

TENDER DOCUMENT FOR E AUCTION

Terms & Conditions of Online E-Auction for sale of Properties as per E-auction Reference No: LOT NO. 1, LOT NO. 2 and LOT NO. 3

(Note- Bidders are requested to go through the Sale Notice published in Indian Express (English- Mumbai Ed.) and Loksatta (Marathi- Mumbai Ed on 24.04.2025 by JM Financial Credit Solutions Limited (“JMFCSL”) , Mumbai City Zone for information.)

Auctioneer Name	Authorised Officer details: Mr. Nilesh Singh Director (Legal) and Authorised Officer JM Financial Credit Solutions Limited, 7 th floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai City, Mumbai – 400025. Tel: 022 -6224 1751; 022-6224 1811; 022-6224 1847 Email id: cslllegal@jmfl.com
Auction to be conducted by	Name: M/s. 4Closure (Partnership firm having its office in Hyderabad) Helpline no: +91-8142 000 735 Email id: dinesh@bankauctions.in , ypr@bankauctions.in
Auction Schedule	Date of Auction: 23 rd May 2025 Timing: 11:00 A.M. to 1:00 P.M. (IST)
Annexures	1) Business rules for E-Auction 2) Item Description for E-Auction 3) Contact Information 4) Draft of Letter submitting offer/Bid/Tender (Annexure- I) 5) Bid/Auction/Tender Form (Annexure- II) 6) Price Confirmation Letter (Annexure – III)
Special Instructions	Bidding in the last minute and second should be avoided in the bidders’ own interest. Neither the Service Provider nor JMFCSL will be responsible for any lapses / failure on the part of the Bidder, in such cases.

BUSINESS RULES FOR E-AUCTION

JMFCSL shall finalize the Sale of Asset through Online E-Auction mode and arrangement has been made with M/s. 4Closure, Hyderabad, who shall be the authorized service provider for the same. Please go through the guidelines given below and submit your acceptance to the same.

1. Computerized E-Auction shall be conducted by JM Financial Credit Solutions Limited, on prespecified date, while the Bidders shall be bidding from their own offices/ place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by Bidders themselves. The Bidders shall be solely responsible in the event of failure of their Internet

connectivity (due to any reason whatsoever). It is to be noted that JMFCSL or M/s. 4Closure, Hyderabad, shall not be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the E-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.

2. Please note that the start price of an item in online E-Auction is open to all the participating bidders. Any bidder can start bidding, in the online E-Auction, from the start price itself. Please note that the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The subsequent bid that comes in to outbid the prevailing H1 rate will have to be higher than H1 rate by one increment value or in multiples of the increment value. The increment value has been given in ITEM DESCRIPTION FOR E-AUCTION.
3. M/s. 4Closure, Hyderabad, shall arrange to train the person(s), without any cost to you. They shall also explain you, all the Rules related to the E-Auction / Business Rules to be adopted along with tender manual. You are required to give your compliance on it before start of bid process.
4. **Material for Bid:** Sale of Properties by JM Financial Credit Solutions Limited
5. **Type of Auction:** E-Auction.
6. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR).
7. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
8. **Bid Price:** The Bidder has to quote the total price.
9. **Procedure for E- Auctioning:**
 - (i) E-form Submission:
 - All interested bidders need to fill online form available on e-Auction domain <https://jmfinancialcreditsolutions.in/> or [https:// bankauctions.in](https://bankauctions.in) or [https:// foreclosureindia.com](https://foreclosureindia.com) with necessary details in auction document provided by JMFCSL on or before 21st May 2025 till 11:59 P.M..
 - (ii) Online E - Auction :
 - JMFCSL, will declare its Opening Price (OP), which shall be visible to all the Bidders during the start of the E-Auction. Please note that the start price of an item in online E-Auction is open to all the participating bidders. Any bidder can start bidding, in the online E-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
 - The bid Increment value is fixed by JMFCSL which the bidders can view on their bidding screen.

