



SYSTEMATIX GROUP
Investments Re-defined

SYSTEMATIX CORPORATE SERVICES LIMITED

CIN: L91990MP1985PLC002969

Corp. Off : The Capital, “A” Wing, 6th Floor, No.603-606, Plot No. C-70, G-Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400051 | Ph.: (022) 66198000

Email : secretarial@systematixgroup.in | Website: www.systematixgroup.in

Regd. Off : 206-207, Bansi Trade Centre, 581/5, M.G. Road, Indore - 452001 (M.P)

STATEMENT OF STANDALONE & CONSOLIDATED AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

The Standalone and Consolidated Audited Financial Results for the quarter & year ended March 31, 2025 is available on the websites of BSE Limited at www.bseindia.com & Company's website at www.systematixgroup.in or scan



Rs. In Lakhs								
CONSOLIDATED				Particulars	STANDALONE			
Three Month ended		Twelve Months ended			Three Month ended		Twelve Months ended	
31.03.2025	31.03.2024	31.03.2025	31.03.2024		31.03.2025	31.03.2024	31.03.2025	31.03.2024
(Audited)	(Audited)	(Audited)	(Audited)		(Audited)	(Audited)	(Audited)	(Audited)
2,962.49	5,334.56	13,938.70	13,965.43		Revenue from Operations	1,573.58	3,641.89	6,819.62
324.27	2,311.80	4,570.54	5,321.27	PAT	202.62	1,933.16	2,360.99	2,188.86

NOTES: (1) Pursuant to the member’s approval received in the Annual General Meeting held on September 26, 2024 for sub-division/split, the Board of Directors of the Company had fixed November 05, 2024 as the Record Date for the purpose of sub-division/split of 1 (One) equity share of the Company having face value of Rs. 10/- (Ten) each into 10 (Ten) equity shares having face value of Rs.1/- (One) each. Accordingly, with effect from November 05, 2024 the revised face value is Rs. 1/- per share and the new ISIN with effect from November 05, 2024 is INE356B01024.


(2) On November 14, 2024 the Company has allotted 67,35,430 Equity Shares of face value of Rs. 1/- each fully paid-up (“Equity Shares” to Non-Promoters, on a preferential basis in accordance with Chapter V of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended (“SEBI ICDR Regulations”), and other applicable laws, at a price of Rs. 153.10/- (Rupees One Hundred Fifty-Three and Ten paise) per Equity Share (including Premium of Rs. 152.10/-).

For and on behalf of the Board of Directors

Sd/-

Nikhil Khandelwal
Managing Director
DIN : 00016387

Place : Mumbai
Date : 16th May, 2025



HDFC BANK
We understand your world

Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013

Regional Office: HDFC Bank Ltd., Dept For Special Operations, Savitri, 597-3/2, G.C.F. Road, Civil Line, Jabalpur (M.P.) 482001

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/Mortgagor(s)/Guarantor(s) that, the Authorized Officer(s) of **HDFC BANK LTD.** had taken **Physical Possession** of the following property/ies mentioned, pursuant to demand raised vide notice(s) issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS**” for realization of Bank’s dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act read with Rule 8 of the said Rules proposes to realize the Bank’s dues by sale of the said property/ies. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.bankeauctions.com>

