



**SHRIRAM HOUSING FINANCE LIMITED**  
**Registered Office:** Office No. 123, Angappa Naicken Street, Chennai – 600 001.  
**Head Office:** Level 3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East),  
Mumbai 400 051.  
**Telephone:** 022 4241 0400, 022 4060 3100  
**Website:** [www.shriramhousing.in](http://www.shriramhousing.in)

## ONLINE E- AUCTION SALE OF ASSETS

### TENDER DOCUMENT FOR E AUCTION

Whereas Shriram Housing Finance Limited (“SHFL”) acting through its Authorised Officer, in exercise of its powers under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through **e-Auction** the secured asset mentioned in **ANNEXURE – I** for realization of the secured debts. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

<b>Lender Name</b>	<b>SHRIRAM HOUSING FINANCE LIMITED</b> <b>Registered Office:</b> Office No. 123, Angappa Naicken Street, Chennai – 600 001. <b>Head Office:</b> Level 3, Wockhardt Towers, East Wing C-2 Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051.
<b>Auction held with the aid by</b>	<b>M/s. Shriram Automall India Limited (SAMIL), (“Service Provider”)</b> 2 <sup>nd</sup> Floor, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi – 110 034 Mobile Number: + +91 9010911100, +91-9874702021 E-mail ID: debjyoti.r@samil.in or <b>Mentioned in Annexure – I</b>
<b>Auction Schedule</b>	<b>Date of Auction:- As per Sale Notice (Mentioned in Annexure – I)</b>  <b>Timings:- As per Sale Notice (Mentioned in Annexure – I)</b>  <b>Auction Website :</b> <a href="https://shriramhousing.in">https://shriramhousing.in</a> & <a href="https://eauctions.samil.in">https://eauctions.samil.in</a>



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	<b>Terms &amp; conditions of e-Auction</b>
<b>Annexure</b>	<ol style="list-style-type: none"><li>1) Soft Copy of Auction Notice published in newspapers (Annexure – I)</li><li>2) Details of Bidder (Annexure – II)</li><li>3) Declaration by Bidder (Annexure – III)</li><li>4) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV)</li><li>5) Price Confirmation Letter by H1 Bidder (Annexure – V)</li></ol>
<b>Special Instructions</b>	<p><b><u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor SHFL will be responsible for any lapses / failure on the part of the bidder, in such cases.</u></b></p>

### **E-Auction bidding Terms and Conditions**

1. Computerized e-Auction shall be conducted by Service Provider on behalf of SHFL, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidders and neither SHFL nor the Service Provider shall 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 not to wait till the last moment to quote their bids to avoid any such complex situations.
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of secured assets by SHFL under SARFAESI ACT, 2002.



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4. **Type of Auction:** E-Auction.
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be as per Sale Notice and available to the bidders on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Shriram Housing Finance Ltd-Annexure-1**

### Procedure of e-Auctioning

#### i. e-Form Submission

All interested bidders need to fill online form available on e-Auction domain with necessary details.

#### ii. Online e-Auction:

- SHFL will declare its **Opening Price (OP)**, which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve 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 above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. 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 Increase Amount”** has been fixed in respect of the secured assets which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **“Bid Increase Amount”**.
- Online Auction shall be open for **2 hours**. 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 automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be **Unlimited** and will take place only if a valid bid comes in last 5 minutes of closing. 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



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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.*

9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure – V after the completion of e - Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, SHFL at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) at the final bid price. **The failure on part of bidder 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 by the defaulting bidder.**
11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
  - a. Leading Bid in the Auction (H1 – Highest Rate)
  - b. Bid placed by bidder
  - c. Opening Price & Minimum Increment Value.
  - d. The bid rank of bidder in the auction.
12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of SHFL.
13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
14. SHFL / Service Provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
16. **Successful bidder:** At the end of the E-Auction, the Authorised Officer of SHFL will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.



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## **ONLINE E- AUCTION SALE OF ASSETS**

