

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, , for and on behalf of the Secured Creditor
2. In no case, the asset shall be sold below the reserve price.
3. In case of single bidder, the bidder/purchaser has to bid with a minimum increment amount of INR 5,00,000 for each of the properties.
4. Minimum bid increment amount will be INR 5,00,000.
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 below .
6. Due care has been taken to include adequate particulars/details of Secured Asset 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 (November 22, 2024; 5:00 pm) in favor of Piramal Capital And Housing Finance Limited

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

1. EMD deposit confirmation along with fully filled bid form 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 to be submitted to support@auctiontiger.net, ramprasad@auctiontiger.net, piramal.auction@piramal.com,



2. 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.
3. 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., piramal.auction@piramal.com
4. The copy of the Bid Form is available below.
5. The intended bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact

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

6. In case of any settlement with borrower or stay of 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 company as the case may be, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
7. 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.
8. The EMD will not carry any interest. EMD of the unsuccessful bidders will be returned within 10 working days to the bank same account used by the participant for payment of EMD.
9. 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 within 15 days of acceptance/confirmation of sale conveyed to them. In case of default, all amounts deposited till then shall be forfeited including earnest money deposit.



10. 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.
11. 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.
12. The sale is subject to final confirmation by Piramal Capital and Housing Finance Limited. In case if the borrower/mortgagors/guarantors pay the total Outstanding due to Piramal Capital and Housing Finance Limited before the date of Auction, then auction sale may be cancelled at the discretion of Piramal Capital and Housing Finance Limited.
13. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, other dues etc. shall have to be borne by the purchaser.
14. The Sale Certificate shall be issued to the highest successful bidder and in the same name in which the Bid is submitted.
15. The property is sold on "As is where is" basis, "as is what is" basis, "whatever there is" basis, "No Recourse" 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 properties e-auctioned.
16. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances, search results and other revenue records relating to the property including statutory liabilities arrears of property tax, electricity dues, society dues or any other dues etc. and shall satisfy themselves before submitting the Bid.
17. The property can be inspected by the prospective bidders at the site with the prior appointment of Authorized Officer identified for the purpose, on November 15, 2024 between 12:00 noon to 5:00 pm.
18. The interested buyers can inspect the security documents regarding the charged asset through a virtual data room by taking prior appointment between November 11th 2024 to November 13th 2024 between 12:00 noon to 5:00 pm by writing to piramal.auction@piramal.com or contacting 02268359192/ 02268359100
19. Piramal Capital and Housing Finance Limited reserves 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.
20. 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.



21. 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.

22. Description of mortgaged properties / secured immovable properties

Property 1: Entire Plot of land adm. Acre 3.05 situated at Mouza Badkesharpur, Thana Tangi, Dist Cuttack Odisha alongwith the entire present and future structure thereon being Project “Tulsi Gardens” (as more particularly described in Equitable Mortgage Deed dated 22nd May 2013 and the Loan Agreement dated 22nd May 2013), TOGETHER WITH full and free right and liberty to enter upon and unfettered access to the said premises with all and singular, compounds, yards, ways, paths, passages, common gullies, sewers, drains, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said premises or any part thereof belonging to or in anyway appertaining or usually held or enjoyed or occupies therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the owner into and upon the said premises and every part thereof .

Item No.	Sl. No Khata No. House No., Site No.	Extent areas of land / building	Location Sub District/District Village/Municipality etc.	Boundary
01.	Khata No.251/32 Plot No.69	Ac.0.920 decimals O/o- Ac.2.76 decimals	Mouza – Badakesharpur Tahasi/SR-Tangi Choudwar Dist-Cuttack	N: Plot No.70 S: Chaka Kanal E: Vendee W: Vendee
02.	Khata No.251/32 Plot No.69	Ac.0.92 decimals out of Ac.2.76 decimals	-do-	N: Plot No.71 S:Chaka Nala E:Plot No.72 W:Vendee
03.	Khata No.251/32 Plot No.69	Ac.0.92 decimals out of Ac.2.76 decimals	-do-	N: Plot No.16 S:Chaka Nala E: Vendee W: Plot No.18 & Plot No.17



	Khata No.120 Plot No.68	Ac.0.18 decimals	-do-	N: Chaka Nala S: Vendee E: Nayan Jori & Road W: Plot No.63
04.	Khata No.251/32 Plot No.67 Corresponding to Khata No.251/46 Plot No.67	Ac.0.110 decimals out of Ac.2.87 decimals	-do-	N: Vendee S: Nayan Jori E: Nayan Jori & Road W: Vendee
	Total Plot of Land	Ac 3.05		

Property2: Land owned by Mr. Gagan Bihari Misra, admeasuring Ac 0.745 dec at Khata No-350/40 and Khata No. 349/278, Plot No-285, Mouza Andeisahi, Tahsil Salepur Dist Cuttack.

The reserve price and the earnest money deposit shall be as follows:(INR)

Property	Reserve Price	Earnest Money Deposit
Property 1	7,10,00,000	71,00,000
Property2:	2,35,00,000	23,00,000

Date: 22nd October 2024

Place: Mumbai



Piramal Capital and Housing Finance Limited

(Authorized Officer)

AUCTION APPLICATION FORM/BID FORM

Shree Baladevjew Infrastructure Pvt. Ltd

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)

Name: _____

Date: _____

Place: _____