

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 50,000 (Rupees Fifty Thousand Only)** for property.
4. Minimum bid increment amount will be **Rs 50,000/- (Rupees Fifty Thousand Only)**.
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 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. Earnest Money Deposit (EMD) RTGS/ NEFT shall be deposited on or before **December 23, 2024, by 5.00 PM** in favor of "**VSJ Investments Private Limited**" 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.

Name of Beneficiary	: VSJ Investments Private Limited
Account Number	: 50200071717510
Bank Name	: HDFC BANK
Nature Of Account	: Current Account
Bank Address	: Tulsiani Chambers, Nariman Point-400021
MICR Code	: 400240003
IFSC Code	: HDFC0000001

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 Once an Online Bid is submitted, same cannot be withdrawn.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, ramprasad@auctiontiger.net and ops@vsjinvestments.com.
12. The copy of the Bid Form is available in link herein given below:
<https://vsjinvestments.com/legal> / <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

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 – 380006 Gujarat (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

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.
16. A consolidation Bid for all properties will be given due preference. The authorized officer reserves the absolute right and discretion to accept or reject any or all bids or adjourn/postpone/cancel the auction sale/modify any terms and conditions of the auction sale without prior notice and/or without assigning any reasons in respect thereof at any stage whatsoever. Besides, it will be at the sole decision/discretion of the authorized officer to conduct the auction in a manner which maximizes value for the secured creditors. All the decisions of authorized officers with respect to the proposed auction sale will be final and binding.
17. 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.
18. 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 30th day of confirming the sale of the property. In case of default, all amounts deposited till then shall be forfeited including earnest money deposit.
19. 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.
20. 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.
21. The sale is subject to final confirmation by VSJ Investments Private Limited. In case if the Mortgagors pay the total amounts due and payable to VSJ Investments Private Limited before the date of Auction, then the auction sale may be cancelled at the discretion of VSJ Investments Private Limited.

22. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, GST, other dues etc. shall have to be borne and paid by the purchaser.
23. 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.
24. The onus of taking the physical possession of the property shall be on the purchaser.

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 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 intending bidders should make discreet inquiries as regards any claim, charge and encumbrances on the property any authority besides the Secured Creditors/ VSJ Investment Pvt. Ltd charge and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid.
27. 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 November 27, 2024 to November 28, 2024 between 12 pm to 4 pm.
28. The interested buyers can inspect the security documents regarding the charged asset at the VSJ Investments Private Limited office located at **G-12, Ground Floor, Raheja Centre, 214 Free Press Journal, Nariman Point, Mumbai-400021** in the presence of the AO or a representative of the AO from **November 25, 2024 to November 26, 2024 between 12 pm to 4 pm** by contacting Mr. Pawan Chhangani; M: 8806815346 and Email ID: ops@vsjinvestments.com.
29. VSJ Investments Private 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.
30. 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.

31. 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.

Date: 15.11.2024

Place: **Mumbai**

VSJ Investments Private Limited