

**Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated 28.03.2024**

1	Name and Address of the secured creditor	DHANLAXMI BANK LIMITED Ground Floor, Janmabhoomi Bhavan, Janmabhoomi Marg, Fort, Mumbai- 400 001  Regional Office: Ground Floor Thirumali House Near Sion Hill Fort, Road No.29 Sion East Mumbai Maharashtra 400 022  Corporate Office: Poonkunnam, Thrissur -680002
2	Name and Address of the borrower(s)	<b>1.M/s. D J Exim India Pvt Limited</b> A/1/116, 1 <sup>st</sup> Floor, Shah & Nahar Industrial Estate, Sunmill Compound, SJ Marg, Lower Parel (W), Mumbai-400013 <b>Also, at,</b> <b>M/s. D J Exim India Pvt Limited</b> Earth Castle Mall, 2 <sup>nd</sup> Floor, V. P. Road, Charni Road (E), Mumbai- 400004
3	Name and Address of the guarantor(s)	<b>Mr. Dinesh Gangaprasad Jaiswal</b> A/204, Mahavir Darshan, Veer Santhji Marg, Lower Parel (W), Mumbai-400013.  <b>4. Ms. Sunita Dinesh Jaiswal</b> A/204, Mahavir Darshan, Veer Santhji Marg, Lower Parel (W), Mumbai-400013
4	Complete description of the Secured Asset/s to be sold	Shop No. 12 to 14, 18 to 20, 26 to 30 admeasuring 90.76 Sq. Mts carpet area altogether on Ground floor of the building known as "Earth Castle" situated at C.S No.496,497,507,519 & 518, Girgaon division, 143-145, V P Road, Mumbai – 400004 <b>Boundaries as follows:</b> North: V P Road South: Aditya Tower East: Earth Pride West: Anand Building
5	Details of encumbrances, if any known to the secured creditor on the above Secured Asset/s	NIL
6	Total secured debt for recovery of which the property is to be sold	Rs.23,39,79,522.10 (Rupees Twenty-Three Crores Thirty-Nine Lakh Seventy-Nine Thousand Five Hundred Twenty-Two and Ten Paise Only) as on 29.02.2024 plus interest there on from 01/03/2024 together with costs and expenses incurred thereon till realization.
7	Date and time of auction	On <b>19.04.2024</b> from 11 am to 1 pm (with auto

		extension clause in case of bid in last 5 minutes before closing)
8	Reserve Price of the immovable secured asset	<b>Rs.4,17,00,000/-</b> (Rupees Four Crore Seventeen Lakh only)
9	Earnest Money Deposit (EMD) payable	<b>Rs.41,70,000/-</b> (Rupees Forty One Lakh Seventy Thousand Only)
10	Last date of submission of bids and EMD	<b>18.04.2024, Monday before 5.00 pm</b>
11	Mode of payment of amounts	DD/RTGS/Fund Transfer to the Credit of Sundry Payable Account, Dhanlaxmi Bank Ltd., Fort, Branch, A/c No. 014417700000013, IFSC Code. DLXB0000144
12	Mode of auction	Online Electronic Bidding
13	Portal of E-auction	<a href="https://www.bankauctions.in">https://www.bankauctions.in</a>
14	Details of the auction service provider (with phone no., e- mail id etc.)	M/s. 4 Closure, Hyderabad <u>Contact persons</u> (1) Mr. T Jaya Prakash Reddy Mob No: +91 8142000064 e-mail id: prakash@bankauctions.in, (2) Mr. Arijit Kumar Das, Mob. No: 8142000725, Email Id: <a href="mailto:arijit@bankauctions.in">arijit@bankauctions.in</a> & <a href="mailto:info@bankauctions.in">info@bankauctions.in</a>

