



**M/S PAREKH GOLD HOUSE PVT LTD**

**Sale of Properties under SARFAESI Act, 2002**

Tender Document  
And Terms & Conditions



**India SME Asset Reconstruction Company Limited**

(CIN: U67190MH2008PLC181062)

**Registered Office:** Swavalamban Bhawan, C-11,G Block, Bandra Kurla Complex,  
Bandra (E), Mumbai – 400051. Tel No 022-67531334.

Email: [isarc@isarc.in](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)

**REFER ADVERTISEMENT ISSUED ON FREE PRESS JOURNAL – ENGLISH & NAVSHAKTI – MARATHI & HOSTED ON THE WEBSITE OF INDIA SME ASSET RECONSTRUCTION COMPANY LIMITED IN RESPECT OF DISPOSAL OF SECURED IMMOVABLE PROPERTIES / ASSETS IN THE ACCOUNT OF M/S PAREKH GOLD HOUSE PVT LTD**

**TENDER-CUM-AUCTION DOCUMENT**

**IN RESPECT OF DISPOSAL OF IMMOVABLE PROPERTIES - M/S PAREKH GOLD HOUSE PVT LTD**

**SUBMISSION OF TENDER**

<b>Date of release of advertisement</b>	:	01 <sup>st</sup> September 2020
<b>Schedule of Inspection</b>	:	On 18 <sup>th</sup> September, 2020 between 11 A.M. to 3 P.M.
<b>Last date/time for submission of tenders</b>	:	On 28 <sup>th</sup> September, 2020 by 04.00 P.M. through online mode only
<b>Schedule of opening of tenders</b>	:	On 28 <sup>th</sup> September,2020 by 4.05 P.M.
<b>E-auction start date &amp; time</b>	:	On 30 <sup>th</sup> September, 2020 from 11.00 A.M to 12.00 P.M with unlimited extension of 5minutes duration each.
<b>Contact details of e-auction service provider</b>	:	Auction is being held on “AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS” and will be conducted “Online”. The e-auction will be conducted through the ISARC’s approved service provider M/s. C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon, Haryana. Pin: 122015. Help Line No. +91-124-4302020/21/22/23/24 or 9594597555 Help Line e-mail ID: <a href="mailto:support@bankeauctions.com">support@bankeauctions.com</a> , Website : <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
<b>Contact details of officials</b>	:	Mr. Rajeshwar Raghavan, (CM) Ph.No. 022-67531389 / 08695153740 Mr. R.C. Agasimani (SA) Ph.No. 9833032234
<b>Contact details for carrying out the inspection</b>	:	Mr. Rajeshwar Raghavan, (CM) Ph.No. 022-67531389 / 08695153740 Mr. Deepak Narielwala from Delta Amalgamated Services Pvt Ltd (ISARC’s resolution agency) – 8928494737

This Tender-cum-auction Document consists of the following:

- A. E-auction Sale Notice
- B. Terms and conditions
- C. Miscellaneous Terms & Conditions
- D. Annexure -II
- E. Deed of Indemnity



**India SME Asset Reconstruction Company Limited**

(CIN: U67190MH2008PLC181062)

**Registered Office:** 3<sup>rd</sup> Floor, Swavalamban Bhavan, C-11, G-Block,  
Bandra-Kurla Complex, Bandra (East), Mumbai 400 051

Phone: 022-67531334, Email: [isarc@isarc.in](mailto:isarc@isarc.in), Website: [www.isarc.in](http://www.isarc.in)

Acting in its capacity as Trustee of **ISARC- AXIS 3/2012-13** Trust setup in respect of financial assets  
pertaining to **M/s.Parekh Gold House Pvt Ltd**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

[Proviso to rule 8(6)]

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) that the below described immovable properties mortgaged /charged to the secured creditor, the physical possession which has been taken by Authorized Officer of ISARC (secured creditor), under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) and read with rules 8 & 9 of Security Interest (Enforcement) Rules 2002, shall be sold on AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS by inviting e-tenders:

