



Corporate Office: 201, Raheja Point –1,  
Nr. SVC Bank, Nehru Road, Vakola,  
Santacruz (E), Mumbai – 400 055.

Tel: 022 39509900/61214300  
Fax: 022 39509934

**GENERAL TERMS & CONDITIONS FOR SALE OF PROPERTIES UNDER  
SARFAESI BY AHFL.**

- 1) The properties under SARFAESI shall not be sold below Reserve price.
- 2) The intending bidders are required to deposit 10% of the Reserve Price as earnest deposit by way of pay order/demand draft favouring Aadhar Housing Finance Limited, at the publication branch. This is condition precedent for participation in the tender.
- 3) In case of successful bid, the EMD amount shall be adjusted towards payment of the accepted bid amount / Sale consideration and in case of unsuccessful bids, the same Pay order/Demand Draft of EMD amount shall be returned to the respective unsuccessful bidders within 15 days.
- 4) The successful bidder shall deposit 25% of the bid amount (less EMD amount) immediately on acceptance of the bid by the Authorised Officer and the balance 75% sale price /bid amount should be paid to Aadhar Housing Finance Ltd. by Demand Draft payable at Aadhar Housing Finance Limited (AHFL) Branch Office as per Advertisement/publication within 15 days from the date of acceptance of the highest bid by the Authorised Officer.
- 5) In the event of default in payment of the sale price/bid amount or any part thereof, within the stipulated time, the Authorised Officer shall be entitled to cancel the sale and the sale shall stand cancelled/ revoked and all the monies already deposited by the successful bidders shall automatically stand forfeited at the sole discretion of AHFL.
- 6) The property is being auctioned on **“AS IS WHERE IS BASIS”** and subject to condition prescribed under the provisions of SARFAESI Act, 2002 and rules made there under.
- 7) That the sale shall be subject to confirmation by the AHFL & the same can be cancelled for any reason or without any reason whatsoever, no financial obligation accrues to the AHFL in such an event.
- 8) AHFL reserve the right to accept or reject any /all offer without assigning any reasons.
- 9) All dues i.e., Light, Water, Property tax, Registration & stamp duty expenses will be borne by successful bidder.

Aadhar Housing Finance Ltd.  
[Formerly known as DHFL Vysya Housing Finance Ltd]

CIN: U66010KA1990PLC011409  
Regd. Office: 2nd Floor, No. 3, JVT Towers,  
8th 'A' Main Road, S.R Nagar,  
Bengaluru – 560 027, Karnataka.  
Toll Free No: 1800 300 42020

[www.aadharhousing.com](http://www.aadharhousing.com)



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- 10)** Please note that this is not an offer to sell the assets described in the Bid form/advertisement, but only an invitation to the parties/persons to make an offer which offer will be subject to the sole discretion of the AHFL to accept or reject the bid.
- 11)** In the event of non-happening of sale on the date and time mentioned herein above, the AHFL reserves its right to deal with the assets at their own discretion.
- 12)** In case highest bids being received from two or more persons and contain the same offer price, Authorised Officer may at his/her own discretion arrange for open bidding inter se the bidders, who have offered the same price.
- 13)** Bidders are bound by the principle of "Caveat Emptor" (Buyer Beware).
- 14)** KYC documents of successful bidders should be submitted to AHFL for confirmation.
- 15)** Tender form along with other terms & conditions for bidding is available at the respective Branch offices of the company between 11.00 am to 5 pm. Tender Forms duly filled should reach at AHFL respective Branch Office with earnest money deposit as per the date published in respective newspaper at respective branch address of AHFL.
- 16)** Authorised Officer reserves the rights to extend the date of Tender or change the terms & conditions of bidding.
- 17)** Tenderer/Offerer will not make any claim for interest on Earnest Money Deposit (EMD) or any other payments made for participating in Tender.
- 18)** For further details & other terms and conditions of bidding, please visit our nearest Branch or website: [www.aadharhousing.com](http://www.aadharhousing.com).

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## TENDER FORM

1. Reference: Public Notice for Sale of immovable property advertised in the Newspaper \_\_\_\_\_  
dated \_\_\_\_\_ relating to \_\_\_\_\_ Branch.
2. Name of the Offerer / Tenderer : Mr./Mrs. \_\_\_\_\_
3. Full Address of the Offerer/Tenderer : \_\_\_\_\_  
\_\_\_\_\_.
4. Mobile number of the Offerer / Tenderer : \_\_\_\_\_.
5. Email ID of the Offerer / Tenderer : \_\_\_\_\_.
6. Property ID No. in respect of which the tender is invited and Name of Borrower : Sr.No. \_\_\_\_\_  
/Property ID No. \_\_\_\_\_ / Mr./Mrs. \_\_\_\_\_.
7. Earnest Money Deposit (EMD) : Rs. \_\_\_\_\_/-
8. Details of Pay Order/Demand Draft submitted :  
Pay Order/Demand Draft No: \_\_\_\_\_ / Date \_\_\_\_\_ /  
Amount: Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_  
\_\_\_\_\_ only) / Drawn on \_\_\_\_\_ Bank.
9. Details of immovable property/Secured Asset and the details as given in the public notice for sale for which  
tender is submitted:-  
**(A) Flat / Property bearing No:** \_\_\_\_\_  
**(B) Offer/Tender Bid Amount : Rs.** \_\_\_\_\_ /- **(Rupees \_\_\_\_\_ only)**

Aadhar Housing Finance Ltd.  
(A Subsidiary of WGC)

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## DECLARATION

I have read and understood the terms & conditions/other details specified in the Public Notice for Sale of the above mentioned Immovable Property/ Secured Asset and the general terms & conditions mentioned in this Tender form and I have unconditionally accepted the same and agree to submit/abide by the terms of sale, declaration and other documents.

(Signature of the Tenderer /Offerer)

Place:

Date:

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