

E auction Terms & Conditions

- 1.** Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
- 2.** The sale process of the property shall be conducted through e-auction only, on the said date **28/06/2019 and 1/7/2019** from 11.30 AM to 12.30 Noon by the LTHFL e-auction service provider M/s. E- procurement Technologies (Auction Tiger), Ahmedabad, Help Line 079-40230810/811/812. Karnataka@auctiontiger.net and support@auctiontiger.net , **Mr. Manohar (Bangalore) Contact No. 7353931866** on the platform of the website <https://lthf.auctiontiger.net> . The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
- 3.** Earnest money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of account of L&T Housing Finance Limited A/c No.00600310036835, **HDFC Bank Limited, Mumbai Branch 4. IFSC Code HDFC0000060**, before submitting bids online. EMD can also be paid by way of Pay Order / Demand Draft in favour of Authorised Officer, L & T Housing Finance Limited, Payable at Mumbai.
- 4.** Bids shall be submitted in the prescribed format with relevant details. For details please contact M/s. e-Procurement Technologies Limited (Auction Tiger) **Email Id: Karnataka@auctiontiger.net and support@auctiontiger.net Or Mr. Manohar (Bangalore) Contact No. 7353931866.**
- 5.** The intending bidders should submit the duly filled bid form (format available in the above website) along with the DD/PO quoting the UTR No. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer **L & T Housing Finance Limited, is 4th Floor, Brindavan, Plot No.177, C.S.T Road, Kalina, Santacruz (E) Mumbai-400098 or Bangalore Office in Unit 1, 3rd Floor, Pride Hulkul, No.116, Lalbagh Road, Bangalore-560027** so as to reach the same before **26/06/2019 for lot 1 and 28/06/2019 for lot 2**. This sealed cover should be super scribed with “Bid for participating in E-Auction Sale – in the A/c of M/s.Trishul Developers”.
- 6.** On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the Website of <https://lthf.auctiontiger.net>
- 7.** No person other than the intending bidder themselves, or their duly Authorized agent shall be allowed to participate in the E-Auction.
- 8.** The intending participants of the e-auction may download free of cost copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and process compliance form related to this e-auction from the above mentioned website of service provider Karnataka@auctiontiger.net. The intending participants of the e-auction may download free of cost copies of sale notice, terms and conditions of e-auction <https://www.ltfs.com/companies/int-housing-finance.html>. For the purpose of

participation in e-auction, the intending bidders must have **active e-mail ID and PAN Number.**

- 9.** Bidders can bid for lot 1 and/ or lot 2.
- 10.** Bidders are required to comply with KYC forms and provide KYC documents online as well as offline on or before **26/06/2019 for lot 1 and 28/6/2019 for lot 2. The genuinely of the KYC documents is the sole responsibility of the bidder.**
- 11.** Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected
- 12.** After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the LTHFL along with other factors like valid KYC etc) to the service provider M/s. e-Procurement Technologies Limited (Auction Tiger) to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E-auction sale notice.
- 13.** Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs. 1,00,000 /-and Rs.50,000/-
- 14.** Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 50 minutes, the auction will get extended for another 5 minutes. The process will continue until there are no valid bids during last 5 minutes.
- 15.** In no eventually the property would be sold below the Reserve Price.
- 16.** The property shall be sold to highest bidder/offerer, subject to acceptance of the bid by the secured creditor.
- 17.** The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the e-auction sale proceedings through the mode of payment mentioned in point (3). The successful bidder is advised to note the business hours of the LTHFL to avoid technical issues/default.
- 18.** The balance amount of the purchase money shall be paid through the mode of payment mentioned in point (3) on or before 15th Day from the e-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold. The defaulting bidders not have any recourse/claim against the LTHFL/Authorised Officer.
- 19.** The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.

- 20.** The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to the government, taxes and rates and outgoing, both existing and future relating to the property.
- 21.** The sale certificate will be issued in the name of successful bidder only, and for the successful bid amount as sale consideration, after payment of the entire bid amount/closing bid amount and other charges if any.
- 22.** The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- 23.** The property is sold in “AS IS WHEREIS, WHAT IS THERE IS AND WITHOUT ANY RECOURSE BASIS” in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the property, of any authority, besides the LTHFL charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
- 24.** No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid/confirmation of sale.
- 25.** The Authorized officer/LTHFL will not be responsible for any charge, lien, encumbrance, property tax, electricity dues etc or any other dues to the Government or anybody, in respect of the property under sale
- 26.** Prospective bidders are advised to peruse the copies of title deed, if any available with the bank and also carry out their own inquires to satisfy themselves regarding encumbrance, dues if any over the property.
- 27.** The Authorised Officer has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice the owner, bidder, public etc, and without assigning any reason.
- 28.** The e-auction sale is subject to the confirmation by the Secured Creditor/ LTHFL. If the borrower/Guarantor pay's the amount due to the bank in full before date of sale, no sale will be conducted the successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the LTHFL/authorized officer.
- 29.** LTHFL has appointed M/s., e-procurement Technologies (Auction Tiger) as a service provider who will assist the undersigned in conducting the auction.
- 30.** Prospective bidder may avail online training on e-auction from M/s., e-procurement Technologies Pvt. Ltd.(Auction Tiger) **Email Id: Karnataka@auctiontiger.net and support@auctiontiger.net Or Mr. Manohar (Bangalore) Contact No. 7353931866**
- 31.** The intending purchasers can inspect the property with prior appointment at his/her expenses on 6th June, 2019, 7th June 2019 and 8th June, 2019 Between 11.00AM and 3 P.M with prior appointment.

- 32.** For inspection of the property please contact our Authorized Officer, **L & T Housing Finance Limited**, is 4th Floor, Brindavan, Plot No.177, C.S.T Road, Kalina, Santacruz (E) Mumbai-400098 and Bangalore Office in Unit 1, 3rd Floor, Pride Hulkul, No.116, Lalbagh Road, Bangalore-560027 or M/s e-Procurement Technologies (Auction Tiger), 079-40016816.35.79.83.91, Email Id: Karnataka@auctiontiger.net and support@auctiontiger.net Or Mr. Manohar (Bangalore) Contact No. 7353931866.
- 33.** The particulars specified in the description of property have been stated to the best of information of the LTHFL and the LTHFL will not be responsible for any error, misstatement or omission.
- 34.** For further details contact the Authorized Officer, **L & T Housing Finance Limited**, is 4th Floor, Brindavan, Plot No.177, C.S.T Road, Kalina, Santacruz (E) Mumbai-400098 at the following no 9819948050/9051322553/ 9819031876 or the Authorised representative of L & T Housing Finance Limited being Jeevan Kamadinni 948394546 and/ or Karthick R V – 998682441 or Bangalore Office in Unit 1, 3rd Floor, Pride Hulkul, No.116, Lalbagh Road, Bangalore-560027. Mr. Manohar (Bangalore) Contact No. 7353931866.

IMPORTANT INSTRUCTIONS

Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither LTHFL nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent 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. As per the new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for e-procurement application is generated on a new algorithm, SHA2. Also, The Digital Certificate that will be applicable for this platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have windows XP (SP3)/Windows vista /windows 7 installed in their respective PC/Laptop. In case they have Windows XP service pack-3, if you get any issue you can install the SSL patch, which is available at our download section of our e-auction portal. This is also a notice to the borrower/guarantor of the above said loan about holding of this sale on the above mentioned date if their outstanding dues are not repaid in full.

Sd/-

Place: Mumbai
Date: 23/06/2019

Authorized Officer,
L & T Housing Finance Limited