

BID /TENDER/OFFER FORM for E-Auction Sale (Annexure 4)

PIRAMAL CAPITAL & HOUSING FINANCE LIMITED

National office: PCHFL Unit No.601, 6th Floor ,Piramal Amiti Building,Piramal Agastya Corporate Park, Kamani Junction Opp.Fire Station,LBS Marg,Kurla (West) ,Mumbai-400070

Zonal/Regional/Branch Office:- _____ . .

Tender Form

1. **Reference:** Public Notice for E- Auction Sale of immovable property advertised in the Newspaper _____ Dated: _____
2. Name of the Borrower in respect of which the tender is invited: Mr./Mrs _____
3. Name _____ of _____ the _____ offerer/tenderer:

4. Full Address of offerer/tenderer: _____

5. Earnest Money Deposit (EMD): ₹/- _____
6. Details of Pay order/Demand Draft Submitted:- _____
Pay order/Demand Draft No.: _____/Date _____/
Amount: ₹ _____/-
(Rupees _____) /Drawn on _____ Bank
7. Details of immovable property/Secured Asset and the details as given in the public notice for E-Auction sale for which tender is submitted:-

(A) Property Bearing No: _____

(B) Offer/Bid Amount: ₹/- _____
(Rupees _____)

Declaration

I have read the terms & conditions specified in the Public Notice for E-Auction Sale of the above mentioned Immovable Property/ Secured Asset and the terms & conditions mentioned in this tender form and have understood the same.

Place: _____

Signature: _____

Date: _____

Name: _____

Signature of Bidder/offerer

Terms and Conditions of the Tenderer/Bidder/Offerer participating in E-Auction

1. The Tender form shall be submitted duly completed in all respect in a sealed cover/envelope, subscribed as "Offer for purchase of the immovable property" addressed to "The Authorised Officer" and the envelope should be made available to the aforesaid Branch office address, on or before the date stipulated in the public notice for E-Auction sale of immovable property.
2. The Tender/offer form shall be accompanied by Pay Order/Demand Draft drawn on a scheduled Bank in favour of "Piramal Capital & Housing Finance Limited" Or 'PCHFL' towards Earnest Money Deposit (EMD) in a separate envelope.
3. Tenders not accompanied by EMD and the tenders below the Reserve Price shall be rejected outright. The undersigned has the full discretion to accept or reject any tender/bid without assigning any reason.
4. PCHFL has appointed Auction Service provider and will conduct online auction of the properties.
5. The Sealed Tenders will be opened by the Authorised Officer on the Date and Time mentioned in the public notice for E auction sale. The bidding will take place in multiples of slab as fixed by the Authorised Officer at the time of online auction thereby enabling bidders/offerers for raising/improving their respective offers (if any) and to decide the successful bidder. Property will be sold to highest tenderer/Bidder only.
6. The Successful Bidder should deposit 25% of the purchase price (inclusive of amount paid as EMD) immediately i.e on the same day or not later than next working day from the Auction Date/sale of immovable property. The balance 75% of the purchase price shall be paid on or before the fifteenth day of confirmation of sale of immovable property or such extended period as may be agreed upon in writing between the purchaser and secured creditor, by and solely at the discretion of the Authorised officer. In case of default, all amounts deposited till then shall be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold. The property shall be resold at the discretion of the Authorised Officer.
7. Where the offer amount is below the Reserve Price and / or the EMD paid is less than 10% of the reserve price and if the Bid/tender Form is incomplete in any manner then such tender shall be treated as invalid and liable to be rejected upfront. The EMD will be refunded to the unsuccessful Tenderers/Bidders immediately on the date of auction. The Tenderers will not be entitled to claim any interest of whatsoever nature, if the refund of EMD is delayed for any reason whatsoever. Tenders/offers which are not accompanied by EMD, by way of Pay Orders / Demand Drafts and/or those received after the last date fixed for receiving tenders shall not be considered or entertained.