Name of the Borrower	<b>M/s Parekh Gold House Pvt Ltd</b>						
Name of the Guarantors & mortgagors	1. Shri. Pravin Champalal Parekh 2. Smt. Damyanti Pravin Parekh 3. Shri. Chamanlal Awatney						
Details of the dues	Rs. 35,74,95,909.18/- (Rupees Thirty Five Crore Seventy Four Lakh Ninety Five Thousand Nine Hundred and Nine and Eighteen Paise only) as on 31.07.2012 with further interest and other costs thereafter, as per notice u/s 13(2) of the SARFAESI Act issued by Axis Bank and Bank of India.						
Details of the properties / assets to be sold	<table border="1"> <thead> <tr> <th>Lots</th> <th>Property Description</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Gala No. 12 Sidhpura Industrial Estate, Gaiwadi Road, Plot No.3, Goregaon (West), Mumbai – 400062 adm 1752 sq ft owned by Parekh Gold House Pvt Ltd</td> </tr> <tr> <td>II</td> <td>Gala No. 34 Sidhpura Industrial Estate, Gaiwadi Road, Plot No.3, Goregaon (West), Mumbai – 400062 adm 2876 sq ft owned by Parekh Gold House Pvt Ltd</td> </tr> </tbody> </table>	Lots	Property Description	I	Gala No. 12 Sidhpura Industrial Estate, Gaiwadi Road, Plot No.3, Goregaon (West), Mumbai – 400062 adm 1752 sq ft owned by Parekh Gold House Pvt Ltd	II	Gala No. 34 Sidhpura Industrial Estate, Gaiwadi Road, Plot No.3, Goregaon (West), Mumbai – 400062 adm 2876 sq ft owned by Parekh Gold House Pvt Ltd
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Reserve Price	<table border="1"> <thead> <tr> <th>Lots</th> <th>Reserve Price</th> </tr> </thead> <tbody> <tr> <td>I</td> <td>Rs. 202 lakhs (Rupees Two Hundred and Two Lakhs only)</td> </tr> <tr> <td>II</td> <td>Rs. 248 lakhs (Rupees Two Hundred and Forty Eight Lakhs only)</td> </tr> </tbody> </table>	Lots	Reserve Price	I	Rs. 202 lakhs (Rupees Two Hundred and Two Lakhs only)	II	Rs. 248 lakhs (Rupees Two Hundred and Forty Eight Lakhs only)
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I	Rs. 20.20 lakhs (Rupees Twenty lakhs and Twenty Thousand only)						
II	Rs. 24.80 lakhs (Rupees Twenty Four Lakhs and Eighty Thousand only)						
	EMD is 10% of the reserve price. The intended bidder/purchaser/buyer submitting bid below reserve price will not be accepted. Bid incremental amount is Rs. 50,000/-. The above reserve price is exclusive of taxes and the intended bidder is responsible for the payment of all applicable taxes.						
Date and Time of Inspection at site	On 18 <sup>th</sup> September, 2020 between 11 A.M. to 3 P.M.						
Last date, Time and Place for submission of bid/tender	On 28 <sup>th</sup> September, 2020 by 04.00 P.M. through online mode only.						
Date, Time & place of auction	On 30 <sup>th</sup> September, 2020 from 11.00 A.M. to 12 P.M Noon with unlimited extension of 5minutes duration each.  Auction will be conducted "Online" through the ISARC's approved service provider M/s. C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon, Haryana. Pin: 122015. Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 or +91-9594597555, Help Line e-mail ID: support@bankeauctions.com, Website <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>						
Tender Forms	Other detailed Terms and Conditions to be downloaded from <a href="http://www.isarc.in">www.isarc.in</a> and <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>						
Details of the dealing officials	Mr. Rajeshwar Raghavan, (CM) Ph.No. 022-67531389 / 08695153740 Mr. R.C. Agasimani (SA) Ph.No. 9833032234 Mr. Deepak Narielwala from Delta Amalgamated Services Pvt Ltd (ISARC's resolution agency) – 8928494737						

Date: 01/09/2020  
Place: Mumbai

Sd/-  
Authorized Officer  
India SME Asset Reconstruction Company Ltd  
Acting as trustee of: ISARC Axis 3/2012-13 Trust