**Other terms and Conditions of sale:**

- a) The e-auction shall be subject to the conditions prescribed in SARFAESI Act/Rules 2002, terms and conditions mentioned hereunder and also as per the general terms and conditions of e-auction.
- b) The sale shall be on "As is where is", "As is what is", and "Whatever there is" basis.
- c) Auction / bidding shall only through "Online Electronic Bidding" through the website <https://bankauctions.in> Bidders/Tenderers are advised to go through the website for detailed terms and take part in the E-auction sale proceedings.
- d) The intending bidders/tenderers should register their names at portal <https://bankauctions.in/> and get their User ID and password free of cost. Also prospective bidders/tenderers may avail online training on M/s.4Closure Vendors Contact persons. (1) T Jaya Prakash Reddy Mob No: +91 8142000064 e-mail id: prakash@bankauctions.in, (2) Mr. Arijit Kumar Das, Contact No: 8142000725, Email Id: [arijit@bankauctions.in](mailto:arijit@bankauctions.in) & [info@bankauctions.in](mailto:info@bankauctions.in)
- e) The intending participants of the e-Auction may download 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, (i.e.), <https://bankauctions.in>.
- f) The aforesaid secured assets will not be sold below the Reserve price.

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g) The intending bidders/Tenderers are required to pay earnest money deposit (EMD) of **Rs.41,70,000.00 (Rupees Forty-One Lakh Seventy Thousand only), equivalent** to 10% of the Reserve Price of the property either by way of Demand Draft / a pay order drawn in favour of Dhanlaxmi Bank Ltd. Fort Branch payable at Fort OR through RTGS/NEFT /Fund Transfer to the credit of the account of Dhanlaxmi Bank Ltd, Fort Branch, A/c No. 014417700000013, IFSC code DLXB0000144. The intending bidders/Tenderers shall submit/send their Bids /Tenders along with the Demand Draft / pay order or payment receipt / transaction UTR Number evidencing payment of EMD as above to the Authorized Officer, Dhanlaxmi Bank Ltd, Regional Office, Sion Mumbai Maharashtra as to reach us on or before **18.04.2024 before 5 p.m.**

h) EMD amount shall be adjusted in case of the highest/successful bidder/tenderer. EMD deposited by unsuccessful bidders shall be returned/ refunded to them within 7 working days. The EMD shall not carry any interest. The EMD shall be liable for forfeiture without any prior notice, if successful bidder fails to adhere to the terms of sale or time granted, or commit any default in any manner.

i) Bidders/tenderers are required to comply with KYC norms and provide self-attested KYC documents online as well as offline on or before **18.04.2024.**, before, 5 p.m. Genuineness of the KYC documents (PAN Card, ID Proof and Address proof) is the sole responsibility of the bidder/tenderer. Successful bidder shall submit the original KYC documents to the Bank at the time of making payment of the balance 25% of the bid amount and originals will be returned after verification.

j) Bids/tenders received that are not duly filled up and or without Earnest Money Deposit or received after date and time specified will summarily be rejected.

k) After expiry of the last date and time of submission of bids/tenders with EMD, Authorized officer shall examine the bids/tenders received by him and confirm the details of the qualified bidders/tenderers (who have quoted their bids/tenders on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc.) to the service provider <https://www.bankauctions.in> so as to enable them to allow the qualified bidders /tenderers to participate in the online inter-se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.

l) Authorized Officer reserves the right to accept / reject all or any of the offers/ bids/ tenders without assigning any reason, vary any of the terms and conditions of sale or postpone or cancel the opening of bids/tenders or sale without prior notice at his sole discretion.

m) No person other than the intending qualified bidders / tenderers themselves, or their duly authorized agent shall be allowed to participate in the E Auction.

n) The aforesaid secured asset/s shall be sold to the highest bidder/tenderer, subject to acceptance of the bid by the secured creditor.