DESCRIPTION OF IMMOVABLE PROPERTIES/ DETAILS OF ACCOUNT/ AMOUNT/ EMD/ ETC.									
S. No.	Name of the Branch & Account	Name of the Mortgagor & Guarantors of the Property	Details of the property	Amount as per Demand Notice	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of e-Auction	Last Date for Receipt of Bids	Name of Authorised Officer/Phone No./ Email Id
1.	Branch Rewa & A/c. Sujay Medical Agency, represented by Prop. Mrs. Aruna Khare	Mr. Bipul Kumar Khare	(1) Residential Property situated at Mouja Boda JN-458, PH -24, Aarzi No.-834/1 (Div Kh-834/18) ward No-08, Tehsil Huzur, District-Rewa(M.P.) Owned by Mrs.Aruna Khare W/o-Bipul Kumar Khare, Plot area-1007.79 Sq.Ft.	Rs. 1,66,41,769.04/- Dues as on 30-09-2019 inclusive of interest with further interest @18% p.a. with monthly from 1st October 2019 till the date of full and final payment under the Credit facilities availed. Demand Notice dated 10-10-2019	22-05-2025 and Time- 10:00 AM to onward	Rs.45,00,000/- EMD- Rs.5,00,000/- Bid Increase Amount Rs.1,00,000/-	25-06-2025 11.00 AM to 01.00 PM	20-06-2025 Up to 4.00 PM	Ashish Rawat 9981126266 E-mail: Ashish.rawat9@hdfcbank.com Sunil Bhanushali 9323176985
			(2) Residential Open Plot Property situated at Mouja Boda JN-458,PH -24, Aarzi No.-834/1/Ka/3, ward No-08, Tehsil Huzur, District-Rewa (M.P.), Owned by Mrs. Aruna Khare W/o-Bipul Kumar Khare, Plot area-1225 Sq.Ft			Rs.35,00,000/- EMD- Rs.3,50,000/- Bid Increase Amount Rs.1,00,000/-	25/06/2025 1.00 PM to 03.00 PM		
			(3) Property situated at Mouja Boda JN-458,PH -24, Aarzi No.-834/22, 834/31, 834/11, ward No-08, Tehsil Huzur, District-Rewa (M.P.), Owned by Mr.Bipul Kumar Khare S/o- Late Vijay Bahadur, Plot area-3087.61 Sq. Ft.			Rs.70,00,000/- EMD Rs.7,00,000/- Bid Increase Amount Rs.1,00,000/-	25/06/2025 03.00 PM to 05.00 PM		
2.	Branch- Chhatarpur (M.P.) & A/c. M/s Chodhary Traders Through its Proprietor Mrs. Sarita Agrawal	Mrs. Sarita Agrawal & Mr. Piyush Agrawal	Commercial shop situated at Khasra no. No.33/2 (New), 33 (Old), Ward No.11, Asati Marg, Chhatarpur, Madhya Pradesh-471001 Owned by Mrs. Sarita Agrawal Area-112 Sq. ft.	Rs. 15,23,314.46/- Dues as on 31-10-2021 inclusive of interest with further interest @18% p.a. with monthly from 1st November 2021 till the date of full and final payment under the Credit facilities availed. Demand Notice dated 11-11-2021	20-06-2025 & 10.00 AM to onward	Reserve Price. Rs.30,00,000/- EMD Rs.3,00,000/- Bid Increase Amount Rs.50,000/-	28-06-2025 11.00 AM to 01.00 PM	25-06-2025 Up to 4.00 PM	
3.	Branch Ashok Nagar (M.P.) & A/c. M/s. Siddhi Vinayak And Sons, Through its Proprietress Mrs. Manjula Agrawal	Mrs. Manjula Agrawal & Mr. Vishal Agrawal	Residential property situated at House No.75, Double stories, constructed on Ground Floor & First Floor with open land No. 75 size 534 sq.ft., Patwari Halka No. 28 & 27, Ward No. 12, Bhagat Singh Ward, Chaudhary Mohalla, Near Giridhari Mandir, Ashok Nagar, Madhya Pradesh- 473331 Owned by Mrs. Manjula Agrawal.	Rs.24,70,734.04/- Dues as on 30-11-2018 inclusive of interest with further interest @18% p.a. with monthly from 1st December 2018 till the date of full and final payment under the Credit facilities availed. Demand Notice dated 19-12-2018	19-06-2025 & 10.00 AM to onward	Reserve Price. Rs.25,00,000/- EMD Rs.2,50,000/- Bid Increase Amount Rs.50,000/-	28-06-2025 11.00 AM to 01.00 PM	25-06-2025 Up to 4.00 PM	

TERMS & CONDITIONS:

1. The e-Auction is being held on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS**”

2. The interested bidders shall submit their EMD details and documents through **Web Portal: <https://www.bankeauctions.com>** (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable EITHER through NEFT / RTGS in the following Account: **57500000904261**, Name of the Account : **DFSO TRANSITORY ACCOUNT : DOC SERV**, Name of the Beneficiary : **HDFC BANK LTD. , IFSC Code : HDFC0000240**. Please note that the Cheques / Demand Drafts shall not be accepted as EMD amount.

