TERMS AND CONDITIONS OF THE SALE OF THE SECURED ASSET(S) BY WAY OF E-AUCTION

1. **Inspection of the Secured Asset:** Interested parties may inspect the Secured Asset/title deeds/ other relevant documents on **November 10, 2026** between 10.00 AM to 5.00 PM with prior information to Authorized Officer ("**AO**").
2. **Last date and time of submitting bid application for participating in E-auction along with KYC and** Earnest Money Deposit **("EMD"): November 17, 2026** up to 3:00 PM. The sale by way of Auction will be "Online E-Auction/ Bidding" through JCF ARC's approved service provider, C1 India Private Limited **Help Line Nos. +91-7291981124/25/26, +91-124302020/21/22/23 Help Line E-mail id: support@bankeauctions.com through the web portal https://www.bankeauctions.com**.
3. The E-auction will be held on **November 24, 2026** 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.
4. 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.
5. The sale will be strictly be on the terms and conditions contained herein and in the auction notice published in Indian Express (English) and Kannada Prabha (Kannada) dated **October 14, 2026**. Please note, in case of any discrepancies, the notice for sale published in English will be considered as final.
6. The bid price to be submitted shall be more or equal to the reserve price fixed by the AO and shall be accompanied with evidence of submission of EMD as mentioned in the notice dated **October 14, 2026** and shall further improve their offer in multiple of Rs. 5,00,000.
7. The Secured Asset as per the published sale notice dated **October 14, 2026** 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.
8. The successful bidder shall have to pay 25% of the purchase amount (including EMD) immediately i.e., on the same day of the auction or not later that than the next working day, from the declaration of the highest / successful bidder, and in default of such deposit, the Secured Asset shall be put for sale again. The balance 75% of the purchase amount shall have to be paid on or before the fifteenth (15) day from the date of sale confirmation or such extended period as may be agreed upon in writing between the purchaser and JCFARC, in any case not exceeding three (3) months. In default of payment, JCF ARC shall forfeit amounts already paid/deposited by the purchaser and the AO shall have the liberty to conduct fresh auction/sale of the Secured Asset.
9. 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.
10. All bid applications 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.
11. All the interested parties shall provide an affidavit under section 29A of the Insolvency and Bankruptcy Code, 2016, at the time of submission of bids, in the format provided by JCF ARC.
12. EMD as mentioned against the assets 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 Worli Branch
Name of Beneficiary	JCF YES Trust 2022-23/1

Account No.	000188700001236
IFSC Code	YESB0000001

13. The interested bidder should submit a proof of deposit of EMD to JCF ARC before the date of conducting of E-auction in a format acceptable to JCF ARC at the e-mail address given below.
14. Prospective intending 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 or service provider shall be responsible for any technical lapses/power failure, etc.
15. The EMD amount of unsuccessful bidders will be refunded, without interest, within 10 working days from the date of closure of e-auction proceedings. The unsuccessful bidder will not be entitled to claim interest if the refund of EMD is delayed beyond the said period for any reason whatsoever.
16. The sale is on "As is where is", "As is what is", and "Whatever there is" and "No recourse" basis.
17. The sale is subject to confirmation by JCF ARC.
18. The prospective bidders are advised to do their independent due diligence before submitting a bid for the Secured Asset. The AO/JCF ARC 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 Secured Asset.
19. To the best of knowledge and information of the AO, there are no known encumbrances on the above secured assets other than those of the Secured Creditor. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Secured Asset put on auction, physical area of property, and claims / rights / dues / affecting the Secured Asset, prior to submitting their bid. Further the bidder/purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid.
20. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of JCF ARC. The Secured Asset is being sold with all the existing and future encumbrances whether known or unknown to JCF ARC.
21. The AO/ JCF ARC shall not be responsible in any way for any claims / rights/ dues.
22. JCF ARC does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the Secured Asset offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said Secured Asset.
23. Successful bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
24. Bidders are advised/ cautioned to verify the concerned Revenue Records/ other Statutory authorities such as Sales Tax/Excise/Income Tax etc. and shall satisfy themselves regarding the nature, description, condition, encumbrance, lien, charge, statutory dues, etc. over the Secured Asset before submitting their bids.
25. Bidders are advised to go through all the terms and conditions of sale and also in the corresponding public sale notice in the details before submitting the bid and participating in the online bidding/auction.
26. Statutory dues/liabilities etc., due to the Government/Local Body, if any, shown in the sale notice/tender document shall be borne by the purchaser(s).
27. The AO has the right to reject any bid or even may cancel the e-auction without assigning any reason thereof.
28. On confirmation of the sale by JCF ARC and compliance of the terms of payment, the AO shall issue a certificate of sale of the Secured Asset in favour of the successful bidder in the form given in Appendix V to the Rules.
29. The sale certificate shall be issued only in the same name in which the tender /bid is submitted.

30. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
31. All expenses relating to stamp duty, registration charges, conveyance, GST, TDS, etc. shall be borne by the purchaser.
32. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
33. In case of any technical failure in submitting the bid or while bidding during the auction process, neither JCFARC nor its authorized officer nor its appointed agency shall be liable for any such technical failure.
34. All interested parties are requested to read the bid document carefully before participating the sale process.

For any further information on the auction including inspection of the properties, the intended bidders may contact Ms. Priyal Panchamia on +91 9167976830, priyal.panchamia@jcfarc.com / Mr. Ashish Halder on +91 9820356340, ashish.halder@jcfarc.com between 10:30 AM to 5:30 PM on all working days.