

Detailed Terms and conditions for sale of immovable secured assets as per the sale notice dated 16.01.2025

1	Name and Address of the secured creditor	<p>DHANLAXMI BANK LIMITED Branch: Ground Floor, Orbit Tower , Opp Krushi Bazar, Sahara Darwaja, Surat - 395002 Gujrat</p> <p>Regional Office: Ground Floor Thirumali House Near Sion Hill Fort, Road No.29 Sion East Mumbai Maharashtra 400 022</p> <p>Corporate Office: Poonkunnam, Thrissur -680002</p>												
2	Name and Address of the borrower(s)	<table border="1"> <thead> <tr> <th data-bbox="612 827 699 898">Sr No.</th> <th data-bbox="699 827 1387 898">Name of Borrower/s</th> </tr> </thead> <tbody> <tr> <td data-bbox="612 898 699 1019">1</td> <td data-bbox="699 898 1387 1019"> <p>M/s. Jasona Fashion LLP Plot No.2, Basement, Yogeshwar Apartment Ghod Dod Road, Surat – 395007</p> </td> </tr> <tr> <td data-bbox="612 1019 699 1247">2</td> <td data-bbox="699 1019 1387 1247"> <p>Mr. Rajesh Mangilal Jain Plot No.2, Basement, Yogeshwar Apartment Ghod Dod Road, Surat – 395007 (Partner of Jasona Fashion LLP & Guarantor)</p> </td> </tr> <tr> <td data-bbox="612 1247 699 1409">3</td> <td data-bbox="699 1247 1387 1409"> <p>Mr. Rajesh Mangilal Jain D/11, Golden Avenue Apartment City Light, Surat – 395007</p> </td> </tr> <tr> <td data-bbox="612 1409 699 1632">4</td> <td data-bbox="699 1409 1387 1632"> <p>Mrs. Kokila Jain Plot No.2, Basement, Yogeshwar Apartment Ghod Dod Road, Surat – 395007 (Partner of Jasona Fashion LLP & Guarantor)</p> </td> </tr> <tr> <td data-bbox="612 1632 699 1908">5</td> <td data-bbox="699 1632 1387 1908"> <p>Mrs. Kokila Jain W/o Mr. Rajesh Jain D/11, Golden Avenue Apartment City Light, Surat – 395007</p> </td> </tr> </tbody> </table>	Sr No.	Name of Borrower/s	1	<p>M/s. Jasona Fashion LLP Plot No.2, Basement, Yogeshwar Apartment Ghod Dod Road, Surat – 395007</p>	2	<p>Mr. Rajesh Mangilal Jain Plot No.2, Basement, Yogeshwar Apartment Ghod Dod Road, Surat – 395007 (Partner of Jasona Fashion LLP & Guarantor)</p>	3	<p>Mr. Rajesh Mangilal Jain D/11, Golden Avenue Apartment City Light, Surat – 395007</p>	4	<p>Mrs. Kokila Jain Plot No.2, Basement, Yogeshwar Apartment Ghod Dod Road, Surat – 395007 (Partner of Jasona Fashion LLP & Guarantor)</p>	5	<p>Mrs. Kokila Jain W/o Mr. Rajesh Jain D/11, Golden Avenue Apartment City Light, Surat – 395007</p>
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		6	V K Shaji Address - 301, Tirupathi Apartments, Gayathri Society – 2, Udhana, Surat – 394210
		7	Jinsha V K Address - 301, Tirupathi Apartments, Plot No.36,Near D G V C L , Gayathri Society – 2, Udhana, Surat – 394210 Also at, D/o B Purushothaman Dreams, Poovathumthara, Mowancheri P O Mowancheri , Kannur, Kerala – 670613
		8	Reshmi Raveendrana Puthanveettil Address - 301, Tirupathi Apartments, Gayathri Society – 2, Udhana, Surat – 394210 Also at, Mrs. Reshmi P V Sheeja Nivas Vellachal, Iriveri Mowancheri S.O, Mowancheri , Kannur, Kerala – 670613
4	Complete description of the Secured Asset/s to be sold	Sr No	Details of Property
		1	Shop No. UG-4, Upper Ground Floor, “ Aashirwad Complex” B/S. City Light Apartment, City Light, Umra, Surat. R.S. No. 71/02, T.P. Scheme no. 4(Umra-South), F.P.No.80 paikie B, Sub Plot No. 11-B & 12-C, Moje Umra, Sub Dist: Choriyasi, Dist: Surat-395007 owned by Mr. Rajesh Mangilal Jain with built up area 180 sq.ft. Known Encumbrance: None
		2	Shop No. L/22, Lower Ground Floor, “Hira Panna Shoping Mall” B/S. Shree Maheshwari Bhavan, City Light Road, Surat. R.S. No. 144/1, paikie T.P. Scheme no. 4(Umra-South),O.P No. 12/A-4, F.P.No.173, Plot No. 2,3,&4, Moje Villga: Umra, Sub Dist: Choriyasi, Dist: Surat-395007 owned by Mr. Rajesh Mangilal Jain with built up area 394.00 Sq. ft. Known Encumbrance: None