3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks’s record on the property. The Bank however shall not be responsible for any present/past/future outstanding non-statutory dues /statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned date and time.**

4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our service provider **M/s. C1 India Pvt. Ltd.**, Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. **Helpline Nos : 0124-4302020/21/22/23/24 , Mr. Mithalesh kumar Mobile : 7080804466 and Mr.Shibu Babu Mobile-9891628914**. Help Line E-mail ID: support@bankeauctions.com and for any property related query may contact the Authorized officer as mentioned above in office hours during the working days. **(10:00 AM to 5:00 PM)**

5. The highest bid shall be subject to approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.

6. **(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)**

STATUTORY 15/30 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SARFAESI ACT, 2002

This may also be treated as notice u/r 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to borrowers/ and Guarantors of the above said loan about the holding of E-Auction Sale on the above mentioned date. The borrower/ guarantors/mortgagors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before **15/30 days** of this notice/the date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date : 17-05-2025
Place : Jabalpur

Authorised Officer
HDFC Bank Limited



INDIA SHELTER FINANCE CORPORATION LTD.
POSSESSION NOTICE FOR IMMOVABLE PROPERTY

Regd. Office: Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002 **Branch Office :** Plot No: 226-227, First Floor, Pu-4, Scheme No 54, Braj Lakshmi, Landmark- Behind Hotel Sure Stay, Rasoma Square, Indore-450021, Madhya Pradesh.

Whereas, The Undersigned Being The Authorised Officer Of The India Shelter Finance And Corporation Ltd. Under The Securitisation And Reconstruction Of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 Of The Security Interest (enforcement) Rules,2002,Issued A Demand Notice On The Date Noted Against The Account (As Mentioned Hereinafter, Calling Upon The Borrower And/Also The Owner Of The Property/ienly To Repay The Amount) Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Physical Possession Of The Properties Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Herby Cautioned Not To Deal With The Properties And/Any Dealing With The Properties Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name Of The Borrower/ Guarantor (owner Of The Property) & Loan Account Number	Description Of The Charged /mortgaged Property (all The Part & Parcel Of The Property Consisting Of)	Date Of Demand Notice, Amount Due As On Date Of Demand Notice	Date Of Possession
1. Mr./Mrs. Parvati Bai Kushwah 2. Mr./Mrs. Balram Kushwah Add. Ward No 15 Sultanpur Nawar Shivpuri 473880 Madhya Pradesh Loan Account No.: LASVILLONS000005066163 & HL5VCHLONS000005068429	All Piece And Parcel Of Ward No 11, Sardar Bhagat Singh Ward Manakpur, Narwar District, Shivpuri. Property Bounded As: East- Road, West- Land Of Khan, North- Kushwah, South- Gali Then After House Of Amar Singh.	Demand Notice Dated 12.04.2024, Rs. 544127/- (Rupees Five Lakh Forty Four Thousand One Hundred Twenty Seven only)As Of 13.05.2024 Together With Interest From 14.05.2024 And Other Charges And Cost Till The Date Of The Payment.	15.05.2025 Physical possession
1. Mr./Mrs. Vinita Bhagwandas Choudhary 2. Mr./Mrs. Bhagwandas Choudhary 113 Sanjay Nagargali No 4 Agar Road Ujjain 456001 Madhya Pradesh LOAN ACCOUNT NO. LAASVILLONS000005066329.AP10157535.& LA4SVLLONS000005044570.AP10097047	All Piece And Parcel Of Wn. 04 Middle Part Of House No. J-18 Mp Kanipura Road Ujjain 456001 Madhya Pradesh Boundary:-East: plot, No.15, Road, Near Poll Factory, Vidishahr Poll Factory 464001 Naleran vidisha madhya Pradesh India West: Road of Colony North : North Part of Plot No. 18. Land Of Seller	Demand Notice Dated 09.08.2024 Rs. 1248775/- (Rupees Twelve Lakh Forty Eight Thousand Seven Hundred Seventy Five Only) due as on 08.08.2024 with further interest applicable from 09.08.2024 and cost till the date of the payment.	15.05.2025 Symbolic possession

