AXIS BANK

TENDER DOCUMENT

TERMS OF INVITATION AND SALE

AXIS BANK LTD.
Structured Assets Group, 7th Floor, Axis House, C-2,
Wadia International Centre, P.B. Marg, Worli, Mumbai-400025.
Tel.-9776685888
www.axisbank.com/auction-notices

	AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769) Structured Assets Group, Corporate Office, "Axis House", C-2, 7th Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. Tel: +91 22 24255719, Mob.-9776685888, www.axisbank.com Registered Office: "Trishul", 3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006

PUBLIC NOTICE FOR SALE/E-AUCTION

As per Appendix IV-A read with rule 8(6) of the Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower i.e. **DHANLAXMI ELECTRICAL PVT. LTD** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **MR MOHAMMAD MOINUDDIN KHAN , MRS ROMAN MOINUDDIN KHAN AND MR SALMAN KHAN** that the below described immovable property mortgaged/charged to Axis Bank Ltd. i.e. Secured Creditor, the physical possession of which has been taken by Court Commissioner, and thereafter the physical possession of the mortgaged property described herein below is handed over by respected Court Commissioner on the same day to the Authorised Officer of Axis Bank Limited, i.e. Secured Creditor will be sold on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS"** on **10.04.2026**, for recovery of **Rs. 3,26,94,382 (Rupees Three Crore Twenty-Six Lakh Ninety-Four Thousand Three Hundred Eighty-Two Only)** as on 24.01.2024 plus further interest from 25.01.2024 at the contractual rate due to Axis Bank Limited i.e. Secured Creditor from the aforesaid Borrower / Guarantor(s) / Mortgagor(s)/Owner(s). The reserve price and the earnest money deposit will be:

DESCRIPTION OF PROPERTY	RESERVE PRICE (in RS.)	EARNEST MONEY DEPOSIT (EMD)
The property located at Plot No-66-A, Sector-II, together with right to use common area of building, Office No- 902, 9th Floor, of the building named Concorde, CBD Belapur, Navi Mumbai, Belapur. Area- 1035 sq.ft Carpet with one open/stilt car parking. Physical possession taken on 3rd Dec, 2025	**Rs 2,24,00,000/- (Rupees Two Crore and Twenty-Four Lakh Only)**	**Rs 22,40,000/- (Rupees Twenty-two Lakh and Forty Thousand Only)**
Publication of Sale Notice	**20.03.2026 in Mumbai Edition**	

Last date for submission of bid and EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted **on or before 09.04.2026 by 5.00 p.m** at the following address**:-** Mr. Saswata Chakraborty, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. **Mob: +91 9776685888**
Inspection of Property	With prior permission of the Authorized Officer between **12.00 noon to 1.00 pm**.
Date and time of e-auction	**10.04.2026, between 4.00 P.M. to 5.00 p.m.** with auto-extension of five minutes each in the event of bids placed in the last five minutes
Bid Increment Amount	Rs.100,000/ - (Rupees One lakh Only)

For detailed terms and conditions of the sale, please refer to the link provided in **https://www.axisbank.com/auction-notices/** and/or **https://axisbank.auctiontiger.net**.

Date: 20.03.2026
Place: Mumbai

Authorised Officer
Axis Bank Ltd.

TERMS AND CONDITIONS OF THE INVITATION AND SALE

1. The Secured Assets are being sold on **"As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis"** and **"No Recourse Basis"**.

   All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise, and other dues (by whatever name called in whichever form, mode, manner), if any, in respect of the Secured Assets and if payable in law and/or attachable to the Secured Assets/sale proceeds, shall be the sole responsibility and to the account of the prospective buyer. Accordingly, the sale proceeds arising out of the proposed sale hereunder shall not be available for payment of any such liabilities, encumbrances, dues etc., and the sale proceeds shall be exclusive of all such liabilities, encumbrances, dues, (by whatever name called) whether known or unknown. The Secured Assets are being sold with all known and unknown encumbrances, if any, except the encumbrance by way of hypothecated / mortgage / charge and liabilities to the Bank in respect of the financial facilities as against the Scheduled Property.

2. Neither the Bank nor the Authorised Officer undertakes any responsibility to procure any permission/license/approvals etc. from any person/department/authority/Government etc. in respect of the Secured Assets offered for sale.

