TENDER DOCUMENT FOR E-AUCTION

Whereas, RBL Bank Ltd. ("**Bank**") acting through its Authorised Officer, in exercise of its power under Section **13(2)** of the Securitisation Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act**") read with the Security Interest (Enforcement) Rules, 2002 ("**Rules**") framed thereunder, has decided for sale through **E-Auction,** the Property 1 to Property 7 detailed in the E-Auction Notice (collectively referred as "**Properties**" and individually as "**Property**") mentioned in **ANNEXURE - I under the SARFAESI Act** for realization of the secured debt i.e. an aggregate outstanding amount of **INR 3,19,45,475.63 (Rupees Three Crore Nineteen Lakh Forty Five Thousand Four Hundred and Seventy Five and Paise Sixty Three Only) as on as on June 26, 2024,,** along with further interest, plus penal interest and other charges/expenses incurred by the Bank and amounts as per the loan and security documents till payment thereof. Further, the Bank has vide its sale notices dated 15.07.2026 & 24.09.2026 called upon the Borrower, Guarantor and Mortgagors to pay the outstanding dues as detailed therein. The sale shall be as per the SARFAESI Act and the Rules and as per the following further conditions:

Auctioneer Name	**RBL Bank Limited** **Registered Office:** 1st Lane, Shahpuri, Kolhapur-416001 **Regional Office**: Global Star Building, 2nd Floor, Green Park, New Delhi - 110 016
Auction to be Conducted by	**M/S C1 India Pvt. Ltd.,** **Address: Plot No 683rd floor Sector 44 Gurgaon Haryana 122003 (Phone numbers: +91-7291981124,25,26)**
Auction Schedule	**Date of Auction:- As per E-Auction Sale Notice** **Timings:- As per E-Auction Sale Notice** **Auction Website :-** https://www.bankeauctions.com **(With unlimited extensions of 5 min. Each)**
Annexure	• Terms and conditions of E-Auction • Soft Copy of E-Auction Sale Notice published in newspapers • Details of Bidder (**Annexure – II**) INSTRUCTION: This document is required to be duly filled in and signed by the bidder ("**Bidder**") and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid. • Declaration by Bidder (**Annexure – III**) INSTRUCTION: This document is required to be duly filled in and signed by the Bidder and thereafter uploaded in the website https://www.bankeauctions.com during the time of submission of the bid.

	• Confirmation by Bidder Regarding Receipt of Training (**Annexure – IV**) INSTRUCTION: This document is required to be duly filled in and signed by the Bidder and thereafter sent the scanned copy of the same to the Authorised Officer, RBL Bank Limited mentioned in the E-Auction Sale Notice just after availing training on E-Auction with a copy to support@bankeauctions.com • Price Confirmation Letter by H1 Bidder (**Annexure – V**) INSTRUCTION: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter the Authorised Officer, RBL Bank Limited mentioned in the E-Auction Sale Notice and copy to support@bankeauctions.com, Immediately on completion of the bidding.
Special Instructions	**Bidding in the last minutes and seconds should be avoided in the Bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses / failure on the part of the Bidder, in such cases.**

E-Auction bidding Terms and Conditions

1. Computerized E-Auction shall be conducted by service provider **M/S C1 INDIA PVT. LTD.** on behalf of **RBL Bank Limited**, 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 sole responsibility of bidders and neither Bank nor M/S C1 INDIA PVT. LTD. 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 to not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. M/S C1 INDIA PVT. LTD. shall arrange to train the bidder(s), without any cost. M/S C1 INDIA PVT. LTD. 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 Property 1 to 7 (Properties) by RBL Bank Limited under SARFAESI Act read with Rules.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency and 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 for each of the Properties (i.e., Property 1 to Property 7) shall be available to the Bidders on their bidding screen.**
7. **Bid Price: The Bidder has to quote the total price.**
8. **For other terms and conditions, please see the E-auction notice published by RBL Bank Limited**

9. **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:

- RBL Bank Limited will declare its **Opening Price** (**OP**), which shall be visible to the all Bidders during the start of the E-Auction. Please note that the start 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 start price itself. Hence, the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. 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 Property 1 to Property 7 separately, 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".**
- 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 for unlimited **times** 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 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.*

10. Successful Bidder shall be required to submit the final prices, quoted during the E-Auction along with the description of the Property as per **Annexure – III** 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 the E-Auction.

    During E-Auction, if no bid is received within the specified time, RBL Bank Limited at its discretion may decide to revise Opening price / scrap the E-Auction process / proceed with conventional mode of tendering.