		3	Shop No. L/23, Lower Ground Floor, "Hira Panna Shopping Mall" B/S. Shree Maheshwari Bhavan, City Light Road, Surat. R.S. No. 144/1, paikie T.P. Scheme no. 4(Umra-South),O.P No. 12/A-4, F.P.No.173, Plot No. 2,3,&4, Moje Villga: Umra, Sub Dist: Choriyasi, Dist: Surat-395007 owned by Mr. Rajesh Mangilal Jain with built up area 394.00 Sq. ft. Known Encumbrance: None
		4	Shop No. L/24, Lower Groun Floor, "Hira Panna Shopping Mall",B/S. Shree Maheshwari Bhavan , City Light Road, Surat. R.Survey. No. 144/1, T.P. Scheme no. 4(Umra-South), F.P.No.173, Plot. No. 2,3&4, Moje : Umra, Sub Dist: Choriyasi, Dist: Surat-395007 owned by Mr. Rajesh Mangilal Jain with built up area 394.00 Sq. ft. Known Encumbrance: None
		5	Basement, Yogeshwar Apartment, Nr.Kotak House, Ghod Dod Road, Surat, City Survey No. 2287-A-2, T.P. Scheme No. 5, Final Plot No 2, Sub Dist: Surat city, (Athwa) Dist. Surat in the name of Mr. Rajesh Mangilal Jain with built up area of 1680 Sq.Ft. Known Encumbrance: None
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	9,61,34,913.07(Rupees Nine One Crores Sixty-One Lac Thirty four Thousand Nine Hundred Thirteen and Seven Paise Only) as on 31.12.2024 plus interest there on from 01.04.2024 together with costs and expenses incurred thereon till realization.	
7	Date and time of auction	On 03.02.2025 from 11 am to 1 pm (with auto extension clause in case of bid in last 5 minutes before closing)	

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8	Reserve Price of the immovable secured asset	Rs.1,83,48,000/- (Rupees One Crore Eighty Three Lakh Fourty Eight Thousand only)
9	Earnest Money Deposit (EMD) payable	Rs.18,34,800/- (Rupees Eighteen Lakh Thirty Fort Thousand Eight Hundred Only)
10	Last date of submission of bids and EMD	01.02.2025
11	Mode of payment of amounts	DD/RTGS/Fund Transfer to the Credit of Sundry Payable Account, Dhanlaxmi Bank Ltd., Surat Branch, A/c No. 01421770000011, IFSC Code. DLXB0000142
12	Mode of auction	Online Electronic Bidding
13	Portal of E-auction	https://www.bankauctions.in
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. Nitesh D Pawar Mob No: +91 8142000725 e-mail id: nitesh@bankauctions.in (2) Mr. Dinesh M, Mob. No: 8142000735, Email Id: dinesh@bankauctions.in & info@bankauctions.in

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) Mr.Nitesh D Pawar Mob No: +91 8142000725 e-mail id: nitesh@bankauctions.in, (2) Mr.Dinesh. M, Contact No:+918142000735, Email Id: dinesh@bankauctions.in & 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.
- g) The intending bidders/Tenderers are required to pay earnest money deposit (EMD) of **Rs.1,83,48,000/-**(Rupees One Crore Eighty-Three Lakh Forty-Eight 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. Surat Branch payable at Surat OR through RTGS/NEFT /Fund Transfer to the credit

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of the account of Dhanlaxmi Bank Ltd, Surat Branch, A/c No. 01421770000011, IFSC code DLXB0000142. 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 01-02-2025 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 01-02-2025, 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 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-

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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., Surat Branch, payable at Surat. or through RTGS/NEFT to the credit of Dhanlaxmi Bank Ltd, Surat Branch, A/c No. 01421770000011, IFSC Code. DLXB0000142 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 case final bid amount / sale consideration of immovable secured assets proposed for sale under the aforesaid auction is Rs.50.00 lakh or above, the successful bidder/ purchaser has to remit TDS @1% of the sale price, in the name of the owner/s of the respective immovable properties proposed for sale, as per the provisions of Income Tax Act, 1961. PAN of the owner/s of the immovable property as dedicatee can be obtained from the Branch Manager / Authorized Officer of the Bank after completion of the bidding. The successful bidder/purchaser need to submit Challan-cum-statement in form No.26QB having remitted the TDS. The Bank will issue Sale Certificate for the immovable secured assets as per the provisions of the SARFAESI Act, 2002 and the Rules framed thereunder to the successful bidder/purchaser on receipt of the entire sale consideration as above after deducting TDS and on submission of Challan-cum statement in form No.26QB having remitted the TDS and on completion of sale formalities. The successful bidder/purchaser shall also submit Certificate for TDS in Form 16B to the Bank.

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

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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 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.

Sl. No.	Location	Recovery Manager	Branch Manager	Authorized Officer
1	Mumbai	Mr. Mani Bailur (Mob: 9167730295)	Mr. Mayank Kale (Mob.9727771662)	Mr. Sreekumar K Menon (Mob: 9539001679)

Place: Sion, Mumbai


Authorised Officer



Date: 15.01.2025

Dhanlaxmi Bank Ltd