3. Bank/Authorised Officer does not make any representations regarding the existence or otherwise of aforesaid liabilities, encumbrances, dues etc. The Bidder may do his / their own necessary due diligence in this regard.

- The person(s) interested in submitting quotations/offers/Bid shall submit (such person(s) giving the quotation/bid/offer is herein after referred to as **"Bidder"** and the quotation/bid/offer given is hereinafter referred to as **"Bid")** for purchase of the Secured Assets as mentioned herein above in the prescribed Bid Form given in the **Annexure I** hereto and available in auction portal i.e. **https://axisbank.auctiontiger.net** to those who have submitted the EMD amount with the Bank within the time period prescribed hereinabove**.** An Offeror would be required to submit (i) full name of the bidder (ii) copy of PAN Card (iii) Active Mobile Number (iv) Email Address (v) Address proof (vI) Confirmation from the bidder certifying that he/she/they are not related to any of the directors/employees of the Bank and defaulting customer, if any ,and (vii)

Prescribed Bid Form given in the **Annexure I of the Tender Document** as well as credit worthiness / financial standing, in the form and manner acceptable to the Bank / Authorised Officer, in an envelope which should be subscribed with the words **"Auction related documents for purchase of Secured Asset in the matter of "M/s Dhanlaxmi Electrical Pvt. Ltd"** and the said envelope should be sent to our Structured Assets Group, on the address mentioned hereinabove during working hours of the Bank, (except Saturday, Sunday and Bank Holidays) latest by **09.04.2026 by 5.00 p.m** Any Bid not in the prescribed Bid Form may be treated as invalid. No correspondence shall be entertained in this behalf.

4. The Bid submitted must be accompanied by the Earnest Money Deposit ("**EMD**") by way of pay-order/demand draft/RTGS drawn on a Scheduled Bank in favour of **"Axis Bank Ltd."** The EMD shall not carry any interest. The EMD shall be returned (without any interest thereon) to the unsuccessful Bidders.

The EMD shall not be refundable to Successful Bidder and shall either be adjusted against the purchase consideration or be forfeited in accordance with this Tender Document. Only those Bidder(s) who have submitted the EMD amount as mentioned hereinabove on or before **09.04.2026, by 5.00 p.m.** shall be able to access the auction portal.

Eligible Bidder(s) who have duly paid the EMD amount as mentioned hereinabove and submitted the KYC documents as required, shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. Bids shall be submitted online through the portal in the format available at **https://axisbank.auctiontiger.net.** The e-auction will be conducted on **10.04.2026, between 4.00 P.M. to 5.00 p.m.** Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration and will be liable for rejection.

5. The Secured Asset will be sold by e-auction through website **https://axisbank.auctiontiger.net** of 'e-procurement technologies Ltd.' (auction tiger), the Bank approved service provider, who are assisting the Authorised Officer in conducting the e-auction.

6. Eligible Bidder(s) who have duly complied with requirements in point 4 and 5 hereinabove shall be contacted and provided with User ID and Password for participating in the e-auction portal. The interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the KYC documents. The property will not be sold below the Reserve Price.

7. Bidder(s) may inspect the above property, between **12.00 noon to 1.00pm**. prior appointment. For inspection, please contact Mr. Saswata Chakraborty (Mob. No. +91-91+9776685888/ saswata1.chakraborty@axisbank.com) The persons deputed for inspection by the Bidder should carry with him/ them appropriate authorization on the letterhead of the organization/person, he/she/they represent(s), failing which inspection may be refused.

8. The Bank shall make available to the prospective buyer(s)/ Bidder(s), at the aforementioned address of the Bank all the relevant papers, documents, notices etc. with respect to Secured Assets and proceedings under the SARFAESI Act and Rules made thereunder for perusal / verification by the Bidder(s). The Bidder(s) may, if he / she / it / they so desire, peruse / verify the same at a time mutually convenient to the Bank and the Bidder(s) – by prior appointment on any working day other than Saturdays, Sundays and Bank holidays. **However, no photocopies of the documents**

etc. will be given to the prospective buyer(s) / Bidder(s) nor will be allowed to click/take photographs of the documents.

By accepting this document, the Bidder(s) undertakes to keep the information gathered during the due diligence process including information available as per Bank's records / interaction with Bank officials, confidential and not to disclose the said information etc. to any person / entity and shall not use the said information etc., for any purpose other than making the Bid pursuant to the Tender Document / Auction Notice.

