Birch Real Estate Developers Private Limited	12	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 6 to 10 (both inclusive)	First
8.	102 along with attached terrace	approximately 740 square feet carpet area	1 open car parking space	Silver Birch Real Estate Developers Private Limited	5	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 21 to 25 (both inclusive)	First
9.	G-2	580 square feet	-	Silver Birch Real Estate	4	5 (five) fully paid-up	Ground





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Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
				Developers Private Limited		shares of Rs. 50/- each bearing distinctive no. 16 to 20 (both -inclusive)	
10.	201	810 square feet carpet area together with adjoining open terrace admeasuring approximately 60 square feet		Angels Infracon Private Limited	8	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 36 to 40 (both inclusive)	Second



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### Annexure "B"

(Details of the flats in the building known as 'Bandra Akhil')

Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
1.	1	300 square feet	-	Silver Birch Real Estate Developers Private Limited	1	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 1 to 5 (both inclusive)	Ground
2.	2	254 square feet	1 open car park	Silver Birch Real Estate Developers Private Limited	2	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 6 to 10 (both inclusive)	Ground
3.	3	300 square feet of carpet area (as per physical survey) and 480 square feet of built up area (as per the title documents)	Garage measuring 200 square feet carpet area bearing no.2 in the compound of the building	Silver Birch Real Estate Developers Private Limited	3	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 11 to 15	Ground



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Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
						(both inclusive)	
4.	4	228.37 square feet carpet area (as per physical survey) and 350 square feet built up area (as per title documents)	1 open car park	Silver Birch Real Estate Developers Private Limited	4	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 16 to 20 (both inclusive)	Ground
5.	5	505.55 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	5	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive no. 21 to 25 (both inclusive)	First
6.	6	380 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	6	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive no. 26 to 30 (both inclusive)	First
7.	7	486 square feet carpet area	-	Silver Birch Real Estate	7	5 (five) fully paid-up	First



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Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
				Developers Private Limited		shares of Rs. 50/- each bearing distinctive nos. 31 to 35 (both inclusive)	
8.	8	724 square feet carpet area	1 garage admeasuring 180 square feet carpet area	Silver Birch Real Estate Developers Private Limited	8	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 36 to 40 (both inclusive)	Second
9.	9	658 square feet carpet area	-	Silver Birch Real Estate Developers Private Limited	9	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 41 to 45 (both inclusive)	Second
10.	10	710 square feet of carpet area (as per physical	1 open car park	Silver Birch Real Estate Developers	10	5 (five) fully paid-up shares of Rs.	Third



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Sr. No	Flat No.	Area	Car Parking	Name of the Owner	Share Certificate No.	Share Details	Floor
		measurement) and 800 square feet of built-up area (as per title documents) together with an attached open terrace admeasuring approximately 200 square feet (as per title documents)		Private Limited		50/- each bearing distinctive nos. 46 to 50 (both inclusive)	
11.	11	475.26 square feet carpet area	1 open car park	Silver Birch Real Estate Developers Private Limited	11	5 (five) fully paid-up shares of Rs. 50/- each bearing distinctive nos. 51 to 55 (both inclusive)	Third



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### Exhibit "A"

#### AUCTION APPLICATION FORM/BID FORM

- 1) Name of the Bidder (s): \_\_\_\_\_ (In capital)
- 2) Father's/Husband's Name: \_\_\_\_\_
- 3) Date of Birth & Age: \_\_\_\_\_
- 4) Postal address of the Bidders: \_\_\_\_\_  
\_\_\_\_\_

Residence Address: \_\_\_\_\_  
\_\_\_\_\_  
(Proof to be enclosed)

- 5) Whether bidder is participating for self or for others: (Self / Others)
- 6) If participating for others, furnish the details for whom participating, along with authority letter:  
\_\_\_\_\_  
\_\_\_\_\_

- 7) Phone Nos. Mobile: \_\_\_\_\_ Landline: \_\_\_\_\_
- 8) E-mail ID of Bidder/Participant: \_\_\_\_\_
- 9) Date of submission of bid \_\_\_\_\_
- 10) PAN Number of Bidder: \_\_\_\_\_ (Copy to be enclosed)

11) Details of Property being sought to be purchased:

- 12) Total Bid Amount: (INR) in figures \_\_\_\_\_/-  
(In Words) Rupees \_\_\_\_\_ Only

#### Details of EMD (Earnest Money Deposit)

- a) Demand Draft/Pay order No.: \_\_\_\_\_ drawn on  
\_\_\_\_\_
- b) Date: \_\_\_\_\_
- c) Amount: (INR) in figures \_\_\_\_\_/-  
(In Words) Rupees \_\_\_\_\_ Only



(Signature of the Bidder)