

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

- 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 favoring KIFS Housing Finance Limited, at the publication branch/corporate office. 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 Authorized Officer and the balance 75% sale price /bid amount should be paid to KIFS Housing Finance Limited by Demand Draft payable at KIFS Housing Finance Limited (KHFL) Branch Office/Corporate office as per Advertisement/publication within 15 days from the date of acceptance of the highest bid by the Authorized Officer.
- 5) In the event of default in payment of the sale price/bid amount or any part thereof, within the stipulated time, the Authorized 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 KHFL.
- 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 KHFL & the same can be cancelled for any reason or without any reason whatsoever, no financial obligation accrues to the KHFL in such an event.
- 8) KHFL 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.
- 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 KHFL to accept or reject the bid.
- 11) In the event of non-happening of sale on the date and time mentioned herein above, the KHFL 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, Authorized 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 KHFL for confirmation.
- 15) Tender form along with other terms & conditions for bidding is available at the respective Branch offices/Corporate office of the company between 11.00 am to 5 pm. Tender Forms duly filled should reach at KHFL respective Branch Office/Corporate Office with earnest money deposit as per the date published in respective newspaper at respective Branch Office/Corporate Office of KHFL.
- 16) Authorized 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 Corporate office or website: www.kifshousing.com.
- 19) In case of queries/details required you may drop an email to contact KIFS: contact@kifshousing.com or you may visit your nearest branch (Please refer the list as mentioned below)

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:-

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.

Place:

Date:

Signature of Tenderer/Offerer

BRANCH LIST

Sr.no	Branch Name	Delhi Region	Region
1	Delhi	Jubilee Vypar pvt.ltd. 4 th Floor, R42, opp.Hira Sweets Near Metro Pillar No.46, Main Vikas Marg, Shakarpur, Delhi 110092	Delhi
2	Ghaziabad	B-39 4th floor, RDC Raj Nagar, Ghaziabad UP 201002	Uttar Pradesh
3	Meerut	1st Floor Rear Side, one 61st, Business avenue, 1/161, Mangal Pandey Nagar, University Road, Meerut - 250001	Uttar Pradesh
4	Noida	Velocity complex , 2 nd floor near CNG pump main Road Gijhore Sec 53 Noida 201301	Uttar Pradesh
5	Muzaffarnagar	325/1, 1st floor , South Bhopa Road, Muzaffarnagar 25101 ,	Uttar Pradesh
6	Hapur	Shri Madhav Infradevelopers LLP , 2 nd Floor , Free Ganj Road , Nagar Palika No - 736 & Khasra No - 2767 , Gangapura Hapur Uttar Pradesh - 245101	Uttar Pradesh
7	Saharanpur	2C/3304/CD , 2nd Floor , Kapoor Complex, Gill Colony, Court Road,Saharanpur , 247001 UP.	Uttar Pradesh
8	Haridwar	Ashirwad Tower , 2nd Floor , Model Colony Opp- Prem Nagar Ashram Haridwar - 249407	Uttar Pradesh
		Gujrat Region	
9	Ahmedabad	Office No. 304, 3rd Floor, TEN11, Near Maradia Plaza, C.G. Road, Ellisbridge, Ahmedabad, Gujarat-380006	Gujarat
10	Vadodara	Office no. 107, 1 st Floor, Pancham Highstreet, Beside Gail India Office, Old Padra Road, Vadodara-390007	Gujarat
11	Rajkot	202, Shyamprabhu 1 Complex, Hari Har Chowk, Rajkot, Gujarat- 360001	Gujarat
12	Surat	302,SNS Axis Business Space, Opp Jivan Bharati School, Near Gandhi Smurti Bhavan, Timliyawad Nanpura, Surat-395002.	Gujarat
13	Jamnagar	202, Kuber Avenue, Near Gurudwara Circle, Jamnagar - 361001	Gujarat
14	Surendranagar	Shop No 253 , 2nd Floor Mega mall , Milan Cinem Surendra nagar 363001	Gujarat
15	Mehsana	Shop No. F/105, S9 Complex, Opp. Starline Car Pvt Ltd. Near Toyota Showroom, Mehsana- Ahmedabad Highway, Mehsana-384002	Gujarat
16	Junagadh	Nobel Plaza 3rd Floor, Office No. 1 (301), Nr. Kalava Chowk, Nr. Domadiya Wadi, Junagadh - 362 001	Gujarat
17	Ankleshwar	FF-60, Omkar-02, station Road, GIDC Ankleshwar-393002	Gujarat
18	Palanpur	2 nd floor , Swastik Complex Opposite Income Tax Office Palanpur Abu Road Highway, Palanpur (B.K.) 385001.	Gujarat
19	Vapi	Shop No- G8 solitare building opp. DCB Bank, GIDC Char rasta, Vapi district valsad gujrat 396195	Gujarat
20	Gandhidham	Sati Arcade 1st Floor Shop No 90 &91, Nr. HDFC Bank, Ward 2A, Adipur 370205(Kutch)	Gujarat
21	Godhra	Paraswa padmavati complex, 2nd floor, opp church , godhara 389001	Gujarat
22	Bhavnagar	Office FF-20, First Floor Pattani Plaza, Ward No.7 Sheet No. 220, CTS no. 2240 Anatwadi, Nilambaugh Bhavnagar 364001	Gujarat
		MP Region	
23	Indore	301 Fortune Ambiance, 4/2 South Tukoganj, Indore, M.P. - 452001	Madhya Pradesh
24	Bhopal	First Floor, Above Domino's, 91-A, M P Nagar, Zone-2, Bhopal, M.P.- 462011	Madhya Pradesh