9. Authorised Officer / Bank reserves the right to adjourn, postpone or cancel the sale / auction without assigning any reason thereof.

10. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by Authorised Officer / Bank. Bidder(s) acknowledge that Bank / Authorised Officer is not obliged to respond to questions or to provide clarifications.

11. The e-auction will be conducted on **10.04.2026, between 4.00 P.M. to 5.00 p.m.** with auto extension i.e. in case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes. The Bidder(s) may improve their Bid by way of inter say bidding among the Bidders. The Bidder(s) may improve their Bid in multiples of the amount mentioned herein above, in the column of 'Bid Increment Amount' against the respective Lots. The Bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode/other mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.

12. The eligible Bidder(s) may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/ herself/ itself/ themselves. The Authorised Officer/ Axis Bank/ e-auction service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. The e-auction will be conducted on **10.04.2026, between 4.00 P.M. to 5.00.** Auto extension i.e. in case a bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes. The bidder who emerges as the highest bidder on closure of e-auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval of the Authorised Officer of Axis Bank Ltd.

13. By accepting this document, the Bidder(s) undertakes not to question, challenge, raise issues against the decision of the Bank/Authorised Officer of Axis Bank Ltd., in any court of law, tribunal, forum, regulatory authority etc.

14. Authorised Officer of Axis Bank Ltd./ Bank reserves the right to reject any/or all the Offers including the highest Offer or adjourn, postpone or cancel the sale / auction without assigning any reason thereof.

15. In case, only single bid is submitted for abovementioned Secured Asset then Authorised Officer/ Axis Bank, at its sole discretion, may declare such bidder as Successful Bidder.

16. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by Authorised Officer / Bank. Offeror/Bidder acknowledges that Bank / Authorised Officer is not obliged to respond to questions or to provide clarifications.

17. **The Successful Bidder(s) shall be required to pay minimum 25% (including the EMD amount) of the Bid amount / final Purchase Consideration by D.D. or P.O. in favour of "Axis Bank Ltd." or electronic means like RTGS/SWIFT transfer, immediately i.e. on the same day or not later than next working day, upon being declared as "Successful Bidder(s)" and the balance 75% of the purchase consideration within fifteen days from the date of confirmation of sale or such extended period (as may be agreed upon in writing between the Successful Bidder(s) and the Bank, in any case not exceeding three months) as per Rule 9(3) & 9(4) of Security Interest (Enforcement) Rules, 2002, by D.D. or P.O. in favour of "Axis Bank Ltd." or electronic means like RTGS/SWIFT transfer.**

    In the event of any default in payment of purchase consideration in full, or if the sale is not completed by reason of any default on the part of the Successful Bidder(s), the Authorised Officer, shall be entitled to forfeit all the moneys/EMD/purchase consideration till then paid by the Successful Bidder(s) and put up the Secured Assets for resale/disposal as per provisions of SARFAESI Act and as per Rule 9(5) of Security Interest (Enforcement) Rules, 2002. Further, all costs, charges and expenses (by whatever name called including legal and other fees) incurred by Bank, on account of such resale shall be borne by the defaulting Successful Bidder(s) who shall also be bound to make good any deficiency in eventual Purchase Consideration arising on such resale. However, such defaulting Successful Bidder(s) shall neither be entitled to make any claim in the event of the Secured Assets realising higher price on such resale nor ask for a refund of any sorts.

18. GST @ 18% p.a. (or any other applicable rate) as per the Acts shall have to be borne by the purchaser on the movable assets sale price. Further, in case the aggregate value of the movable assets exceeds Rs 50 lakhs during the entire Financial year, TCS at the applicable rates shall have to be borne by the buyer.

19. All costs, expenses, taxes, including VAT/GST/TCS (as applicable) relating to or incidental to the sale and / or transfer of the Secured Assets including but not limited to charges with respect to adjudication of stamp duty, payment of stamp duty on sale certificates, registration charges, cess, transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Asset and further documentation charges including but not limited to conveyance, stamp duty, fees/charges/ etc., shall be borne by the Successful Bidder(s).

