

**TERMS AND CONDITIONS OF THE SALE OF MORTGAGED ASSET IN M/S AHUJA ROLLER
FLOUR MILLS PVT LTD BY WAY OF E-AUCTION**

1. **Inspection of the properties:** Interested parties may inspect the properties/title deeds from March 15 2021 to April 16, 2021 between 12.00 noon to 5.00 pm with prior information to Authorized Officer.
2. **Last date and time of submitting EMD:** April 17, 2021 up to 5:00 PM
3. The Sale by way of Auction will be “Online E-Auction/ Bidding” through the Bank’s approved *service provider*, M/s E-Procurement Technologies Limited having its Office at B-704-705, Wall Street -II, Opp. Orient Club, Mr. Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Gujarat, Contact for Support- 9374519754, 9265562821/18 Land Line No. 079-68136880/68136837 and also help line mail id Chintan.bhatt@auctiontiger.net, support@auctiontiger.net at the web portal <https://sarfaesi.auctiontiger.net> / also on Auction tiger mobile application.
4. The auction sale will be held on April 19, 2021 between 11:00 AM to 2:00 PM with auto-extensions for 5 (five) minutes in case bid is placed in the last five minutes before the appointed closing time.
5. The Bid price to be submitted shall be at least equal to or more than the reserve price fixed by the Authorized Officer (“AO”) and shall be accompanied with evidence of submission of ‘Earnest Money Deposit (EMD)’ equivalent to at least 10% of the Bid Offer price and bidder shall further improve their offer in multiple of Rs.5,00,000/- (Five Lacs only)
6. The mortgaged asset as per the published sale notice dated March 12, 2021 will not be sold below the reserve price set by the AO. The Bid quoted below the reserve price shall be rejected and the EMD deposited shall be forfeited.
7. The successful bidder shall have to pay 25% of the purchase amount (including Ernest Money) within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of the confirmation of the sale by the Bank or such extended period as agreed upon in writing by and solely at the discretion of the AO, failing which the Bank shall forfeit amounts already paid/deposited by the purchaser.
8. Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format/incomplete bids are liable to be rejected.
9. All Bids shall be accompanied by copies of following KYC documents viz (i) PAN card (ii) AOA/MOA (iii) Board resolution for the Authorized signatory (iv) Aadhar card/passport of the Authorized Signatory (v) valid e-mail id (vi) Contact number/s (mobile/landline), etc. Scanned copies of said documents shall be submitted to the email id stated above.
10. Earnest money Deposit (EMD) as mentioned against the asset described in the accompanying Sale Notice shall be deposited through RTGS/NEFT to the credit of the following account before submitting the bids online:-

Particulars	Details
Name of Bank & Branch	YES Bank Ltd, Chanakyapuri, Delhi
Name of Beneficiary	YES Bank Ltd
Account No.	000389900000036
IFSC Code	YESB0000003

11. The interested bidder should submit a proof of deposit of EMD to the Bank in a format acceptable to the Bank at the e-mail address given below.
12. Prospective intending bidders may contact the service provider on the detail mentioned above to avail online/in-person training on participating in the e-auction. However, neither the AO nor the secured creditor or service provider shall be responsible for any technical lapses/power failure, etc.
13. The EMD of unsuccessful bidders will be returned within 7 working days from the date of closure of e-auction proceedings.

14. The sale is on “As is where is”, “As is what is”, and “Whatever there is “and ‘No recourse” basis.
15. The sale is subject to confirmation by the Bank. If the borrower or mortgagor pays the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be conducted.
16. The prospective bidders are advised to do their independent due diligence before submitting a bid for the immovable asset. The AO/the Bank shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid mortgaged properties.
17. The AO has the right to reject any bid or even may cancel the e-auction without assigning any reason thereof.
18. On compliance of terms of sale, AO shall issue a ‘certificate of sale’ in favor of the purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS, etc. shall be borne by the purchaser.
19. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the condition mentioned above.

For any further information on the auction including inspection of the properties, the intended bidders may contact Mr. Arjun Sethi on +91 9711156442, arjun.sethi@yesbank.in/ Mr. Deepansh Puri on +91 9810633188, deepansh.puri1@yesbank.in between 10:30 AM to 5:30 PM on all working days.