25	Jabalpur	Office No. 2 , First Floor, 46 Ahuja Tower, Napier Town, Opp Marvel City Hospital, Jabalpur, M.P. -482001	Madhya Pradesh
26	Ratlam	C/o G S Appliances, First Floor, 124/2-3, Station Road, Ratlam, M.P.-457001.	Madhya Pradesh
27	Guna	House No.199, Ward No.14, Subhash Colony, Telghani Road To Haat Road Gali, Tehsil & District-guna(m.p.)-473001	Madhya Pradesh
28	Gwalior	Entire 2nd floor of P-5, City Center Side no.1,Opp. Hotel Landmark NX, Behind S.P. Office, Gwalior . M.P. – 474001	Madhya Pradesh
29	Ganj basoda	Ward No.07,ph No. 24, Kala bagh Bareth Road Infront of SGS colleage Ganj Basoda 464221	Madhya Pradesh
30	Chindwara	Office No.2, (Right Corner) Second Floor, Kh.No.116/5, Ward No.45, Loniya Karbala, Opposite MPSEB Office, Above Indian Bank, Parasia Road, Chindwara, M.P. 480001	Madhya Pradesh
31	Ujjain	2nd floor Shrimaya Square , 62, Kashapanal marg, beside Hotel Shree Maya, opp. Govt Madhavnagar Civil Hospital Freeganj, Ujjain MP 456010	Madhya Pradesh
32	Jhabua	17/9, Vivekanand Colony, Jhabua 456661	Madhya Pradesh
		Maharashtra Region	
33	Nashik	Unit No. 303, Stilt Floor, Shanti Tower A, Plot NO.58, villiage Nashik, Near Vikrant Hotel, Maha Marg Bus Stop,Mumbai Naka,Nashik Maharashtra-422001	Maharashtra
34	Aurangabad	Vimal ploy No. 44, CTS NO.20283,Office No -1, Ground Floor, Opposite L & T Finance, Bhagyanagar, Aurangabad, Maharashtra- 431001	Maharashtra
35	Akola	Shop No G 1 Ground Floor Indraprastha Apartment Jathar Peth Satav Chowk Akola 444005	Maharashtra
36	Kalyan	Udayraj CHS, Unit No A-1, First Floor, Agra Road, Ramdev Hotel, Near ICICI Bank, Kalyan (West), Maharashtra- 421301	Maharashtra
37	Virar	Office no.412 & 413, 4th Floor, Pushp plaza, AboveSsnehanjali, Manvelpada Road, Virar (East)-401303	Maharashtra
38	Nagpur	2nd Floor, Plot No. 456, Chandanbai Temple Layout, Medical Road, Nagpur-440009	Maharashtra
39	Pune	Flat No. 1& 2, Second Floor, Kalyani Capital, Narayan Peth, Pune- 411030	Maharashtra
40	Pune-Chinchwad	Plot NO 27,Second floor , ratna rekha above Muthoot Fianance corporation, Chaphekar chowk, Chichwad Pune 411033	Maharashtra
41	Bhandara	Shop No.04, Asra Complex Asra Auto Parts Sai Mandir Road, Bhandara- 441904	Maharashtra
42	Amaravti	Above Dr. Gondhlekar's Dental Clinic, Wasudeo Saraswati Sankul, Mudholkar Peth Badnera road, Amravati 444601	Maharashtra
43	Ratnagiri	Shop No 09 2nd Floor Adinath Paradise Mazgaon Road Ratnagiri 415612	Maharashtra
44	Jalgaon	Shop No – 55 Unity Chamber, Khajamiya Chowk, Near Vodafone Gallery, Jalgaon - 425001.	Maharashtra
45	Ahmednagar	Shop No 2, Adish Plaza, Near ICICI Bank, nagar manmad Road, Savedi Ahmednagar-414003.	Maharashtra
46	Panvel	Flat No.5 , 2 nd Floor Shiv Ganga Chs Plot no 10 Sectore no 1 New Panvel 410206	Maharashtra
47	Wagholi	Proxy primo , Office No 402, Nagar Road, Wagholi Pune-412207	Maharashtra
48	Chakan	Jadhav Commercial Complex Shop No 21 Ground floor Chakan Tal- Khed, Dist - Pune- 410505	Maharashtra

