



Terms and Conditions of E-Auction for sale of Immoveable property more particularly described in the Schedule herein below under SARFAESI Act 2002, the E-Auction Notice of which was Published in Business Standard (English) Ahmedabad edition & Jai Hind (Gujarati) Ahmedabad edition AND Indian Express (English) All Rajasthan Edition & Prathakaal (Hindi) Dungarpur Rajasthan Edition on 23.01.2020.

The sale shall be subject to the conditions prescribed in the Security Interest Enforcement Rules 2002 and to the following further conditions.

1. The Secured Creditor under SARFAESI Act has taken possession of the property described in the schedule herein below on September 3rd, 2019.
2. The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS BASIS" and "WHATEVER IS THERE IS and WITHOUT RECOURSE BASIS".
3. 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(ies) put on auction and claims/ rights/ dues/ effecting 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/outstanding statutory dues/taxes etc.
4. 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(ies) put on auction will be permitted to interested bidders at sites as mentioned against each property description.
5. The interested bidders shall submit their Earnest Money Deposit (EMD) details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password.
6. The EMD shall be payable through NEFT/ RTGS latest by 11/03/2020 till 04.00 p.m. in the following Account with- Kotak Mahindra Bank at GURGAON OLD JUDICIAL COMPLEX Branch, Gurugram, Account No. 8811684709, Name of the A/C: **DMI Housing Finance Private Limited, IFSC Code: KKBK0000299** or by way of Demand Draft / Pay Order drawn in favour of '**DMI Housing Finance Private Limited**' & addressed to Authorised Officer, on or before the respective dates mentioned in the auction notice. The NEFT/RTGS shall only be done from the account of the intending bidders and the details of which shall be mentioned in the web portal. DD/Pay order drawn in favour of '**DMI Housing Finance Private Limited**' to be drawn on any scheduled commercial Bank along with letter of participation in the bid, shall reach to the concerned Authorised Officer on /or before 16.00 hrs on the respective dates mentioned in the auction notice at **Express Building, 3rd Floor, 9-10, Bahadur Shah Zafar Marg, New Delhi - 110002** or at **211, 2nd floor, City Centre, Near SRP Camp & Krishnanagar BRTS, Naroda Patiya, Naroda, Ahmedabad- 3823405**.
7. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents without which the Bid is liable to be rejected viz..



- i. Copy of the NEFT / RTGS Challan or Copy of Demand Draft along with letter of participation;
 - ii. Copy of PAN Card;
 - iii. Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.;
8. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon Helpline Nos : 0124-4302020/21/22/23/24 , Mr. Vinod Chauhan Mobile : 9813887931, Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact **Mr. Vyas Prajesh Kumar (Authorised Officer); MOBILE No: 7984532780 & 9429296097; e-mail ID: vyas.prajeshkumar@dmihousingfinance.in & legal.dmihfc@dmihousingfinance.in**, during office hours on the working days (10 AM to 5 PM).
9. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
10. The interested bidder has to submit their Bid Documents [EMD (not below the 10% of Reserve Price) and required documents (mentioned in Point No.7)] on/ before the respective dates mentioned in the auction notice till 4 PM, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the concerned Authorised Officer.
11. The bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non participation of bidders in the auction, the EMD shall be forfeited.
12. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (Rs. 5,000/-) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll 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 concerned Authorised Officer/ Secured Creditor, after required verification.
13. The EMD of successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within 7 working days from the date of auction. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day and the balance 75% of the sale price within 15 days from the date of confirmation of sale or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
14. The prospective qualified bidders may avail online training on e-Auction from **M/s. C1 India Pvt. Ltd.** prior to the date of e-Auction. Neither the concerned Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
15. The assets will not be sold below the Reserve Price. The concerned Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.



16. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> and <https://www.dmihousingfinance.in> before submitting their bids and taking part in the e-Auction.
17. Any issue with regard to connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained. The intending bidders should register their name at <https://www.bankeauctions.com> and get user-id and password free of cost. Bidders who are holding valid ID & Password provided by M/s. C1 India Pvt. Ltd. for this auction after due verification of PAN & KYC are allowed to participate in online e-auction on the above portal.
18. Bidding in the last moment should be avoided in the bidders own interest as neither the **DMI Housing Finance Private Limited** 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.
19. On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorised Officer exercising the power of sale shall issue Sale Certificates for the immovable property in favour of the purchaser(s) in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002. The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued in any other name(s).
20. If the Sale Price is more than Rs 50,00,000/-(Rupees Fifty Lakh only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS 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 99% of the 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.
21. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
22. On issuance of Sale Certificate by **DMI Housing Finance Private Limited**, sale shall be complete and no claims shall be entertained by **DMI Housing Finance Private Limited**.
23. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of **DMI Housing Finance Private Limited** to sell the property. **DMI Housing Finance Private Limited** reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.

Schedule of the Properties:

Flat No.308, 3rd Floor, Block No. J in the Scheme of Akruti Township, situated at Mouje Narol, Taluka Maninagar, District Ahmedabad, on Land Bearing F.P. NO 81 of T.P.Scheme No. 57 of Survey No. 71/5/1, 71/5/2 and 71/5/3 in Registration District and Sub-District of Ahmedabad -5 (Narol).

Date: 23rd January, 2020 Sd/-

Authorised Officer

DMI Housing Finance Private Limited

Place: Delhi/ Ahmedabad (Branch)/Rajasthan