20. In case of sale consideration exceeding Rs. 50 lakh, the successful bidder should deduct TDS @1% on the total sale consideration under section 194-IA of the Income Tax Act and deposit the same with the Income Tax authority in the name of the Property owner and submit the details thereof to the bank.

21. Transfer of the Secured Asset to the Successful Bidder(s) shall be effected by the Authorised Officer by execution of the Sale Certificate /Certificate for Sale as per the format annexed in **Annexure II** hereto in accordance with the Security Interest (Enforcement) Rules, 2002, only upon receipt and realisation from the Successful Bidder(s) of the entire purchase consideration and execution by Successful Bidder(s) of such other documents as may be deemed necessary by the Authorised Officer.

22. As from the date of confirmation of the Bid as Successful Bidder(s) of the Secured Assets, all the risks, costs, responsibilities including the risks and costs as regards any loss or damage to the Secured Assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the Successful Bidder(s) and neither Axis Bank nor the Authorised Officer shall be liable for any such loss or damages.

23. By accepting this document the Bidder(s) / Successful Bidder(s) undertakes to keep the

Bank indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Bank for the enforcement of this indemnity), which the Bank shall suffer as a result of any failure on the part of the Successful Bidder(s) and to meet and clear any such liabilities, encumbrances and dues or any claim, proceedings, litigations, made by any person related or unrelated to the Secured Assets in respect of such liabilities, encumbrances and dues. By accepting this document the Bidder / Successful Bidder(s) undertakes to keep the Bank indemnified and save harmless the Bank from any and all claims, losses, penalties, damages etc., on account of any deficiency in respect of stamp duty payable on the Sale Certificate which shall be executed in favour of the Successful Bidder(s)/Purchaser by the Bank for sale of the Secured Asset under provisions of the SARFAESI Act and Rules made thereunder.

24. The Bidder(s), in order to protect his/their individual interests is/are advised to verify the Secured Assets, conduct due diligence at his/their own costs in respect of the same, as well as ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders/claimants to their satisfaction before submitting the Bid. Any Bid made shall be deemed to have been submitted after complete satisfaction of title (including hypothecated / mortgage / charge of the Bank) of the property / Secured Assets and / or all claims there against and after due & proper inspection of the Secured Assets and hence the Bidder(s) shall not be entitled to make any requisition or raise any query/objection vis-à-vis Authorised Officer/ Bank as to the title (including hypothecated / mortgage / charge of the Bank) or condition of the Secured Assets or any part thereof or any dues / taxes / levies irrespective as to whether disclosed or undisclosed.

25. It is presumed and understood that by submitting the Bid, the Bidder has made his/their own independent assessment, due-diligence, legal and otherwise of the Secured Assets and their condition and has sought independent professional, financial and legal advice.

26. Conditional Bid may be treated as invalid and contingent Bid shall be treated as invalid.

27. The Successful Bidder(s) shall be bound by the regulations of the local / any other authority, as applicable with regard to the use of the Secured Asset in question.

28. The Bidder shall not be entitled to withdraw or cancel Bid once submitted. The withdrawing/cancelation/post ponding the sale will be sole discretion of the Bank. In case the sale is withdrawn/cancelled/postponed/kept on hold due to any reason at any point of time before the e-auction date or after the successful e-auction, Bank shall not be liable to pay any interest, charges/fees, etc. on the amount paid by the successful bidder(s).

29. The Authorised Officer reserves its right to reject any or all Bid(s) without assigning any reason and in case all the Bid(s)are rejected, either to hold negotiations with any of the Bidder or sell the assets through private negotiations with any of the Bidder or any other party/parties or invite fresh Bids or through any other process. The Authorised Officer also reserves its right to cancel this sale process at any stage before confirmation of the sale and in that event, in his/her absolute discretion, to follow a different method for sale of the Secured Assets or to adopt or resort to any other remedy available to it for recovery of its dues. Upon such action on the part of the Authorised Officer, the Bidders shall not be entitled to claim any interest, compensation or damage on any ground whatsoever from the Authorised Officer or the Bank. The Bank's decision in this behalf shall be final and binding on all the Bidders.

30. All costs, expenses and liabilities incurred by each Bidder in connection with the transaction, including (without limitation) in connection with due diligence, preparation and/or submission of the Bids, including fees and expenses of its own

advisors, if any, shall be borne and paid by such Bidder, whether its Bid is accepted or rejected for any reason, and the Bank does not assume any liability whatsoever in this connection.