FOR ANY QUERY PLEA Mr. Gourav Saraiya (7389148935), Mr.Sanjay Singh Rathore-(9993460061)

PLACE: Madhya Pradesh **DATE:** 17-05-2025 **FOR INDIA SHELTER FINANCE CORPORATION LTD (AUTHORIZED OFFICER)**



Phoenix ARC Private Limited

Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on “**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**”, by way of “online e-auction” for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXBH000115-160009453 Branch: Bhopal Borrower: Naresh Sukhalal Ahirwar Co-Borrower: Deepthi Naresh Ahirwar Guarantor : Veerendra Gangaprasad Saxena	09-06-2018 For Rs: 7,21,035/- (Rupees Seven Lakh Twenty One Thousand & Thirty Five Only)	All That Property I.E. One Residential Plot No. 31, In Ward No 36, Ph No. 60, Land Revenue Survey No. 2544/2/2 & 2544/3/5, Ahmedpur Road, Near Poll Factory, Vidishahr Poll Factory 464001 Naleran vidisha madhya Pradesh India	Reserve Price: Rs.1,00,000/- (One Lakh Only) EMD: Rs. 10,000/- (Ten Thousand Only) Last date of EMD Deposit: 24-06-2025	Date: 25-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E- Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Manish Yadav 7554262691 & Manish Yadav 7554262691, Ishan dev 8828273231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: BHOPAL **Date :** 17.05.2025 **Sd/-Authorized Officer Phoenix ARC Private Limited**



Phoenix ARC Private Limited

Regd. Office:3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax : 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in.

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor) will be sold on “**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**”, by way of “online e-auction” for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below

Sl. No.	Borrower(s) / Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD & Last Date of Submission of EMD	Date and time of E-Auction
1.	LAN: LXBH000115-160020227 Branch: Bhopal Borrower: Mathura Lal Amar Lal Verma Co-Borrower: Anar Bai Mathura Lal Verma	19-06-2018 For Rs: 6,98,802/- (Rupees Six Lakh Ninety Eight Thousand Eight Hundred & Two Only)	Plot No/ 41 Part Of Kh/ No/ 54/2/21/7Ph/No/ 45 Bedk-pura Raigarhdist-Rajgarhnr Bhanwar Colony Raigarh 465661 Madhya Pradesh India	Reserve Price: Rs.2,00,000/- (Two Lakh Only) EMD: Rs. 20,000/- (Twenty Thousand Only) Last date of EMD Deposit: 10-06-2025	Date: 11-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)
2.	LAN: LXBHA00216-170044420 Branch: Khargone Borrower: Mamta Sanjay Joshi Co-Borrower: Sanjay Subhash Joshi	25-10-2018 For Rs: 4,46,124/- (Rupees Four Lakh Forty Six Thousand One Hundred & Twenty Four Only)	S No 99 Ward No 03 Gram Pipalgaon, Teh. Kasrawad, Dist. Khargone Pipalgaon Khargone Madhya Pradesh 451228	Reserve Price: Rs.5,00,000/- (Five Lakh Only) EMD: Rs. 50,000/- (Fifty Thousand Only) Last date of EMD Deposit: 10-06-2025	Date: 11-06-2025 11:00 AM to 02:00 PM (with unlimited extensions of 5 minute each)

Terms and Conditions of E- Auction: 1. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, M/s. ARCA EMART PRIVATE LIMITED for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to Tarun Raghunavathi 9329414448 & Vijay Singh 9372505110, Ishan dev 8828273231, details available in the above mentioned Web Portal and may contact their Centralised Help Desk: + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3. For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-poned the auction without assigning any reason thereof and without any prior notice. 5. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6. The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place: MADHYA PRADESH **Date :** 17.05.2025 **Sd/-Authorized Officer Phoenix ARC Private Limited**



HDFC BANK LTD.

