



**G HAR BANEGA, TOH DESH BANEGA.**

2nd Floor, High Street Cum Highland Corporate  
Centre, Majiwada, Kapurbavdi Junction,  
Thane West - 400607. Tel : 022-4168 9900

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

- 1) The properties under SARFAESI tenders 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. (AADHAR) Branch Office as per Advertisement / publication within 30 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 Aadhar.
- 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) Aadhar 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.**

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 3004 2020 [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 Aadhar for confirmation
- 15) Authorised Officer reserves the rights to extend the date of Tender or change the terms & conditions of bidding.

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