31. If the dues of the Bank secured by the assets put up for sale together with all costs, charges and expenses incurred by the Bank are tendered to the satisfaction of the Bank by or on behalf of the Borrower at any time before the date fixed for e-auction/sale or transfer of the Secured Assets, the assets in question shall not be sold or transferred.

32. The information in respect of the Secured Asset has been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are, therefore, requested to verify the same, in their own individual interests before submitting their Bids.

33. The Bidder shall furnish to the satisfaction of the Bank, particulars for the purpose of KYC norms, information regarding the source of its funds and such other information as the Authorised Officer may require in the context of the Bid / sale. Any falsehood, inaccuracy or incompleteness in this regard in any respect by a Bidder, shall lead to disqualification of such Bidder.

34. Removal of encroachments and/or unauthorized tenants/constructions, if any, on the Secured Asset as also resolution of the pending litigation including title dispute, if any, in respect of the Secured Asset shall be the sole responsibility of the Successful Bidder(s) and the Bank does not undertake any responsibility in this regard.

35. Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transportation, demarcation in respect of any action related to Secured Assets and any other incidental expenses including insuring labourers for the same shall be borne by the Successful Bidder(s) and the Bank shall not be liable for the same.

36. The Authorised Officer shall be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in the light of the facts and circumstances of the case.

37. Chain Title Documents of the Secured asset available with Bank (If Any) shall be handed over to the successful bidder only after registration of Sale Certificate subjected to attachment of any statutory authority prevailing/existing on that date. In case chain title documents are deposited with Debt Recovery Tribunal (DRT) or any Court, the Bank/Authorized officer will make an application for retrieving the original chain title documents from Hon DRT or Court. Till such time Successful Bidder will have to bear with Authorized officer/ Bank. In case if there is any statutory authorities attachment i.e. due to which the account of **DHANLAXMI ELECTRICAL PVT. LTD** and Hypothecator/Guarantors/Mortgagors i.e. **MR MOHAMMAD MOINUDDIN KHAN , MRS ROMAN MOINUDDIN KHAN AND MR SALMAN KHAN** is debit freeze or lien marked, then the title documents will be handed over post release of this attachment by the statutory authority, till such time the successful Bidder will have to bear with Authorized officer/ Bank.

38. All payments to be made to the Bank with respect to the Bid/ proposed sale / sale shall be made in favour of "Axis Bank Ltd." by way of a pay order / demand draft drawn on a Scheduled Bank, or by electronic means like RTGS/SWIFT transfer.

39. Disputes, if any, shall be subject to jurisdiction of Mumbai Tribunals only.

40. Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

41. The eligible bidders who have submitted the Form and EMD as per clause 4 and 5 may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., B-701, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat. Contact Persons: Mr. Ramprasad Sharma :09265562821, 09265562818 and 09265562819 ; Mail id : maharashtra@Auctiontiger.net / support@auctiontiger.net / ramprasad@auctiontiger.net

sd/-

Authorised Officer
Axis Bank Ltd.

I / We confirm and accept the terms and conditions of this Tender Document, including Annexures hereof

For OFFEROR/ BIDDER:

Authorised Signatory

Name :

Designation :

Contact Nos :

Fax No.:

Email ID :

PAN No :

ANNEXURE – I
BID / OFFER FORM

Date:

AXIS BANK LTD.
Structured Assets Group,7th Floor, Axis House, C-2,
Wadia International Centre,P.B. Marg, Worli,
Mumbai-400025

Dear Sirs,

Re: Offer & Auction related documents for purchase of Secured Asset(s) in the matter of M/s DHANLAXMI ELECTRICAL PVT. LTD, pursuant to the Auction / Sale Notice published and Tender Document issued by Axis Bank Ltd.