Regd. Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400013

Branch : HDFC Bank Limited, Plot No. 3, 2nd Floor, Star Square Near ISBT above Nexa Showroom, Kasturba Nagar, Bhopal 462001. Tel: 27800000 CIN: L65920MH1994PLC080618 Website: www.hdfcbank.com



HDFC BANK
We understand your world

POSSESSION NOTICE				
Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“said Act”) and in exercise of powers conferred under Section13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Section 13 (2) of the said Act, calling upon the following borrower(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and / or realisation.				
Sr. No	Name of Borrower (s) / Legal Heir(s) and Legal Representative(s)	Outstanding Dues	Date of Demand Notice Dt. of Possession	Description of Immovable Property (ies)/ Secured Asset (s)
1	Mr Rajpal Malviya, Mr Rajpal Lakshman And Mrs Sangeeta	Rs.15,05,301.09 Rs.14,44,530/- as on 31-01-2025* & Rs.60,771.09 as on 26-12-2024*	12-02-2025 13-05-2025	All that part and parcel and construction thereon of one residential northern part of plot no. 82 which is Plot no. 82A, Sector C, Part of Kh. no. 231, 232, 239, 241, 242, 283, 242/1/2/2, 231, 232, 239, 241, 283, 242/1/3/4, “Natraj Grah Nirman Sahakari Samiti Maryadi, Bhopal, Municipal Corporation Ward no. 84, Street Ratanpur Sadak, Tehsil Huzur, District - Bhopal (M.P.) Bounded as:- East: Plot no. 73-B, West: Road, North: Plot no. 81, South: Plot no. 82-B, Total area of the Plot is 15x50 = 750 Sq. Ft. i.e., 69.70 Sq. Mt.,
2	Mr Ashok Kumar Mishra And Mrs Varsha Mishra	Rs.17,34,125.59 Rs.15,51,415/- as on 31-01-2025* & Rs.1,82,710.59 as on 26-12-2024*	12-02-2025 13-05-2025	All that part and parcel of one residential Plot no. 6 on Kh. no. 38 and 39/1, Bake Mouza Rasuliya, Ward no. 25, Na. Ba. 270, Haika no. 1371, Narmadapuram, Tehsil and District - Narmadapuram (M.P.) Bounded as:- East: Passage of 10 Sq. Ft., West: Plot No. 7 of Mewariya, North: Passage of 15 Sq. Ft., South: Plot No. 19 of Sharma ji Total area of the Plot is from East-West 30 Sq. Ft. and from North-South 45 Sq. Ft. i.e. a total of 125.46 Sq. mt. i.e., 1350 Sq. Ft.

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and / or realisation. However, since the borrower/s mentioned here in above have failed to repay the amounts due, notice is hereby given to the borrower/s mentioned here in above in particular and to the public in general that the Authorised Officer/s of HDFC have taken **Symbolic Possession** of the immovable property / secured asset described herein above in exercise of powers conferred on him/them under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above. The borrower(s) mentioned here in above in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property / Secured Asset and any dealings with the said Immovable Property / Secured Asset will be subject to the mortgage of HDFC.

Borrower(s) attention are invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset/s.

Copies of the Panchanama drawn and Inventory made are available with the undersigned, and the said Borrower(s) are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Place : Bhopal
Date : 17-05-2025

Sd/- (Authorised Officer)
H.D.F.C. Bank Ltd.

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to Assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor), in exercise of its powers under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through **e-Auction** the secured asset mentioned of the **ANNEXURE - I** for realization of the secured debts due to Phoenix mentioned in the sale notice **with future interest, cost, charges and other expenses till realisation of the payment mentioned in demand notices issued under section 13(2) of the SARFAESI Act, 2002** to the borrower/Co-Borrowers under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited-Assignor) 3 rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	E-Auction details As per Publication copy Help Line No: As per Publication copy Help Line e-mail ID: As per Publication copy
Auction Schedule	Date of Auction: - As per Publication copy (Mentioned in Annexure – I) Timings: - As per Publication copy (Mentioned in Annexure – I) Auction Website: - As per Publication copy
Annexure	<ol style="list-style-type: none">1) Terms & conditions of e-Auction2) Soft Copy of Auction Notice published in newspapers (Annexure – I)3) Details of Bidder (Annexure – II)4) Declaration by Bidder (Annexure – III)5) KYC documents to be submitted as per the Annexure-(IV)6) Confirmation by Bidder Regarding Receipt of Training (Annexure – V)7) Price Confirmation Letter by H1 Bidder (Annexure – VI)

Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.</u>
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E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, 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 the sole responsibility of bidders and neither Phoenix nor the Service Provider 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 not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider 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 secured assets by Phoenix under SARFAESI Act, 2002.
4. **Type of Auction:** E-Auction.
5. **Bidding Currency & 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 shall be as per Sale Notice and available to the bidders on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**
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:**
 - Phoenix will declare its **Opening Price (OP)**, which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve 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 above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. 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. In case of a sole bidder, the said bidder has to mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.

- The “**Bid Increase Amount**” has been fixed in respect of the secured assets 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**”.
 - Online Auction shall be open for **1 hour**. 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 **Unlimited** 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.*
9. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure 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 auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
 10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) 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.**
 11. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid placed by bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of bidder in the auction.
 12. The decision regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
 13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
 14. Phoenix / Service Provider shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
 15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the E-Auction.
 16. **Successful bidder:** At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

- i) The E-Auction is being held on “**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” condition.
- ii) The intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement

does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- v) The inspection of secured asset put on auction will be permitted to interested bidders at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- vi) The tender form shall be accompanied by pay order/Demand Draft drawn on a scheduled Bank in favour of "Motilal Oswal Home Finance Limited" towards Earnest Money Deposit (EMD). EMD amount can also be transferred directly to account bearing details HDFC BANK, A/C 00600340073530 IFSC Code HDFC0000060, Lower Parel branch beneficiary name as "Motilal Oswal Home Finance Limited" Transfer acknowledgement to be attached along with the tender form.

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 auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I) (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)

1. Copy of the RTGS challan;
2. Copy of Demand Draft
3. Copy of PAN Card
4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
5. Copy of proof of address, without which the bid is liable to be rejected.

- vii) The E-Auction will take place through web portal "<https://www.auctionbazaar.com/>" on the time specified in the E- Auction notice published in the newspaper and annexed herewith as **ANNEXURE-I**.
- viii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by NEFT / RTGS. **The secured assets shall not be sold at and/or below the reserve price.**
- ix) 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.**
- x) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xi) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item(property) in the multiple of amount mentioned in **ANNEXURE-I** against the secured assets under column "**Bid Increment Amount**". The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I**.
- xii) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.auctionbazaar.com/>) online within 72 hours of the working days from the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xiii) The Authorised Officer of Phoenix is not bound to accept the highest offer and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

- xiv) The successful bidder shall deposit 25 % (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in public notice annexed as ANNEXURE – I, on the date of auction mentioned in the Sale Notice or not later than next working day before closing of banking hours, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before 15th day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.
- xv) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- xvi) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful purchaser/bidder only.
- xvii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to society or any other authority towards the transfer of the rights in its / his / her favour.
- xviii) 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 Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.
- xix) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- 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 bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider 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
Phoenix ARC Private Limited
Trustee of Phoenix Trust FY

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.auctionbazaar.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 – V:** 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 contact@auctionbazaar.com
- **Annexure – VI:** 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 contact@auctionbazaar.com

Annexure -I

Auction Notice(Publication Draft)

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) :

(In case the bidder is an entity,
constitution of such entity and
representative capacity supported with
authorization to be submitted)
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 No. :
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 _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. 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 notice published in the daily newspaper and the tender document which are also available in the website : <https://www.auctionbazaar.com/> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

.....
(Name & Signature of the Bidder)

***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://www.auctionbazaar.com/> during the time of submission of the bid.

Annexure III
Declaration from Bidder /Buyer*

Date:

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),**

Trustee of Phoenix Trust-FY

Dear Sir/Madam,

Subject: Payment under auction dated Auction Date _____/ private treaty sale

Ref: Deposit of Rs. EMD Details_/-made by me through cheque/DD/RTGS/NEFT no vide _____ on __/__/____ being highest bidder buyer for auction held on Auction Date.....