**(B) Terms and conditions of Sale**

1	Bids invited for property	The intending bidder may make an offer for immovable assets as specifically mentioned in the sale notice.						
2	Reserve Price	<table border="1"><thead><tr><th><b>Lot s</b></th><th><b>Reserve Price</b></th></tr></thead><tbody><tr><td>I</td><td>Rs. 202 lakhs (Rupees Two Hundred and Two Lakhs only)</td></tr><tr><td>II</td><td>Rs. 248 lakhs (Rupees Two Hundred and Forty-Eight Lakhs only)</td></tr></tbody></table>	<b>Lot s</b>	<b>Reserve Price</b>	I	Rs. 202 lakhs (Rupees Two Hundred and Two Lakhs only)	II	Rs. 248 lakhs (Rupees Two Hundred and Forty-Eight Lakhs only)
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21	Basis	AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS.								
22	How to submit the tenders	Auction is being held "Online" through ISARC's approved service provider M/s. C1 INDIA PVT LTD, Udyog Vihar, Phase 2, Gulf Petrochem building No. 301 Gurgaon, Haryana Pin: 122015 Help Line No. +91-124-4302020/21/22/23/24 or 9594597555 Help Line e-mail ID: support@bankeauctions.com Website: <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> The prospective qualified bidder may avail online training on e-auction from M/s. C1 INDIA PVT LTD prior to the date of e-auction for submitting bids and participating in the e-auction process. Neither the Authorized officer/ISARC nor M/s. C1 INDIA PVT LTD will be held responsible for any internet network problem/Power failure/any other technical lapses/failure etc. In order to avoid such contingent situation the interested bidder are requested to ensure that they are technically well equipped with adequate power back-up etc for successfully participating in the e-Auction event								
23	Mode of payment of EMD	The intending purchaser/bidder are required to deposit EMD which shall be payable through NEFT/ RTGS in the following account: <table border="1" data-bbox="586 1060 1437 1245"> <tr> <td><b>Name of the Account</b></td> <td>ISARC Axis 3/2012-13 Trust</td> </tr> <tr> <td><b>Account No</b></td> <td>0018102000022330</td> </tr> <tr> <td><b>Name of the Bank and Branch</b></td> <td>IDBI Bank Ltd, Chembur Branch, Mumbai</td> </tr> <tr> <td><b>IFSC Code</b></td> <td>IBKL0000018</td> </tr> </table> <p>Please note that the Cash/Cheque/Demand Draft shall not be accepted as EMD amount.</p>	<b>Name of the Account</b>	ISARC Axis 3/2012-13 Trust	<b>Account No</b>	0018102000022330	<b>Name of the Bank and Branch</b>	IDBI Bank Ltd, Chembur Branch, Mumbai	<b>IFSC Code</b>	IBKL0000018
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24	Refund of EMD	The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest.								
25	Forfeiture of EMD and Rejection of Bid	For bidders not complying with the terms and conditions specified in the eTender-cum-eauction documents, the EMD amount or any other deposit shall be forfeited and bid shall be rejected.								

26	Type of offer and manner of payment	<ul style="list-style-type: none"> <li>The successful bidder shall immediately on the date of sale confirmation, pay 25% of the bid amount (inclusive of EMD), through RTGS/NEFT of the amount of sale price to the account as mentioned below.</li> <li>The balance amount of the purchase price shall be paid by the purchaser within 15 days from the date of confirmation of sale.</li> <li>In default of the payment within the period mentioned above, the deposit shall be forfeited and the property be resold and the defaulting purchaser shall forfeit all claim/rights on the property or to any part of the sum for which it may be subsequently sold.</li> <li> <table border="1" data-bbox="634 491 1438 711"> <tr> <td><b>Name of the Account</b></td> <td>ISARC Axis 3/2012-13 Trust</td> </tr> <tr> <td><b>Account No</b></td> <td>0018102000022330</td> </tr> <tr> <td><b>Name of the Bank and Branch</b></td> <td>IDBI Bank Ltd, Chembur Branch, Mumbai</td> </tr> <tr> <td><b>IFSC Code</b></td> <td>IBKL0000018</td> </tr> </table> </li> </ul>	<b>Name of the Account</b>	ISARC Axis 3/2012-13 Trust	<b>Account No</b>	0018102000022330	<b>Name of the Bank and Branch</b>	IDBI Bank Ltd, Chembur Branch, Mumbai	<b>IFSC Code</b>	IBKL0000018
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27	Selection of best offer	Shall be decided by Authorized Officer/ Asset Disposal Committee (ADC) of ISARC. The Authorized officer/ISARC is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for								
28	Liability of the purchaser, if any.	<ul style="list-style-type: none"> <li>All charges for conveyance, stamp duty, transfer fee (premium fee) and registration charges/expenses, Society Charges etc., as applicable shall be borne by the successful bidder only.</li> <li>ISARC does not undertake any responsibility to procure any permission/ license etc. in respect of the property/assets offered for sale or for settlement of any dues whatsoever in respect of the said property/assets.</li> <li>All statutory/ non statutory dues, taxes, rates, charges and fees, Society Charges including electricity charges &amp; property taxes owing to anyone, if any, shall be the responsibility of the prospective buyer.</li> <li>ISARC does not undertake any responsibility for payment of the above mentioned dues, taxes, rates, charges &amp; fees including electricity &amp; property taxes as mentioned in the sale notice or any other known / unknown encumbrances and payment of the same shall be responsibility of prospective buyers. Society vide its letter dated 29-11-2019 has intimated ISARC of its dues to the extent of Rs.2,73,351/- up to October 2019.</li> </ul>								
29	Negotiation with bidders for improvement in offer	ISARC reserves its right and shall have discretion to negotiate with the bidders after opening of tenders and to also allow inter se bidding after getting the highest bid for improvement in the offer and to accept or to reject any or all offers without assigning any reasons whatsoever. The inter se bidding is allowed in the multiples of Rs 50,000/-								
30	Disputes/Litigatio	In case of disputes in tender/auction, the decision of								