11. The bid once submitted by you, cannot be cancelled / withdrawn and the Bidder shall be bound to buy the Property 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.**
12. The Bidders will be able to view the following on your screen along with the necessary fields in the E-Auction:
    a. Leading Bid in the E-Auction (H1 – Highest Rate)
    b. Bid Placed by Bidder
    c. Opening Price and Minimum Increment Value.
    d. The bid rank of Bidder in the E-Auction.
13. The decision of the Bank regarding declaration of successful Bidder shall be final and binding on all the Bidders.
14. The Bank shall be at liberty to cancel the E-Auction process / tender at any time, before declaring the successful Bidder, without assigning any reason.
15. The Bank / M/S. C1 INDIA PVT. LTD. shall not have any liability towards Bidders for any interruption or delay in access to the site irrespective of the cause.

16. The Bidders are required to submit acceptance of the terms and conditions and modality of E-Auction given above before participating in the E-Auction.
17. **Duration of E-Auction**: The E-Auction of Property 1 to Property 7 is scheduled to be conducted on the day and time as specified in the E-Auction sale notice published in the newspapers and the soft copy enclosed as **Annexure -I** below. There will unlimited extensions of 5 minutes duration each if any valid bid is received in last 5 minutes of the close of auction. The Bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
18. **Successful Bidder**: At the end of the E-Auction, Bank will evaluate all the bids submitted and will decide upon the successful Bidder. Bank's decision will be final and binding on all the Bidders.

Terms and Conditions for Sale of Property(ies)

i) The E-Auction is being held on **"AS IS WHERE IS"**, "**AS IS WHAT IS BASIS" and** "**WHATEVER THERE IS**" and "**WITHOUT RECOURSE BASIS"**

ii) To the best of knowledge and information of the Authorised Officer, no other encumbrance exists on the Properties except for which has been specified in the Public E-Auction sale notice annexed as Annexure-I. However, the intending Bidders should make their own independent enquiries regarding the other encumbrances, title of Properties put on auction and claims/rights/dues effecting the Properties, prior to submitting their bid. No claim of whatsoever nature regarding the Properties put for sale, charges / encumbrances over the Properties or on any other matter, etc., will be entertained after submission of the online bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The Properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. Furthermore, the following litigation is presently pending against the Bank in relation to Property 1 and Property 2:

- Securitisation Application No. 436 of 2026, titled Jitendra Trading Company & Ors. v. RBL Bank Limited & Ors., pending before the Debts Recovery Tribunal, Aurangabad. However, no adverse order or stay has been passed by the Tribunal in respect of the subject properties.

iii) It shall be the responsibility of the Bidders to inspect and satisfy themselves about the Properties and specification before submitting the bid. No queries in this regard shall be entertained at the time of e-auction. Bidder(s) whose offer is accepted by Authorised Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/area, defect in title or any other ground whatsoever. After the offer of tender/bid is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of Properties and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such Properties.

iv) The particulars specified in the E-Auction sale notice published in the newspapers and annexed herein below as ANNEXURE I, have been stated to the best of the information of the authorised officer; however authorised officer shall not be responsible/liable for any error, misstatement or omission.

v) The inspection of the Properties put on auction will be permitted to interested Bidders at sites strictly on the day and time mentioned in the Public E- Auction Sale Notice annexed as **ANNEXURE-I**. It shall be the responsibility of the Bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.

vi) The Interested bidders shall pay the EMD through NEFT/RTGS on account as mentioned in Public E Auction Sale Notice(**Annexure I**) latest by 6 PM on or before the date as specified in the Public E Auction Sale Notice and register their name at "https://www.bankeauctions.com" and get user ID and Password free of cost and get training on e-Auction from our service provider, **M/S C1 India Pvt. Ltd.** by contacting on **Helpline No. 7291981124,25,26** Contact Person Mr.

Bhavik R Pandya Mob No: 8866682937 **and e-mail ID: support@bankeauctions.com**. The NEFT/RTGS shall only be done from the account of the intending bidders and the details of which shall be mentioned in the web portal. For any query in respect of Property, the interested bidders may contact **the concerned Authorised Officer Mr Ratnesh Shukla (Mobile No.-** 8369108176) **during working hours**. (Mon-Fri from 10 AM to 5 PM)

vii) After registration of the Bidders on the web-site as mentioned in para (vi) above, the intending purchaser/ Bidder is required to **get the copies of following documents uploaded** in the website **before last date of submission of the bid(s)** (as mentioned in the public e-auction sale notice published in the newspapers and copy of which is attached below as **ANNEXURE-I**)