o) Auction would commence at Reserve Price followed by highest offer, as mentioned above. Bidders can enter their bid amount for each lot or single lot published for sale. The intending bidders may be given an opportunity, at the discretion of the Bank, to have inter-se bidding among them to enhance the offer price in multiples of Rs. 25,000.00 (Rupees Twenty-Five Thousand Only). The bidders / tenderers who submit the highest bid (not below the Reserve Price) on closure of “Online

**Classification: Internal**

auction” shall be declared as successful bidder / tenderer subject to confirmation/ approval by the Secured Creditor.

p) E - Auction will close as per the closing time, if no improved bid comes during last 5 minutes of the E-Auction closing time. In case any improved bids are placed in last 5 minutes of the closing of E-Auction, the closing time automatically gets extended to 10 more minutes. This process continues till no improved bid comes for a period of 10 minutes and the E-Auction gets closed. If the bid becomes highest bid (not below the reserve price), then his bid will be highlighted as Rank No.1.

q) The successful bidder/tenderer should deposit 25% of the bid amount (inclusive of EMD amount) on the same day of sale or not later than next working day as the case may be and as advised by the Authorised Officer of the Bank, by way of Demand Draft / Pay Order drawn in favour of Dhanlaxmi Bank Ltd., Fort Branch, payable at Fort. or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Fort, Branch, A/c No. 014417700000013, IFSC Code. DLXB0000144 and the balance bid amount shall be paid within 15 days from the date of confirmation of the sale by the Authorised Officer in the same way as aforesaid. If the successful bidder fails to pay the sale price, all amounts deposited till then shall be forfeited by the Bank without any notice and the property shall forthwith be put up for sale again and the defaulting purchaser shall have no claims, whatsoever, on the property or the amounts.

r) The successful bidder/tenderer shall bear all the legal / incidental expenses including stamp duty, registration fees, charges, etc. and statutory dues if any, including GST etc.

s) In pursuant to the orders of the Hon’ble High Court of Judicature at Bombay dated 28<sup>th</sup> February 2024 in writ petition No. 1406 of 2014, in which the Hon’ble High Court has ordered that the Bank shall sell the property as per the provisions of SARFAESI Act 2002 without deducting the TDS amount and bank needs to remit the entire sale proceeds of said property amount to the honourable High Court.

t) The intending bidders/tenderers may, at their own interest and costs conduct due diligence, inspect the secured asset/s between 11 a.m. to 4 p.m. on working days by contacting the Authorised Officer/Branch Manager, whose details are given below before the date of sale and the Bank shall not entertain any query at any later stage nor be liable for any claims in this regard.

u) It is the sole responsibility of the bidder/tenderer to obtain the Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder/tenderer and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.

v) A dummy e-auction or training portal, if required will be made available for trial for the benefit of the prospective bidders

w) The bidders/ tenderers may participate in the E-Auction by Quoting/Bidding from their own offices/place of their choice. Internet connectivity shall have to be ensured by each bidder/tenderer himself. Bank/Service providers shall not be responsible for the internet connectivity, network problems, system crash down, power failure, etc. The bidders need to login in few minutes before the time scheduled for e-auction. Bidding in the last minute /seconds shall be avoided by the bidders

**Classification: Internal**

in their own interest. Neither the Bank nor the auction service provider will be responsible for any lapses / failure on the part of the bidder in such cases.

x) This is also a notice to the Borrowers/Guarantor of the said loan about holding of Auction Sale of the Secured assets.

y) For further details of sale, terms and conditions and for inspection of the property, intending bidders/tenderers may contact, the below mentioned Officials on any working day during the office hours.

<b>Sl. No.</b>	<b>Location</b>	<b>Recovery Manager</b>	<b>Branch Manager</b>	<b>Authorized Officer</b>
1	Mumbai	Mr. Rahul Kalegore (Mob: 9167730295)	Mr. Vivek Shirke (Mob.9167730323)	Mr. Sreekumar K Menon (Mob: 9539001679)

Place: Sion, Mumbai

Authorised Officer

Date: 28.03.2023

Dhanlaxmi Bank Ltd