### **Terms & Conditions for Sale of Secured Assets as Mentioned in Annexure - I**

#### **Terms and Conditions of E- Auction:**

- 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of Shriram Housing Finance Limited (SHFL), [www.shriramhousing.in](http://www.shriramhousing.in) and website of the service provider, <https://eauctions.samil.in> for bid documents, the details of the secured asset put up for auction / obtaining the bid form.**
- 2. For details, help, procedure and online training on e-auction, prospective bidders may contact Mr. Debjyoti Roy of M/s. Shriram Automall India Limited (SAMIL), Contact Number : +91-9874702021, e-mail ID: [debjyoti.r@samil.in](mailto:debjyoti.r@samil.in)**
- 3. All the intending purchasers/bidders are required to register their name in the portal mentioned above as <https://eauctions.samil.in> and get user ID and password free of cost to participate in the e-auction on the date and time aforesaid.**
- 4. To the best of knowledge and information of the Authorised officer, there is no encumbrance in the property/ies. However the intending bidders should make their own independent inquiries regarding the encumbrance, title of property/ies put on auction and claims/right/dues/affecting the property prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of SHFL. The property is being sold with all the existing and future encumbrances whether known or unknown to SHFL. The Authorised officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.**
- 5. EMD in the name of Shriram Housing Finance Limited amount to be deposited by way of RTGS/ NEFT to the account details mentioned herein below: BANK NAME- AXIS BANK LIMITED BRANCH- BANDRA KURLA COMPLEX, MUMBAI /BANK ACCOUNT NO- Current Account No. 911020013220315/IFSC CODE- UTIB0000230**
- 6. For participating in the e-auction, intending purchasers/bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10 % of the reserve price of the secured assets along with Self attested copies of the PANCARD/AADHAR Card, Residence Proof, Board Resolutions in case of company and Address Proof on or before 7<sup>th</sup> February 2020.**

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- 7. The Property will not be sold below the Reserve Price. The successful purchaser/bidder shall deposit the 25 % (inclusive of EMD) of his/its offer by way of RTGS/ NEFT to the account mentioned herein above on or before 18:00 hours on 10<sup>th</sup> February 2020, The day of auction, which deposit will have to be confirmed by SHFL, failing which the sale will be deemed have been failed and the EMD of the said successful bidder shall be forfeited.**
- 8. The EMD of all other bidders who did not succeed in the e- auction will be refunded by SHFL within 72 working hours of the closure of the e- auction. The EMD will not carry any interest.**
- 9. The balance amount of purchase consideration shall be payable by the successful purchaser/bidder on or before the fifteenth day from the date of confirmation of sale of the said secured asset by the Authorised Officer/Secured Creditor or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of default, all amounts deposited till then shall be liable to be forfeited.**
- 10. For inspection of property or more information, the prospective bidders may contact The Mr. Kedar Jani, E-mail ID :- kedar.jani@shriramhousing.com, Mobile no.9974044029 and MohammedShafiq M. Shaikh, E-mail ID.mohammedshafiq.shaikh@shriramhousing.com, Mobile no.9978624614**
- 11. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.**
- 12. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.**
- 13. Sale is subject to the confirmation by the Authorised Officer.**
- 14. The Borrower/Guarantors, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, about the holding of above mentioned auction sale.**
- 15. The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time.**



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- 16. It shall solely be the responsibility of the successful bidder to get the sale registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale for the above referred property shall be borne by the successful bidder/ purchaser. The sale has to be registered at the earliest else the purchaser has to give the request letter to SHFL mentioning the reason of delaying the registration.**
- 17. The Authorised Officer is not bound to accept the highest offer or any or all offers and SHFL reserves its right to reject any or all bids without assigning any reason. In case the bids are rejected, Authorised Officer can negotiate with any of the rendered or intending bidders or other parties for sale of property by private treaty.**
- 18. No person other than the intending bidder/ offer themselves, or their duly authorized representatives shall be allowed to participate in the auction/sale proceedings.**

NB: Please note that the secured creditor is going to issue the sale notice to all the Borrowers/ Guarantors/ Mortgagors by speed/ registered post. In case the same is not received by any of the parties, then this publication of sale notice may be treated as a substituted mode of service.

Sd/-

Authorised Officer

Shriram Housing Finance Limited

### **Other Terms & Conditions for Sale of Secured Asset**

- 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.
- The bidder shall not divulge either his bid or any other exclusive details of SHFL or to any other party.
- The Service Provider / SHFL shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.



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- The Service Provider / SHFL are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

**Sd/-**  
**Authorised Officer**  
**Shriram Housing Finance Limited**

**N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal and follow the following procedures:**

- **Annexure – II:** All the Prospective Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure –III:** All the Prospective Bidder(s) will have to –
  - get the printout
  - fill it up and sign
  - upload the scanned copy while submitting the bid
- **Annexure – IV:** Just after receiving Training on e-Auction, Bidder(s) will have to –
  - get the printout
  - fill it up and sign e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to :+ Mobile Number:+ +91 9010911100, +91-9874702021 E-mail ID: debjyoti.r@samil.in or **Mentioned in Annexure – I**
  -
- **Annexure – V:** Just after the completion of e-Bidding Process, the H1 Bidder will have to –
  - get the printout
  - fill it up and sign e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to :+ Mobile Number:+ +91 9010911100, +91-9874702021 E-mail ID: debjyoti.r@samil.in or **Mentioned in Annexure – I**