	ns	Authorized Officer of ISARC shall be final and binding on all and any litigation shall be subject to jurisdiction of Mumbai
31	Inspection of assets	The interested parties are advised to submit their tenders after inspection of assets. The prospective bidder shall visit / inspect the properties at their own costs. The interested parties / bidders shall coordinate with ISARC officials for inspection.
32	Miscellaneous	<ul style="list-style-type: none"> <li>• Tenders with conditional offer will be treated as invalid.</li> <li>• Correspondence about any change/modification in the offer after submission of tender will not be entertained.</li> <li>• If any tenderer wishes to give a fresh offer for a property before the last date prescribed for submission of the tender in the concerned advertisement, he may file a fresh tender with appropriate Earnest Money Deposit.</li> <li>• The purchaser will not manufacture at the site after acquisition any of the hazardous/prohibited items as specified by the Government from time to time.</li> </ul>

**(C) Miscellaneous Terms and conditions of auction**

1. The property/ies shall be sold on "AS IS WHERE IS AND WHAT IS THERE IS AND NON RECOURSE BASIS" condition, including encumbrances, if any.
2. After opening the tenders, the bidders shall be given an opportunity to improve their offer by inter se bidding at the discretion and decision of the authorized officer. Sale shall be confirmed in favour of the successful bidder subject to confirmation of the same by the secured creditor. The inter se bidding shall be allowed in multiples of Rs 50,000/-. In the event of sole bidder, the bidder shall bid over and above the reserve price with one increment of Rs.50,000/-
3. The interested purchaser(s) shall themselves satisfy about the right and title of the property (ies) from the concerned authorities and no claim shall be entertained by the Authorized officer/ISARC in this regard after the auction.
4. To the best of Knowledge and information of the Authorized officer, there are no Encumbrances on the property(s) save and except charge in favor of ISARC and society dues as stated in row no.28 under terms and conditions of sale. However, the intending bidder should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the ISARC. The property is being sold with all the existing and future encumbrances whether known or unknown to ISARC, The Authorized Officer /Secured creditor shall not be responsible in any way for any third party claim /Rights /dues.
5. Authorized Officer reserves the right to postpone/ cancel or vary the terms and conditions of auction without assigning any reason thereof.



6. The intending bidder may please see details of the terms and conditions mentioned in the tender document available on ISARC's web site: [www.isarc.in](http://www.isarc.in) as well as on C1 India Pvt Ltd Website: [www.bankeauctions.com](http://www.bankeauctions.com).
7. Bidder shall hold a valid email (with empty space in Inbox) as all the relevant information shall be conveyed through email only
8. No Offers / bids below reserve price shall be entertained.
9. The auction will be conducted under the supervision of the Authorized Officer/Asset Disposal Committee of the ISARC.
10. ISARC would first go for the tender process and thereafter, if decided by AO/Asset Disposal Committee of ISARC, the inter se bidding/auction would be held. If the results of the tender are satisfactory, inter se bidding/auction process would not be held.
11. The bid can be submitted in the auction either by the prospective buyer himself in the appropriate tender form as enclosed in the Tender document or by the representative of the purchaser duly authorized along with proper authority letter and acceptable KYC documents.
- 12.10. The sale certificate will be issued in the name of the purchaser (s) /applicant(s) only and will not be issued in any other name(s). Nominee bids shall not be entertained and their earnest money shall also be forfeited.

For further details, please contact on Mr. Rajeshwar Raghavan, (CM) Ph.No. 022-67531389 / 08695153740 , Mr. R.C. Agasimani (SA) Ph.No. 9833032234 during office hours between 10.30 am and 5 pm on all working days.

