

ANNEXURE-II

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling-up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to which EMD amount to be returned
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. Bid Amount quoted : _____ (Rupees _____

_____)

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://www.bankeauctions.com> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....
(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

ANNEXURE-III

DECLARATION BY BIDDER(S)

To:
The Authorized Officer,
IIFL HOME FINANCE LIMITED.,

Date:

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other money paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankeauctions.com> during the time of submission of the bid.

Annexure – IV

Confirmation by Bidder Regarding Receipt of Training

To,
The Authorized Officer,
IIFL HOME FINANCE LIMITED.,

Sub: Confirmation regarding receipt of e- Auction Training.

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website <https://www.bankeauctions.com>

I/We confirm that:

- a. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website <https://www.bankeauctions.com> and also e-Auction notice published by IIFL HOME FINANCE LIMITED. in daily newspapers and unconditionally agree to them.
- b. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
- d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana,

Pin: 122003, e-mail ID : support@bankeauctions.com

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorized Officer, IIFL HOME FINANCE LIMITED. mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – V

Price Confirmation Letter by Bidder(s)

To,
The Authorized Officer,
IIFL HOME FINANCE LIMITED.,

Sub: Final bid quoted during e- Auction - **Sale of Properties of IIFL HOME FINANCE LIMITED.**

Dear Sir,

We confirm that we have quoted the highest bid of Rs. _____/- (In Words _____) for the purchase of the property (give description of property _____) during e-Auction of the said property held by M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

**Copy to: C1 India Pvt. Ltd., Plot No.68, 3rd Floor, Sector – 44, Gurugram, Haryana,
Pin: 122003, e-mail ID : support@bankeauctions.com**

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorized Officer, IIFL HOME FINANCE LIMITED. mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.

Terms and Conditions of the Tender

1. The tender form shall be submitted / sent duly completed in all respect in a sealed cover/envelope, subscribed as "Offer for purchase of the immovable property" addressed to "The Authorized Officer"- "IIFL HOME FINANCE LTD" and the envelope should be sent to the aforesaid Branch office address, on or before the date stipulated in the public notice for sale of immovable property.
2. The tender/offer form shall be accompanied by payment to be made vide online mode only towards Earnest Money Deposit (EMD). To make payments visit <https://www.bankeauctions.com> and pay through link available for the property only. Note: Payment link for each property is different. Ensure you are using link of the property you intend to buy vide public auction.
3. For balance payment, upon successful bid, has to pay through RTGS/NEFT. The accounts details are as follows: a) Name of the Account: - IIFL Home Finance Ltd., b) Name of the Bank: - Standard Chartered Bank, c) Account No: -9902879xxxxx followed by Prospect Number, d) IFSC Code: -SCBL0036001, e) Bank Address: Standard Chartered Bank, 90 M.G. Road, Fort, Mumbai-400001.
4. Tenders not accompanied by EMD and EMD below the Reserve Price shall be rejected out rightly. The undersigned has the full discretion to accept or reject any tender/bid without assigning any reason.
5. The sealed tenders will be opened by the Authorized Officer on the date and time mentioned in the public notice for sale in the presence of available / attending tenderer/bidders for raising/improving their respective offers (if any) and to decide the successful bidder.
6. The immovable property will be sold to the highest tenderer/bidder. However, the Authorized Officer , at its sole discretion may allow inter-se bidding, if necessary.
7. On sale of immovable property, the purchaser shall immediately pay 25% of bid amount/sale price to the Authorized Officer. And the balance amount of purchase price shall be paid to the authorized officer on or before 15th day of confirmation of sale of immovable property.
8. In default of payment in terms of clause (6), the bidder shall in writing make request to the Authorized Officer for extension of time with reasons. If Authorized Officer extend the time to make payment, same shall be executed in writing. If Authorized Officer finds no reason for extension of time to pay balance amount, in such eventuality the amount already paid by the bidder shall stand forfeited and bidder shall have no claim whatsoever over the property which was subject of bid/auction.
9. Where the offer amount is below the Reserve Price and / or the EMD paid is less than 10 % of the reserve price, then such tender shall be treated as invalid. The EMD will be refunded to the unsuccessful tenderers/bidders immediately on the date of auction. The tenderers shall 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 and/or lesser amount of EMD, paid by online mode and/or those received after the last date fixed for receiving tenders, shall not be considered or entertained for auction.
10. The Immovable Property/Secured Asset offered for sale is on 'as is where is" & "as is what is" basis. IIFL HOME FINANCE LTD 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. IIFL HOME FINANCE LTD does not undertake any responsibility to procure any permission /license etc. in respect of the Immovable Property/Secured Asset offered for sale.

11. In case, all the dues of IIFL HOME FINANCE LTD along with interest, charges , cost and expenses whatsoever, are paid by the Borrower/s or Guarantor/s at any time before the date fixed for auction/sale or transfer of the secured asset/s, in such case, the Secured Asset/Immovable Property in question shall not be sold or transferred.
12. The Authorized Officer / IIFL HOME FINANCE LTD 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 Authorized Officer conducting the sale and the decision of the Authorized Officer/ IIFL HOME FINANCE LTD in this regard, shall be final and binding.
13. The tenderers / offerers are informed, in their own interest to satisfy themselves with the title pertaining to the immovable property/ secured asset in question, including the size/area, and as also ascertain any other dues / liabilities / encumbrances from the concerned authorities to their satisfaction before submitting the tenders. No query relating to title, area, and-size, etc., shall be entertained, at the time of opening tenders / holding auction.
14. 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 Authorized Officer. The Authorized Officer / IIFL HOME FINANCE LTD shall not be answerable or liable for any error, mis-statement or omission with regard to same.
15. IIFL HOME FINANCE LTD shall be at liberty to amend/modify/delete any of the terms and conditions at its sole discretion as may be deemed fit and 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.
16. 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).
17. The Sale Certificate shall be issued to the successful bidder only after receiving the full purchase price by the Authorized Officer,-“IIFL HOME FINANCE LTD”.

(Covering Letter)

To,

**The Authorized Officer
(IIFL HOME FINANCE LTD)**

Branch :-

Dear Sir,

I, Mr./Mrs. _____, the tenderer / offered 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 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 IIFL HOME FINANCE LTD., 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,

Encl: As above

FULL NAME & SIGNATURE OF THE OFFERER/TENDERER