1. Copy of the UTR number for payment of the EMD through RTGS/NEFT;
2. Copy of PAN card;
3. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
4. Copy of proof of address, without which the bid is liable to be rejected.
5. Copy of the duly filled and signed Annexure II (*Details of the Bidder)*, Annexure III (*Declaration by the Bidder)* and signed Tender Document.

viii) The interested Bidder has to submit their Bid Documents [EMD (as mentioned in the E-Auction Sale Notice) and required documents (mentioned in Point No. vii)] on/ before the respective dates mentioned in the E-Auction sale notice, after going through the registering process (One time) and generating User ID and password of their own, shall be eligible for participating the E-Auction Process, subject to due verification (of the documents) and/ or approval of the concerned Authorised Officer.

ix) The E-Auction will take place through web portal "https://www.bankeauctions.com" on the time specified in the E- Auction sale notice published in the newspaper and as per **ANNEXURE-I** attached herewith. Only Bidders holding valid User ID/ Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the E-Auction process.

x) The Bidder has to specify the complete description of the Property for which offer is submitted from the list mentioned in the above website along with the **EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public e-auction sale notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)**

xi) The Bidders are not permitted to withdraw their bids once the EMD is deposited by them. In case of non participation of bidders in the auction, the EMD shall be forfeited. Further, it is to be noted that it shall be mandatory on part of the participating bidder(s) to place at least one bid in the E-Auction.

xii) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.** If any Bidder wishes to give a fresh offer for the Property advertised on or before the last date prescribed for submission of the bids in the concerned advertisement, he / she /its they may submit a fresh bid with appropriate EMD, subject to withdrawal of the earlier submitted offer/bid.

xiii) The E-Auction is by way of inter-se bidding amongst the Bidders and the Bidders shall increase the bid amount in the multiple of amount mentioned against each Property under column "**Bid Increase Amount**" in **ANNEXURE-I**. The inter-se bidding amongst the Bidders shall commence online exactly on the date and time specified in the public E-Auction sale notice annexed as **ANNEXURE-I.**

xiv) The EMD of unsuccessful Bidders will be refunded to their respective A/c No. shared on the E-Auction Portal (https://www.bankeauctions.com) online. The Bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). The Bidders will not be entitled to claim any interest if the refund of EMD is delayed or for any reason whatsoever.

xv) Immediately upon closure of e-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him by e-mail both to the Authorised Officer and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.

xvi) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction without assigning any reason thereof. **The sale is subject to confirmation by the Authorised Officer/Secured Creditor.**

xvii) The successful Bidder shall deposit 25% of sale consideration, after adjusting the EMD already paid, not later than next working day of the date of E-Auction to the Authorised Officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale consideration is payable on or before 15th day of confirmation of the sale by the Authorised Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of failure to deposit the balance amount of the sale consideration within prescribed period, all the amount deposited by the defaulting Bidder (including EMD/25% of sale consideration) shall be forfeited and the defaulting Bidder shall neither have claim on the Property nor on any part of the sum for which may it be subsequently sold and the Authorised Officer may put up the Property / secured asset(s) for sale/disposal again, in its absolute discretion and may also resale/offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser.

xviii) It shall be the duty of successful Bidder to get the Sale Certificate registered with the concerned authority for which Authorised Officer/Secured Creditor shall extend its support. The successful Bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, registration expenses, fees etc. for transfer of the property in his/her name. The bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the Property.

xix) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful Bidder only.

xx) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the Bidder, authority of the person representing the Bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the Property/Properties to sale once again by any of the modes prescribed under the SARFAESI Rules, 2002 on any date and at such time as may be decided by the Bank.

xxi) In case all the bids are rejected, Authorised Officer can negotiate with any of the Bidders or other parties for sale of the Property/Properties by way of private treaty.

xxii) *<Intentionally left blank>*

xxiii) The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor as per format prescribed under SARFAESI Act and Rules. The sale certificate shall be issued by Authorised Officer in the same name in which the offer is submitted and will not be issued in any other name(s). Further, possession of the Property will be also given to the same person in whose name the sale certificate has been issued.

xxiv) On issuance of Sale Certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.

xxv) The Bank will be at liberty to amend/modify/delete any of the above conditions at its sole discretion as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the Bidders and the Bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.

xxvi) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of Bank to sell the Property/Properties. Bank reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the Bidders.

xxvii) All Bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction and be bound by them.

Other Terms and Conditions for Sale of Asset(s)

- 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 Bids or any other exclusive details of Bank or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- M/S .C1 INDIA PVT. LTD. / Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S .C1 INDIA PVT. LTD. /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .C1 INDIA PVT. LTD. 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

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (https://www.bankeauctions.com) 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 Sale Notice) with a copy to support@bankeauctions.com

- **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 support@bankeauctions.com