Signature of Bidder/offerer

8. The Immovable Property/Secured Asset offered for E-Auction sale is on 'as is where is basis' /// "as is what is" basis///" Whatever is there is basis". Piramal Capital & Housing Finance Limited shall not be liable for any dues/charges including outstanding water/service charges, transfer fees, contribution to the building repair fund, electricity dues, dues / arrears of the Municipal Corporation /local authority / Society / Builder, taxes and / or dues of any other nature, if any, in respect of the said Immovable Property/Secured Asset. Piramal Capital & Housing Finance Limited doesnot undertake any responsibility to procure any permission /license etc. in respect of the Immovable Property/Secured Asset offered for sale.
9. If the dues of Piramal Capital & Housing Finance Limited together with interest, all costs, charges and expenses incurred by it or part thereof as may be acceptable to Piramal Capital & Housing Finance Limited are tendered by or on behalf of the Borrower or guarantor(s) at any time before the date fixed for sale or transfer of the secured asset, the Immovable Property/ Secured Asset in question shall not be sold or transferred. Where an immovable property / secured asset is not sold or the sale is not confirmed in favour of any tenderer / offerer, such tenderer / offerer shall be entitled to get back the EMD amount or any amount paid without interest. However, the tenderers / bidders shall not be entitled to claim any compensation or damages from Authorised Officer/Piramal Capital & Housing Finance Limited.
10. The Authorised Officer / Piramal Capital & Housing Finance Limited reserves its right to accept or to reject the highest; any or all offers without assigning any reason whatsoever. The process by which the bid amount is to be increased shall be determined by the Authorised Officer conducting the sale and the decision of the Authorised Officer/ Piramal Capital & Housing Finance Limited in this regard shall be final and binding
11. The tenderer(s) / offerer(s) / bidder(s) / prospective purchaser(s) are advised in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues / liabilities / encumbrances from the concerned authorities to their satisfaction before submitting the tenders. No queries in this regard shall be entertained at the time of opening tenders / holding auction.
12. The particulars of immovable property/secured asset specified in the Public Notice for Sale have been stated to the best of the information and knowledge of the Authorised Officer. The Authorised Officer / Piramal Capital & Housing Finance Limited shall not be answerable or liable for any error, mis-statement or omission with regard to the same.

Signature of Bidder/Offerer

- 13.** Piramal Capital & Housing Finance Limited shall be at liberty to amend/modify/delete any of the terms and conditions at its sole discretion as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any reason / further notice to the tenderers / offerers and the tenderers / offerers shall be deemed to have accepted such revised terms and would accordingly be bound by them.
- 14.** The purchaser shall be required to bear / pay all expenses including stamp duty, registration charges, Society dues, municipal taxes, incidental expenses/charges, cess, transfer fee and other expenses / charges in connection with transfer of the secured asset /immovable property/ in his / her / their name(s).
- 15.** Wherever applicable , its responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax act.
- 16.** The Sale Certificate shall be issued to the successful bidder only after receiving the full Purchase Price.

Signature of Bidder/Offerer

Covering Letter

To,
The Authorised Officer
Piramal Capital & Housing Finance Limited

Date ____/____/____

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Sir,

I, Mr _____

_____,
the Tenderer / Offerer /Bidder do hereby state that, I have read the terms and conditions for sale of immovable property/ secured asset mentioned in the Tender Form and Public Notice for E- Auction Sale and understood them fully. I hereby unconditionally agree to comply with and to be bound by the said terms and conditions. I hereby declare that I intend to purchase the immovable property / secured asset from Piramal Capital & Housing Finance Limited ., and that the information furnished by me in the Tender Form attached herewith is true and correct to the best of my knowledge and belief.

I understand / agree that in the event any of the statement/information furnished by me is found to be incorrect and/or untrue; my tender shall be treated as invalid and liable to be rejected.

Yours faithfully,

Signature: _____

Name of Tenderer/Offerer: _____

Address: _____

Contact:

Encl: As above

Signature of Bidder/Offerer

Declaration from Bidder/Tenderer

To,

Date____/____/____

The Authorised Officer
Piramal Capital & Housing Finance Limited

Sir,

This is to certify that I/We, Mr. _____ S/o _____

R/o, _____
_____ d

o hereby solemnly declare that I have not directly or indirectly relation with Piramal Capital & Housing Finance Ltd. or its employee.

I further declare that I have no past interest in the property bearing no.- _____
_____ I hereby
declare that the above statement and information are correct to the best of my knowledge and belief.

I fully understand that any information furnished above, if proved incorrect or false will render me liable for any penal action or other consequences as may be prescribed in law or otherwise warranted.

Thanking You,

Yours Sincerely,

Signature of the Bidder: _____

Name in Block Letters: _____

Address: _____

Mobile No.: _____

Signature of Bidder/Offerer