→ Online Auction shall be conducted for a period 2 hour(s). If a bidder places a bid in the last 5 minutes of closing of the E-Auction and if that bid gets accepted, then the auction's duration shall get extended automatically for another 5 minutes, for the entire auction (i.e. for all the items in the auction), from the time that bid comes in. Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is a valid bid in terms of e-auction notice published and this business rule document. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of E-Auction, the auction shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

10. All bidders shall submit online Tender Form in the prescribed format with relevant details on or before 21st May 2025 until 11:59 P.M. After filling online form, the bidder shall be required to submit the following documents on or before 21st May 2025 until 11:59 P.M on the following email ids: cslllegal@jmfl.com and dinesh@bankauctions.in or send a hard (paper) copy of the form to JM Financial Credit Solutions Limited, 7th floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai City, Mumbai – 400025. Tel. 022 -6224 1751; 022-6224 1811; 022-6224 1847:

- a. Letter Submitting Offer/Bid/Tender in Annexure- I;
- b. Bid/Auction/Tender Form in Annexure- II along with accepted Terms and conditions;
- c. Self attested copy of Identity Proof;
- d. Self attested copy of Address Proof;
- e. Self attested copy of PAN card; and
- f. Original RTGS/NEFT/Journal No. and Receipt for payment of EMD

After the completion of E-Auction, the highest bidder is required to submit duly signed document regarding Price Confirmation in Annexure – III to the Authorised Officer immediately by E-mail/fax or by hand delivery.

11. During E-Auction, if no bid is received within the specified time, JMFCSL, at its discretion may decide to revise Opening price / scrap the E-Auction process / proceed with conventional mode of tendering.

12. Your bid will be taken as an offer to buy. Bids once made by you, cannot be cancelled / withdrawn and you shall be bound to buy as mentioned above at your final bid price. Your failure to comply with any of the terms and conditions of the E-auction notice and Tender document will result in forfeiture of the amount paid. Should you back out and not buy as per the rates quoted, JMFCSL shall take action as appropriate.

13. You will be able to view the following on your screen along with the necessary fields in the E Auction:

- a. Leading Bid in the Auction (H1 – Highest Rate)
- b. Bid Placed by you
- c. Opening Price & Minimum Increment Value.
- d. Your rank in the auction.

14. JMFCSL's decision on declaration of successful bidder shall be final and binding on all the Bidders.

15. JMFCSL shall be at liberty to cancel the E-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

16. JMFCSL / M/s. 4Closure shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.
17. You are required to submit your acceptance to the terms / conditions / modality given above before participating in the E-Auction.
18. **Duration of Auction:** The auction is scheduled to be conducted as per the opening and closing Date & time given in ITEM DESCRIPTION FOR E-AUCTION following the unlimited extensions of 5 min. each. Bidders are advised not to wait till the last minute or last few seconds to enter their bid to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
19. **Details of Inspection:** The interested bidders / tenderers shall be allowed to inspect the properties as mentioned in ITEM DESCRIPTION FOR E-AUCTION on 13th May 2025 and 16th May 2025 between 10:00 A.M. to 03:00 P.M.
20. **Successful bidder:** At the end of the E-Auction, JMFCSL will evaluate all the bids submitted and will decide upon the successful bidder. The decision of JMFCSL will be final & binding on all the bidders.
21. The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly, by communicating with other bidders.
22. The Bidder shall not divulge either his Bids or any other exclusive details of JMFCSL or to any other party.
23. The decision of JMFCSL regarding declaration of successful bidder shall be final and binding on all the Bidders.
24. M/s. 4Closure / JMFCSL shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
25. M/s. 4Closure / JMFCSL is not responsible for any damages, including damages that result from, but are not limited to negligence. JMFCSL / M/s. 4Closure will not be held responsible for consequential damages, including but not limited to internet connectivity issues, system problems, inability to use the system, loss of electronic information etc.

ITEM DESCRIPTION FOR E-AUCTION

The List of Items to be procured along with the Quantities and the Auction Start Time & Close Time is as follows:

ITEM DESCRIPTION: Sale of Properties by JM Financial Credit Solutions Limited

Item	Quantity	Opening Price / Reserve price (in INR)	Earnest Money Deposit (EMD) (in INR)	Bid Increment	Opening date and time	Closing date and time
LOT NO. 1: The commercial unit bearing number 103 with a super built-up area of 2665 square feet , situated on the first floor, B-Wing, Ameya House Co-Op Housing Society Limited, Rajkumar Corner, JP Road, Andheri (W), Mumbai 400058.	1	4,10,93,000	41,09,300	Multiples of Rs. 1,00,000/-	23 rd May 2025 from 11:00 a.m. (IST)	23 rd May 2025 until 01:00 p.m. (IST) (with unlimited extension of 5 minutes each)
LOT NO. 2: The Office unit bearing number B-201 with a super built-up area of 2085 square feet and terrace area of 300 square feet , situated on the second floor, B-Wing, Ameya House Co-Op Housing Society Limited, Rajkumar Corner, JP Road, Andheri (W), Mumbai 400058.	1	2,62,09,000	26,20,900	Multiples of Rs. 1,00,000/-	23 rd May 2025 from 11:00 a.m. (IST)	23 rd May 2025 until 01:00 p.m. (IST) (with unlimited extension of 5 minutes each)
LOT NO. 3: The office unit bearing number B-202 with a super built-up area of 1700 square feet and terrace area of	1	3,50,48,000	35,04,800	Multiples of Rs. 1,00,000/-	23 rd May 2025 from 11:00 a.m. (IST)	23 rd May 2025 until 01:00 p.m. (IST) (with unlimited extension of

473 square feet, situated on the second floor, B- Wing, Ameya House Co-Op Housing Society Limited, Rajkumar Corner, JP Road, Andheri (W), Mumbai 400058.						5 minutes each)
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CONTACT INFORMATION

For JM Financial Credit Solutions Limited (Auctioneer)	For M/s. 4Closure (Agency conducting the Auction)
Authorised Officer details: Mr. Nilesh Singh Director (Legal) and Authorised Officer JM Financial Credit Solutions Limited 7 th floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai City, Mumbai – 400025. Tel. 022 -6224 1751; 022-6224 1811; 022- 6224 1847 Email id: cslllegal@jmfl.com	Contact Person: Mr. Dinesh M. Assistant Manager (Operations) M/s. 4Closure Block No. 605 A, 6 th floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038. Contact No.: +91-8142 000 735 Email id: dinesh@bankauctions.in , ypr@bankauctions.in

ANNEXURE - I
LETTER SUBMITTING OFFER/BID/TENDER

Date: _____

To,
The Authorised Officer,
JM Financial Credit Solutions Limited
7th floor, Cnergy, Appasaheb Marathe Marg,
Prabhadevi, Mumbai City, Mumbai – 400025.

Dear Sir,

1. With reference to your Notice inviting Tender, I / We do hereby offer to purchase the assets mentioned at Lot No. _____ of offer/bid/tender document, & Sale Notice i.e., property situated at _____ by e-auction.
2. I / We have seen/inspected the assets to be purchased and understand the general terms and conditions as mentioned in the offer/bid/tender document, sale notice advertisements, and those mentioned hereinafter. I/We, hereby unconditionally agree to confirm with and to be bound by the said conditions.
3. I / We have deposited Earnest Money Deposit (EMD) of Rs. _____ by RTGS/NEFT/Fund Transfer favouring “JM Financial Credit Solutions limited” to the credit of Account No. 00600340048537 - Fort Branch, Mumbai; IFSC code: HDFC0000060 before submitting the tender online.
4. I / We do hereby agree that the EMD shall be forfeited by JMFCSL in the event of my / our tender is accepted and I / we fail to make payment of the initial deposit as per terms & conditions by any reason whatsoever.
5. I / We understand that JMFCSL is not bound to accept any offer/bid/tender that JMFCSL may receive, or to conduct the e-auction as scheduled.
6. I/We further declare that I/we intend to purchase the above-referred assets from JMFCSL for our own use/business and that the information revealed by me/us in the Quotations document is true and correct to the best of my/our belief.
7. I/We agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the Quotations submitted by me/us is liable to be cancelled and in such case, the Earnest Money Deposit paid by me/us is liable to be forfeited by the JMFCSL and the JMFCSL shall be at liberty to annul the offer made to me/us at any point of time.
8. I/We also agree that after my/our offer given in my/our Quotations for purchase of this property is accepted by JMFCSL and I/we fail to accept or act upon the terms and conditions of the Offer letter or am/are not able to complete the transaction within the time limit specified in the Offer letter for any reason whatsoever and/or fail to fulfil any/all the terms and conditions of the Quotations and

Offer letter, the Earnest Money Deposit and any other monies paid by me/us along with the Quotations and thereafter, are liable to be forfeited by JMFCSL and that JMFCSL shall also have a right to proceed against me/us for specific performance of the contract if so desired by JMFCSL.