**ANNEXURE-II**

**DETAILS OF BIDDER**

(Read carefully the terms and conditions of sale before filling up and submitting the bid)

- 1.Name(s) of Bidder (in Capital) :
2. Father's / Husband's name :
- 3.Postal address of Bidder(s) :
- 4.Phone/Cell Number and  
E-mail ID :
5. Bank Account details to which  
EMD amount to be returned :
- i) Bank A/c No :
- ii) IFSC Code :
- iii) Branch Name :
6. Date of submission of bid :
- 7.PAN Number :
- 8.Property Item No. :
- 9.Whether EMD remitted : Yes / No
10. EMD remittance details\* : Date of remittance \_\_\_\_\_  
: Name of Bank \_\_\_\_\_  
: A/c No \_\_\_\_\_  
: IFSC Code No \_\_\_\_\_
- 11.Bid amount quoted : \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_)

I / We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction sale notice published in the daily newspaper which are also available in the website <https://www.bankauctions.com> and shall abide by them. I/We also undertake to improve my /our bid by one incremental value notified in the sale notice if I/We am/ are the sole bidder.

.....  
.....  
(Name and signature of  
the Bidder(s) )

**\*Mandatory : Bidders are advised to preserve the EMD Remittance challan.**  
**Note : This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://bankeauctions.com> during the time of submission of the bid.**

## **DEED OF INDEMNITY**

(Stamp duty for deed of Indemnity shall vary state wise)  
(This forms part of the terms and conditions of invitations and sale)

This DEED OF INDEMNITY executed at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_ By \_\_\_\_\_ and \_\_\_\_\_ (Hereinafter referred to as “the Purchaser”, which expression shall include its successors and assigns).  
In favour of:

The India SME Asset Reconstruction Company Ltd, is a Company incorporated under the Companies Act,1956 and Registered as Securitization and Asset Reconstruction Company pursuant to Section 3 of SARFAESI and having its registered office at 3rd Floor, Swavalamban Bhavan, C-11, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 which is hereinafter referred to as the “ISARC” which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and assigns and whether acting as such in respect of financial assets pertaining to **M/s Parekh Gold House Pvt Ltd (Borrower)**

- A. Whereas ISARC, has pursuant to the measures taken under Section 13 (4) of the Securitization Act taken possession of the immovable assets of the Borrower Being **M/s Parekh Gold House Pvt Ltd**
- B. Whereas the Authorized Officer confirmed offer on behalf of ISARC in favour of \_\_\_\_\_ and subject to terms and conditions contained in the Sale Certificate.
- C. Whereas as covenants of the documents of terms and conditions of sale and ‘sale certificate’ state that “The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the aforesaid assets shall be borne by the Purchaser. Non-payment of stamp duty under prevailing laws, rules, and regulations notifications shall entail ISARC to take such steps to repossess the secured assets and put up the same for sale under applicable law.
- D. Whereas the documents of terms and conditions of sale and sale certificate further state that “the said assets are being sold on **“AS IS WHERE IS WHAT IS THERE IS AND NON RECOURSE BASIS”** basis. Further, ISARC does not accept / undertaken any responsibility for, nor shall the sale proceeds be subject to any pending / outstanding statutory dues and any other dues such as water / electricity / services charges, transfer fees, dues of the Municipal Corporation / local authority dues, tax or any other duties, levies by whatever name it is called including interest, etc if any. The Secured Assets are being sold with all known and unknown encumbrances. Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets / sale proceeds by reason of the proposed sale of the Secured Assets, shall be the sole responsibility and to the account of the Purchaser. In pursuance thereof, the Purchaser indemnifies ISARC to save harmless ISARC from any and all liability incurred by ISARC on account of any suits, claims, (including any expenses incurred by ISARC for the enforcements of this indemnity) which ISARC shall suffer as a result of any failure on the part of the Purchaser to meet and clear any

pending / outstanding statutory dues and any other dues such as water / electricity / service charges, transfer fees, dues of the Municipal Corporation / local authority dues, tax pr any other dues or any other duties, levies by whatever name it is called including interest, etc of any and dues or any claim made by any person in respect of such liabilities, encumbrances and dues". ISARC has accepted the offer upon execution of the following indemnity.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the movable & immovable properties, the Purchaser viz \_\_\_\_\_ and their successors, nominees, heirs as stated above hereby unconditionally, absolutely and irrevocably agree to indemnify and keep ISARC indemnified and save harmless, against any and all losses, damages, liabilities. Suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by ISARC for the enforcement of this indemnity), which ISARC shall suffer as a result of any failure on the part of the Purchaser to meet and clear any such liabilities, encumbrances and dues as mentioned in the recital's above more specifically mentioned in Para C & D or any claim made by any person, entity, firm. In respect of such liabilities, encumbrances and dues as mentioned above.

And it is declared that this indemnity is without prejudice to and is in addition to any other rights of ISARC.

IN WITNESS whereof the Purchaser has put their hands on the day and year first hereinabove written

Signed and delivered by:  
Purchaser

Address:

Place:

Date: