TERMS AND CONDITIONS OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION:

- Inspection of the Properties: On the request of interested parties.
- Last date & Time of submitting EMD: July 7, 2026 (i.e., prior to bid participation) upto 5:00 pm.
- The Auction Sale will be an Online E-Auction/ Bidding through the Service Provider approved by Ashok Investors Trust Ltd (the "Secured Creditor") i.e., M/s C1 India Pvt ltd. (Contact persons Mr. Bhavik R Pandya Mob No.-8866682937, Help line No. 729198112425/26, E-mail: Maharashtra@c1india.com / support@bankeauctions.com).
- The E-auction will be conducted through portal https://www.bankeauctions.com
- The Auction shall be held on July 8, 2026 between 3 p.m. to 5 p.m. with an auto-extension for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
- All participating bidders shall submit an undertaking and declaration providing that he/she/they are eligible to participate in the e-auction process in accordance with Section 29A of the Insolvency and Bankruptcy Code, 2016, in the prescribed format.
- The sale will be strictly be on the terms and conditions contained herein and in the auction notice published in English language newspaper (*Free Press Gujarat*) and in vernacular language newspaper (*Lokmitra*) dated June 6, 2026. Please note, in case of any discrepancies, the notice for sale published in English version will be considered as final.
- The bid price to be submitted shall be above the Reserve Price fixed by the Authorised Officer ("AO") and the bidders shall further improve their offer in multiples of **Rs. 1,00,000/- (Rupees One Lakh only).**
- The Property 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.
- The successful bidder shall have to deposit 25% of the final bid amount (including Earnest Money Deposit already paid) into the bank account of the Secured Creditor, as mentioned below, within 24 hours of the closure of the E-Auction sale proceedings. In the event of a default of such deposit, the said EMD amount may be forfeited and the Secured Asset may be sold again by the Secured Creditor. Balance 75% of the final bid amount shall be deposited by the successful bidder in the bank account of the Secured Creditor, as mentioned below, on or before 15th day (fifteenth) day of confirmation of the sale of the immovable property, or such extended period as may be agreed upon in writing between the successful bidder and the Secured Creditor, and in any case not exceeding 3 (three) months.
- In case of default of payment within the period as mentioned above, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- 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.
- All Bid Forms shall be accompanied by copies of the following valid KYC documents viz. (i) PAN Card (ii) TAN
  (iii) Aadhar Card/Passport (iv) Current Address proof (v) valid e-mail id (vi) valid contact number (mobile/landline) (vii) Board Resolution to participate in the auction (for a company) (viii) Certificate of Incorporation (for a company). Scanned copies of the said documents shall be submitted to the e-mail id stated in the auction notices.
- Earnest Money Deposit (EMD), as mentioned in the accompanying Sale Notice, and all subsequent payments of the final bid amount, shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of the following bank account: -

Particulars	**Details**
Name of Bank & Branch	IDFC First Bank (Prabhadevi branch)
Name of Beneficiary	Ashok Investors Trust Limited
Account No.	10094327397
IFSC Code	IDFB0040102

- The intending bidder should submit a proof of deposit of EMD to the AO through email providing evidence of deposit of such funds into the bank account of the Secured Creditor.
- The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
- Prospective bidders may contact the Service Provider on the details mentioned above to avail online / in-person training on participating in the e-auction. However, neither the AO nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
- The EMD of the unsuccessful bidders will be returned within 10 (ten) working days from the date of closure of the E-Auction proceedings.
- The sale is subject to confirmation by the Secured Creditor.
- To the best of the knowledge and information of the AO, no other encumbrances exist on the aforesaid Secured Asset, however the prospective bidders are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances and/or attachment of any regulatory authorities or investigation agencies, etc. The AO 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 Secured Asset. The Secured Asset is being sold with all the existing and future encumbrances and/or attachments whether known or unknown to the Secured Creditor. If the immovable property that is sold, is subject to encumbrances, then the AO may if he thinks fit, allow the successful bidder to deposit with the AO the monies required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interests as may be determined by AO. Further, the bidders may conduct their own due diligence with respect to the ownership of the Secured Asset, creation of mortgage over the Secured Asset, availability of the title documents, current position of society dues or any other dues and taxes pertaining to the Secured Asset, exclusion of any entitlements such as parking spaces etc. and any other rights and interest appurtenant to the flat which may not be specifically mortgaged in favour of the Secured Creditor and accordingly may not form part of the Secured Asset under the auction sale process. It may be noted that the Secured Asset is being sold by the Secured Creditor on an “As Is Where Is”, “As Is What is”, “Whatever There is” and “No Recourse” basis and the Secured Creditor may or may not, subject to availability of information with and at the discretion of the Secured Creditor, provide response to certain queries raised by the bidders, in which case, the bidders may adequately satisfy themselves towards the Secured Asset and/or the auction sale process, as the case may be, through independent sources of information at their own cost and without any obligation on the Secured Creditor to render support and/or any further clarification in regard to the bidders own due diligence.
- The AO has the right to reject any bid/tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
- The AO reserves the absolute right and discretion to accept or reject any or all Bids or postpone/cancel the sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. The decision of the AO in this regard shall be final and binding.
- On compliance of terms of sale, the AO shall issue ‘Sale Certificate’ in favor of successful bidder. All expenses relating to stamp duty, registration charges, conveyance, GST, TDS etc. shall be borne by the successful bidder.