9. I / We do hereby agree to participate in e-auction on the terms and conditions stipulated in the Tender Form.

Yours faithfully,

Signature of the Tenderer

Name of the Tenderer:

Address:

(1) Office:

(2) Residence:

Tel No.: Office:

Fax No.:

Residence:

E-Mail Id:

(Mandatory)

Mobile No.:

(Mandatory)

Encl.:

- a. Bid/Auction/Tender Form in Annexure- II along with accepted Terms and conditions;**
- b. Self attested copy of Identity Proof;**
- c. Self attested copy of Address Proof;**
- d. Self attested copy of PAN card; and**
- e. Original RTGS/NEFT/Journal No. and Receipt for payment of EMD**



JM Financial Credit Solutions Limited
Corporate Identity Number: U74140MH1980PLC022644
Regd. Office: 7th Floor, Cnergy, Appasaheb
Marathe Marg, Prabhadevi, Mumbai 400
025.
Branch Office: 2nd Floor, Lloyds Centre Point,
Appasaheb Marathe Marg, Prabhadevi, Mumbai 400
025
T: +91 22 6970 3780
www.jmfinancialcreditsolutions.com

Auction Ref.:- _____		Reserve Price:
Time and date of opening of tenders: Auction/ bidding through “On Line Bidding” through the Web Portal link provided by the auction agency on 23 rd May 2025 from 11:00 a.m. to 01:00 p.m. (IST)		Offer must be submitted on-line in the prescribed format with relevant details on or before 21 st May 2025 till 11:59 p.m. After filling online form, the bidder shall be required to submit the Tender documents on or before 21 st May 2025 till 11:59 p.m. at JM Financial Credit Solutions Office, as mentioned in Annexure II
Ref: Sale of Secured assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 [SARFAESI ACT]		

ANNEXURE- II

BID/AUCTION/TENDER FORM

PROPERTY FOR SALE ON

“AS IS WHERE IS BASIS” AND “AS IS WHAT IS BASIS”

**(PROPERTY TAKEN OVER UNDER SECURITISATION & RECONSTRUCTION of
FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002)**

1. Name of the bidder/ Tenderer : _____
2. Address of the bidder/ Tenderer: _____

3. Details of Secured Asset: _____

(For details see Item Description for E-Auction)
4. Bid/ Tender price offered: Rs. _____ (In Figure)
(Rupees _____
only)
(in words)

Copy of the terms and conditions duly signed are enclosed. (See Annexure)

Date:

Place:

(Signature of the Bidder / Tenderer)

Annexure to Bid/Auction/Tender Form (to be submitted with Bid/Auction/Tender Form)

TERMS & CONDITIONS OF SALE

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

- i. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
- ii. The property shall not be sold below the reserve price.