49	Kolhapur	“Dattaward Renaissance”, Office No.309, 3rd Floor, 334 E Shahupuri, Kolhapur-416001	Maharashtra
50	Nanded	shop no20&21 1 st floor vithal palza ring road wadi bk near chatrapati chwok nanded 431605	Maharashtra
51	Solapur	1st Floor. Solapur, Railway Line, Near Mantralaya Hotel, Behind Punjab National Bank, Solapur, 413001.	Maharashtra
52	Yavatmal	Shop no 39 & 40 ' Secound Floor Pratamesh Sankul Bharti Complex Near Water Tank Darda Nagar yavatmal	Maharashtra
		Punjab	
53	Amritsar	Unit No. FUF-4, Fourth Floor, Central Mall Complex, Mall Road, Amritsar-143001	Punjab
54	Jalandhar	SCO-33, 1 st floor, PUDA complex, Jalandhar- 144001, Mobile- 8146484636	Punjab
55	Patiala	2nd floor , 5254/5, Opp. Head office , Leela Bhavan, Patiala1470001	Punjab
56	Ludhiana	San Plaza, 5th floor, Feroz Gandhi Market, Ludhiana- 141001	Punjab
		Haryana	
57	Karnal	SCO 103, 1st floor, Mughal Canal Road, Karnal 132001	Haryana
58	Kaithal	Plot No-332, 2nd floor, Sector-20, Urban Estate, Kaithal- 136027	Haryana
59	panipat	RJ Towers, 1st floor Near Railway Road, GT Road, Panipat (Haryana)-132301	Haryana
60	Hissar	2 nd Floor, DSB-267, Commercial Urban Estate 1, Green Square Market, Hissar-125001	Haryana
61	Rohtak	1st Floor, Naraina Complex, Civil Road, Rohtak, Haryana - Pin Code : 124001	Haryana
		Rajasthan	
62	Jhalore	H-15, First Floor, Jain Boarding , Railway Station Road, jalore 343001	Rajasthan
63	Jaipur	501, 5th floor, Crystal Mall, Plot no - A/3, Jai Singh Highway, Bani Park, Jaipur, Rajasthan - 302016	Rajasthan
64	Bhilwara	Shop No: 14 & 15 B - Block, 1st Floor, S.K. Plaza, Pur Road, Bhilwara, Rajasthan – 311001	Rajasthan
65	Kota	Plot No 381-382, Second floor, Shopping Center, Near Ghore wale Baba Chouraha, Kota- 324007	Rajasthan
66	Jodhpur	1, 1 St floor, Sanskriti Tower, Plot No.05, LIGH No.03, Masuriya Near Chand Khan Petrol Pump Chopasni Road, Jodhpur 342006	Rajasthan
67	Nagaur	Infront of Kankaria School, Hospital Road, Nagaur (Raj.) - 341001	Rajasthan
68	Sirohi	Sri Sri complex, Shahji ki wadi Near Bus Stand , Sirohi 307001	Rajasthan
69	Pali	Second Floor, Kisan Keshri Tower, 151 Bapu Nagar Extention, College Road, Pali (Raj.) - 306401	Rajasthan
70	Jhalawar	1 St floor , Plot Number, 05, Near motor Garage Chauraha, Jhalawar 302001	Rajasthan
71	Udaipur	324-325, 3rd Floor, Anand Plaza, Opp. INOX Mall, Near Ayad Bridge, University Road, Udaipur - 313001	Rajasthan
72	hanumangarh	1st Floor Plot no.273, Bansal nursing home. Opp.ICICI bank,srigangnagar road.hanumangarh Junction.	Rajasthan
73	Bikaner	Second Floor, A-17, Kanta khaturia Colony, bikaner 334003	Rajasthan
74	Shree Ganganagar	First Floor, 120-L-Block, Sri Ganganagar (Raj.) 335001	Rajasthan
		Uttar Pradesh	
75	Lucknow	1st floor Lasani Palace D-382 ABC Vibhuti khand Gomati Nagar Lucknow 226010	Uttar Pradesh

76	Kanpur	1 st floor , 127/456, W-2, Hamirpur Road, Above Priyanka Indane Gas Agency, Naubasta, Kanpur-(UP) 208021	uttar pradesh
77	Gorakhpur	1 st Floor, Khasra No- 267/2 Minj, Dharampur Tiraha, Geeta Vatika, Shahpur, Gorakhpur (U.P) – 273001	Uttar Pradesh
78	Ayodhya	And floor Saket Complex,plot no.59 Mi & 60 Mi, Pandit Deen, dayal Nagar, Bhikhapur Lucknow - Gorakhpur Road High way Ayodhya-224001	Uttar Pradesh
79	Allahabad	SF 209 & SF 210, Second Floor,Vinayak Complex Plot no 44-A Civil Station Elgin Road Allahabad (prayagraj)	Uttar Pradesh
		Chattisgarh	
80	Raipur	F-7 Hira arcade First floor new Bus stand Raipur - 492004	Chattisgarg
81	Durg	74/A, Ekta Tower, Dakshin Gangotri Supela Durg 491001 Chattisgarh.	Chattisgarg
		Chandigarh	
82	Chandigarh	SCO 316,Sector 40 D, 2nd floor,Chandigarh 160036	Punjab