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared highest bidder vide letter dated _____ / I am buying _____ (property details)
- The source of the amount being paid by me is Amount deposits details i.e cheque/neft

- My PAN is _____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents.
(Strike out whichever is not applicable)

- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors / security receipt investors) appearing in the lists of _____ individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC).

The details of the two lists are as under:

- o The "ISIL (Da'esh) & Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (<https://scsanctions.un.org/ohz5jen-alqaida.html>)
- o The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (<https://scsanctions.un.org/3ppp1en-taliban.htm>)

I / We hereby further declare:

1. I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by Borrower property details _____ ("Mortgagor") mortgaged in favour of Phoenix ARC Private Limited (Trustee of Phoenix Trust- FY _____) ("Phoenix") in the loan account of _____ ("Borrower"), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise._

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
 - a) is an undischarged insolvent;
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("RBI") issued under the Banking Regulation Act, 1949 (the "BR Act");
 - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
 - d) has been convicted for any offence punishable with imprisonment:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
 - e) is disqualified to act as a director under the Companies Act, 2013;
 - f) is prohibited by the Securities and Exchange Board of India ("SEBI") from trading in securities or accessing the securities markets;
 - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;
 - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
 - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in Annexure hereto.
3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.
 4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.
 5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
 6. I submit to the Phoenix, that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.
8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purposes of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.
9. I, unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.
10. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

*If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration is to be obtained from such third party as well

Annexure-IV

KYC Documents for bidder to be submitted as per the below mentioned list:

For Individuals

	Documents
Proof of identity	<p>one copy of any one of the following:</p> <ul style="list-style-type: none"> • PAN card • Passport • Driving License • Aadhaar Card • Voter's Identity Card • Job Card issued by NREGA duly signed by an officer of State Government • Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
Proof of address	<p>One copy of any one of the following containing addresses (if address not mentioned in identity proof):</p> <ul style="list-style-type: none"> • Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) • Aadhar Card • Property or Municipal Tax receipt • Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address. • Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or

	regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies and leave and license agreements with such employers allotting official accommodation.
Proof of address (Foreign National)	Documents issued by Government departments of foreign jurisdictions and letter issued by Foreign Embassy or Mission in India.

For Non-Individuals

	Documents
Auction Bidders, Promoter/Guarantors offering settlement, buyers under private treaty sale.	<ul style="list-style-type: none"> • Certificate of Incorporation / Registration Certificate (if applicable) • Memorandum & Articles of Association / Partnership Deed / Trust Deed • PAN Card • A resolution from the Board of Directors or Board of Trustee/authority letter granted to transact on its behalf. • Obtaining and verification of OVD of officers & employees holding authority to transact on its behalf. • OVD of ultimate Beneficial Owner

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),

As the Trustee of Phoenix Trust FY (“Phoenix”)

Mumbai – 400 098.

Sub: [Confirmation regarding receipt of e- Auction Training.](#)

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website : <https://www.auctionbazaar.com/>

I/We confirm that:

- I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website : <https://www.auctionbazaar.com/> and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
- I/We confirm that bank shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet

connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.

d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to:

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Private Limited , acting in capacity of Trustee for Phoenix Trust FY 19-21 mentioned in the Sale Notice just after availing training on e-Auction with a copy to contact@auctionbazaar.com

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to
assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance
Corporation limited -Assignor),**

Phoenix ARC Private Limited,
As the Trustee of Phoenix Trust FY _____,
Mumbai – 400 098.

Sub.: Auction Sale of Property mortgaged in _____ - Final bid quoted during e- Auction -
Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/ - (In Words
_____) for the purchase of the property mentioned in the
Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised
Officer of Phoenix ARC Private Limited, through the website of **M/S ARCA EMART PRIVATE**. on
_____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to:

**Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail
scanned letter to the Authorised Officer, Phoenix ARC Private Limited mentioned in the Sale Notice &
copy to contact@auctionbazaar.com, immediately on completion of the bidding.**