- iii. Intending bidders shall hold a valid email address. For details with regard to E-auction, please contact Mr. Dinesh M., Contact No.: 91-8142 000 735 e-mail ID: dinesh@bankauctions.in , ypr@bankauctions.in
- iv. Bidder/Tenderers may give offers either for one or more than one or for all the Lots. In case of offers for more than one Lot bidder/tenderer will have to submit separate bid/tender form for each Lot giving separately the offer amounts for each property.
- v. The Tender shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price, by RTGS/NEFT in favour of “JM Financial Credit Solutions limited” to the credit of Account No. 00600340048537 - Fort Branch, Mumbai; IFSC code: HDFC0000060 The EMD of the unsuccessful bidders will be refunded within 15 days from the closure of the e - auction sale proceedings, as per details provided by such bidders in the “auction bid form”. The Tenderer will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- vi. The offer should be in the prescribed Tender form. A paper copy of the Tender Form along with the enclosures submitted online on the following emails: cslegal@jmfl.com and dinesh@bankauctions.in ,on or before 21st May 2025 till 11:59 p.m. (also mentioning the UTR No./Journal No.) shall be forwarded to the Authorised Officer, JM Financial Credit Solutions Limited, 7th floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai City, Mumbai – 400025., so as to on or before 21st May 2025 till 11:59 p.m. .
- vii. In case of any dispute arising as to the validity of the tender, amount of bid, EMD or as to the eligibility of the bidder, authorization of the person representing the bidder, the interpretation and decision of the JMFCSL shall be final. In such an eventuality, JMFCSL shall in its sole discretion be entitled to call off the sale and may put the property to sale once again on such date and such time as may be decided by the JMFCSL in its sole discretion.
- viii. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 1,00,000/- (Rupees One Lakh only).
- ix. It shall be in the discretion of the authorised officer conducting the sale to adjourn it to any date or even to cancel the same.
- x. The successful bidder will have to pay 25% of the offer amount less amount paid as EMD immediately (or following day in case business hours is closed on the day of Auction) by RTGS/NEFT in favour of in favour of “JM Financial Credit Solutions limited” to the credit of Account No. 00600340048537 - Fort Branch, Mumbai; IFSC code: HDFC0000060 and the balance amount on or before the 15th day from the date of confirmation of sale by JMFCSL. JMFCSL may at its discretion allow further time to pay the balance amount. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the purchaser, JMFCSL shall be entitled to forfeit all the monies till then paid by the purchaser and put up the property in question for resale/disposal in its absolute discretion, and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum which has already been paid. The auction sale will be Online E-Auction / Bidding through a link that shall be sent to the interested bidders. The E-Auction will take place on 23rd May 2025 between 11:00 a.m. to 1:00 p.m. with Unlimited extensions of 5 minutes duration each.
- xi. The property offered for sale is on “AS IS WHERE IS AND AS IS WHAT IS BASIS”. JMFCSL, therefore, does not undertake any responsibility to procure any permission/ license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, due of the Municipal Corporation/ local authority/CHS or other dues, taxes, if any, in respect of and/or in relation to the said property. In case If JMFCSL has only symbolic possession of the above mentioned secured asset then also the successful bidder will have to pay the entire amount within the specified time.
- xii. The Tenderers are advised, in their own interest, to verify the area of the premises in question as also the above and any other dues like Sales Tax, Excise Duty, etc. from the respective authorities to their satisfaction before submitting the Tenders. No withdrawal or cancellation of bids already tendered shall be permitted on account of the bidders subsequently coming to know of any such dues pending or attached to the property. In the event of such withdrawal or cancellation by the bidders, the amounts already paid till then would be forfeited.

- xiii. The intending purchasers can inspect the property with prior appointment at his / her expenses on the time and date mentioned above. For inspection of the properties, please contact Mr. Nilesh Singh (Authorised Officer). Ph. No.: 022-6224 1751; 022-6224 1811; 022-6224 1847; E-mail: cslegal@jmfl.com .
- xiv. Tenders with conditional offers may be treated as invalid. Likewise, correspondence about any change in the offers will not be entertained. If any Tenderer wishes to give a fresh offer on or before the last date prescribed for submission of the Tenders in the concerned advertisement, he may file a fresh Tender with appropriate EMD and Tender fees.
- xv. The purchaser will be required to bear all the necessary expenses like Stamp Duty, Registration expenses, etc. for transfer of the property in his/her name.
- xvi. JMFCSL reserves its right to accept or reject any or all the offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidders/tenderers or sell the property through private negotiations with any of the bidders/tenderers or any other party/parties. JMFCSL's decision in this behalf shall be final.
- xvii. The sale certificate shall be issued in the same name in which the tender is submitted.
- xviii. Disputes, if any, shall be within the jurisdiction of Mumbai Courts only.
- xix. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

Date:

Place:

Accepted all the Terms & Conditions of Sale

(Signature of the bidder/ Tenderer)

Annexure – III
Price Confirmation

To,
The Authorised Officer,
JM Financial Credit Solutions Limited
7th floor, Cnergy, Appasaheb Marathe Marg,
Prabhadevi, Mumbai City, Mumbai – 400025.

Sub: Final price quoted during E- Auction and price break - **Sale of Properties by JM Financial Credit Solutions Limited**

Ref : **E-Auction dt.** _____ **with reference to property viz.** _____
_____. **Area:** _____ **sq. ft. Built up being**
Lot No. _____

Dear Sir,

We confirm that we have quoted.

1. Rs. _____/- (Rupees _____)
(Price quoted as Total Price) as our final lump sum price during the E-Auction conducted on
_____ for Lot No. ____.

Yours sincerely,

Signature :

Name:

Date:

Seal (if applicable):