

TERMS AND CONDITIONS FOR THE E-AUCTION

M/s Silver Land Development Corporation/ M/s Sri Harsh Developers

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 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 10 lakhs for property.
4. Minimum bid increment amount will be INR 10 lakhs.
5. Auction/bidding shall only by “online electronic mode” through the online platform of the service provider duly authorized by VSJ Investments Private Limited, the details of same to be referred in the Paper Publication.
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. 25% Earnest Money Deposit (EMD) RTGS/ NEFT shall be deposited on or before (04/11/2024; 05:00 pm) in favor of **‘VSJ Investments Private Limited’** **HDFC Bank Account No.50200071717510 IFSC Code: HDFC0000001** 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.
10. Once a bid is submitted, the same cannot be withdrawn. Scan copy of the fully filled bid form along with self -attested KYC and EMD submitted by bidder (UTR/ Ref No of the RTGS/NEFT with a cancelled cheque) will be required to be sent to ops@vsjinvestments.com and physical copy to be sent to Pawan Chhangani, VSJ Investments Private Limited, G-12, Ground Floor, Raheja Center, 214 Free Press Journal Marg, Nariman Point, Mumbai-400021
11. 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.
12. The copy of the Bid Form is available in link herein given below.
<https://sarfaesi.auctiontiger.net>; <https://vsjinvestments.com/legal>



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

13. 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.
14. 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.
15. 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.
16. 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.
17. On completion of the auction, the secured creditor will declare the highest bidder as successful bidder and the sale shall be confirmed in his favor within 24 hours.
18. 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 VSJ Investments Private Limited. In case if the borrower/guarantors pays the total Outstanding due to VSJ Investments Private Limited and Edelweiss Asset Reconstruction Company (EARC) before the date of Auction, then auction sale may be cancelled at the discretion of VSJ Investments Private Limited.
21. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, other dues etc. shall have to be borne by the purchaser.



22. The Sale Certificate shall be issued 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.
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 VSJ Investments Private 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.
25. 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.
26. The property 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 October 24, 2024 to October 25, 2024 between 11am to 3pm.
27. The interested buyers can inspect the security documents regarding the charged asset at the VSJ Investment Pvt Ltd office in the presence of the AO or a representative of the AO from October 28 and October 29, 2024 between 12:00 pm to 05:00 pm by contacting ops@vsjinvestments.com; Pawan Chhangani- 02267155228
28. VSJ Investments Private 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.
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 VSJ Investments Private 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.



31. Details of the auction and property

Reserve Price	INR 95,00,00,000 (Rs Ninety Five Crores Only)
Earnest Money Deposit (10% of Reserve Price)	INR 23,75,00,000 (Rs Twenty Three Crores, Seventy Five Lakhs Only)
Increment in Bidding	INR 10,00,000

Description of Secured Assets

All those piece and parcels of land admeasuring approx.. 205767 sq. ft (i.e., **Land Parcel 1** bearing Survey No. 100 having Hissa No, 213 P admeasuring 4599.03 sq. ft, Hissa No. 214P admeasuring 7450.52 sq. ft, Hissa No. 215 P admeasuring 1613.2 sq. ft, bearing Survey No. 101 having Hissa No. 211P admeasuring 6014.17 sq. ft, Hissa No. 212P admeasuring 7708.75 sq. ft., **Land Parcel 2** bearing survey no. 101 having Hissa No. 206P admeasuring 2944.06 sq. ft, Hissa No. 207P admeasuring 7423.07, Hissa No. 208P admeasuring 6370.89 sq. ft. Hissa No. 209P admeasuring 7797.66 sq. ft, Hissa No. 210P admeasuring 4453.61 sq. ft.,

Land Parcel 3 bearing Survey No. 148 having Hissa No. 42P admeasuring 10111.06 sq. ft., Survey No. 150 having Hissa No. 42P admeasuring 420.66 sq. ft, Hissa No. 43 admeasuring 8815.72 sq. ft, Hissa No. 44P admeasuring 5417.95 sq. ft, Hissa No. 91P admeasuring 6391.99 sq. ft., Hissa No. 92P admeasuring 6332.14 sq. ft., Hissa No. 93P admeasuring 35.84 sq. ft., Hissa No. 99P, admeasuring 2860.32 sq. ft., Hissa No. 100P admeasuring 6820.39 sq. ft., Hissa No. 101P admeasuring 312.9 sq. ft., Layout Road admeasuring 3202.61 sq. ft., Survey No. 136 having Hissa No. 92P admeasuring 1417.94 sq. ft., Hissa No. 93P admeasuring 353.81 sq. ft., Hissa No. 98P, admeasuring 396.22 Sq. ft., Hissa No. 99P admeasuring 4889.76 sq. ft., **Land Parcel 4** bearing Survey No. 136 having Hissa No. 40P admeasuring 10572.72 sq. ft., Hissa No. 41P admeasuring 7077.65 sq. ft., Hissa No. 42P admeasuring 2639.33 sq. ft., Hissa No. 93P admeasuring 2279.6 sq. ft., Hissa No. 94P admeasuring 5427.42 sq. ft., Hissa No. 95P admeasuring 10538.06 sq. ft., Hissa No. 96P admeasuring 11928.77 sq. ft., Hissa No. 97 admeasuring 7750.08 sq. ft. and

Land Parcel 5 bearing Survey No. 137 admeasuring 21833.05 sq. ft., Hissa No. 40P admeasuring 5372.42 sq. ft., Hissa No. 41P admeasuring 1059.93 sq. ft, Hissa No. 42P admeasuring 175.24 sq. ft., Survey No. 148 admeasuring 200.75 sq. ft., Layout Road admeasuring 4757.9 sq. ft. for proposed project(s) located at Village Nilemore, Sri Prastha Complex, Opp Station Road, at Nullazopara along with all present and future unsold construction thereon, together with easement, appurtenances, ingress, egress, pathways, accesses, things attached thereon, other ancillary and incidental rights thereon.

Date: 03 September 2024

Place: Mumbai

VSJ Investments Private Limited

(Authorized Officer)



AUCTION APPLICATION FORM/BID FORM

M/s Silver Land Development Corporation/ M/s Sri Harsh Developers

- 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: _____