1.	Name of the Borrower	**M/s DHANLAXMI ELECTRICAL PVT. LTD**
2.	Description of the Secured Asset for which offer/bid is being submitted	
3.	Name and address of the Offeror/Bidder	
4.	(Registered) Address of the Offeror/ Bidder	
5.	Name, Designation and Address of the Authorised Representative of the Offeror/ Bidder (only in case of a Company/legal entity being the offeror/ Bidder)	
6.	Telephone Number of the Offeror/ Bidder	
7.	Mobile Number of the Offeror/ Bidder	
8.	Email Address of the Offeror/ Bidder	
9.	Fax No.	
10.	Offer amount	
11.	PAN Number	
12.	EMD Detail	DD/PO No: Date: Issuing Bank:

I/We, the Offeror/Bidder understand that the sale of the Secured Asset by Axis Bank shall be under the provisions of the SARFAESI Act, 2002 and I declare that I have read and understood all the terms and conditions of auction sale as mentioned in the Tender Document.

I/We, the Bidder, confirm that:

a. The sale of the Secured Asset by Axis Bank shall be under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Security Interest (Enforcement) Rules, 2002.

b. The asset is being purchased by us on "As Is Where Is Basis", "As Is What Is Basis" "Whatever There Is Basis", and "No Recourse Basis".

c. I / we have perused the relevant papers, documents etc. furnished by Axis Bank.

OR

I / we have in my / our sole discretion decided not to peruse the relevant papers, documents etc. However, I undertake and confirm not to raise any claims, contentions etc. against Axis Bank / Authorised Officer in this regard and my / our Bid is not conditional and shall not be withdrawn for whatsoever reason and if the same is accepted by you shall be binding on me / us.
(to retain / delete, as applicable)

d. I / We have done necessary legal, technical and financial due diligence with respect to the Secured Asset and the Bid is being submitted after due consideration of relevant facts and commercial aspects and not merely based on the information provided by or representations, if any, made by Axis Bank / Authorised Officer.

e. I / We have satisfactorily inspected the Secured Asset.

f. I am / We are legally eligible to enter into necessary agreement / contract.

g. I/We have read the entire terms and conditions of the Tender Document and understood them fully. I/We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions. The purchase of the Secured Asset by me / us is on the terms and conditions of the Tender Document.

h. The information revealed by me/us in the Bid is true and correct. 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 bid submitted by me/us is liable to be rejected. Axis Bank will be at liberty to annul the Bid / Acceptance at any point of time. I/We also agree that after my/our Bid for purchase of the Secured Asset is accepted by Axis Bank and I/we fail to accept or act upon the terms & conditions of the Bid or am /are not able to complete the transaction within the time limit specified in the Bid confirmation letter for any reason whatsoever and/or fail to fulfill any/all the terms & conditions, the Earnest Money Deposit and any other monies paid by me/us along with the bid and thereafter, are liable to be forfeited by Axis Bank and that Axis Bank has also a right to proceed against me/us for specific performance of the contract, if so desired by Axis Bank.
KYC documents are enclosed herewith.

Yours faithfully,
For _____
Signature of Bidder

KYC documents:
1.
2.

Annexure – II

Draft SALE CERTIFICATE
For Immovable Property)
(As per Appendix III and V read with Rule 7(2) and 9(6) of the Security Interest (Enforcement) Rules, 2002)

Whereas
The undersigned being the Authorised Officer of Axis Bank Ltd. and having its Registered Office at Trishul, Opp. Samartheshwar Temple, Ellis Bridge, Ahmedabad and having its Corporate Office at "Axis House" C-2, Wadia International Centre, P. B. Marg, Worli, Mumbai 400 025 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of the powers conferred under sub-section (12) of Section 13 of the SARFAESI Act read with rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 has in consideration of the payment of Rs.----------/- (Rupees ----------only) sold on behalf of Axis Bank Ltd (Secured Creditor) in favour of ----------(purchaser) ……., the property described and shown in the (name of the borrower) ("Borrower") towards the financial facilities (description) offered by Axis Bank Ltd.

The sale of the Schedule Property has been made with all encumbrances and liabilities, (known and unknown), except the said financial facilities of said Secured Creditor. The sale has been made subject to the terms and conditions mentioned in the **Schedule II** hereto. The Schedules are part and parcel of the Sale Certificate. The purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above. The undersigned acknowledges the receipt of the sale price in full as under:

Sr. No.	Demand Draft No/ Pay Order No	Date	Amount (in Rs.)	Drawn on Bank (Branch)
1				
2				
3				
TOTAL				

The undersigned has handed over the delivery and possession of the property, as mentioned in **Schedule I,** to _____ (purchaser).

List of encumbrances:
The Secured Asset are sold strictly on **"As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and " No Recourse Basis"** with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditor in respect of the financial facilities including interest thereon as against the Schedule Property).

SCHEDULE I (Forming part of Sale Certificate)

DESCRIPTION OF THE SECURED ASSET CONSTITUTING SCHEDULE PROPERTY

DESCRIPTION OF PROPERTY
The property located at Plot No-66-A, Sector-II, together with right to use common area of building, Office No- 902, 9th Floor, of the building named Concorde, CBD Belapur, Navi Mumbai, Belapur. Area- 1035 sq.ft Carpet with one open/stilt car parking

Sd/-
For and on Behalf of (Purchaser)

Sd/-
Authorised Officer
Axis Bank Ltd

Schedule II (Forming part of Sale Certificate)

TERMS AND CONDITIONS

1) The Schedule Property is sold strictly on **"As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and "No Recourse Basis".**

All liabilities, encumbrances, dues of authorities and departments, statutory or otherwise, Society dues and any other dues (by whatever name called in whichever form, mode, manner), if any, in respect of the Schedule Property and if payable in law and/or attachable to the Schedule Property /sale proceeds, shall be the sole responsibility and to the account of the Purchaser. Accordingly, the sale proceeds arising out of the sale hereunder shall not be available for payment of any such aforesaid liabilities, encumbrances, dues etc. and the sale proceeds shall be exclusive of all such liabilities, encumbrances, dues, (by whatever name called) whether known or unknown. The Schedule Property is sold with all known and unknown encumbrances, if any, except the encumbrance by way of mortgage / charge and liabilities to the Bank in respect of the Financial Facilities as against the Schedule Property.

2) All costs, expenses, taxes relating to or incidental to the sale and / or transfer of the Schedule Property including but not limited to charges with respect to adjudication of stamp duty, payment of stamp duty, registration charges, cess, sales tax and excise / VAT / GST (as applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Schedule Property and further documentation charges including but not limited to conveyance, stamp duty, fees/charges/premium payable to Housing Society etc. shall be borne by the Purchaser.

3) As from the date of confirmation of the sale of the Schedule Property, the Purchaser shall hold the Schedule Property at his / her / its / their sole risks and costs as regards any loss or damage to the Schedule Property by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever shall be that of the Purchaser and neither the Bank nor the Authorised Officer shall be liable for any such loss or damages.

4) The Purchaser hereby gives an indemnity and accordingly shall keep the Bank indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by the Bank for the enforcement of this indemnity), which the Bank may suffer as a result of any failure on the part of the Purchaser to meet and clear any liabilities, encumbrances and dues or any claim made by any person in respect of such liabilities, encumbrances and dues pertaining to the Schedule Property as also on account of any deficiency in respect of stamp duty payable on the Sale Deed/Certificate which has been executed in favour of the Purchaser by the Bank for sale of the Schedule Property under provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Rules made thereunder.

5) The Purchaser shall be bound by the regulations of the local / any other authority, as applicable in regard to the use of the Schedule Property. Procurement of any permission/license/approvals etc. from any person / department / authority / Government etc. in respect of the Schedule Property shall be the responsibility of the Purchaser.

6) Removal of encroachments and/or unauthorized tenants/constructions, if any, on the Schedule Property as also resolution of the pending litigation including title dispute, if

any, in respect of the Schedule Property shall be the sole responsibility of the Purchaser and the Bank does not undertake any responsibility in this regard.

7) Any expenses (by whatever name called) incurred towards moving, handling, re-locating, transporting demarcation, in respect of any action related to Schedule Property and any other incidental expenses including insuring labourers for the same shall be borne by the Purchaser and the Bank shall not be liable for the same.

8) The entire responsibility for completion of all procedures, formalities, compliances, approvals etc. required for completion of the sale including mutations etc. shall be that of the Purchaser.

9) The Purchaser shall not have any Claim whatsoever against the Bank with respect to the purchase of the Schedule Property or any matter incidental thereto including liabilities, encumbrances, dues, claims, taxes etc. which may exist or arise with respect to the purchase transaction / Schedule property.

10) All other terms and conditions mentioned in Bank's Tender Document shall form integral part of this Sale Certificate.

11) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

Sd/-
For and on Behalf of (Purchaser)

Sd/-
Authorised Officer
Axis Bank Ltd