

*****To be uploaded on the website*****

TERMS AND CONDITIONS FOR THE E-AUCTION

1. The e-Auction is being held on “As is where is” basis, “as is what is” basis, “whatever there is” basis, “No Recourse” basis, and on symbolic possession basis, for and on behalf of the Secured Creditor.
2. In no case, the asset shall be sold below the reserve price.
3. In case of single bidder, the bidder/purchaser has to bid with a minimum increment amount of INR 10 lakhs for property.
4. Minimum bid increment amount will be INR 10 lakhs.
5. Auction/bidding shall only by “online electronic mode” through the online platform of the service provider duly authorized by Piramal Finance Limited, the details of same to be referred in the Paper Publication.
6. Due care has been taken to include adequate particulars/details of Secured Asset in the Schedule. The Authorized Officer shall not be answerable for any error, misstatement or omission in the proclamation.
7. Auction shall commence at one increment above the Reserve Price and bidders shall be free to bid among themselves by improving their offer with minimum incremental amount stated herein above.
8. The intended bidders are advised to go through detailed terms and conditions for e-Auction sale before submitting their bids and taking part in the e-Auction sale proceedings and contact the respective Authorized Officer for the concerned property or concerned branch.
9. 10% Earnest Money Deposit (EMD) by way of RTGS/ NEFT/ Demand Draft shall be deposited on or before (18/03/2026; 04:00 pm) in favor of ‘Piramal Finance Limited’ along with fully filled bid form and Tender/Sealed Bid/Offer in the prescribed tender forms along with KYC Documents i.e., a) Self attested true copy of Identity Card containing Photograph and Residential Address and b) PAN card of the intending bidder, issued by Govt. of India.

10. Bank Details for depositing the bid:

Name of Beneficiary	Piramal Finance Limited
Account Number	914020017664947
Bank Name	Axis Bank Ltd.
Nature Of Account	Current Account
Bank Address	Gr. Floor, Mumbai Education Trust, Opp. Lilavati Hospital, Bandra Reclamation, Bandra (W), Mumbai – 400050
MICR Code	400211073
IFSC Code	UTIB0001051

11. The Intended bidder shall make available for verification the (a) original KYC documents to the Authorized Officer (b) Intending Bidder's Mobile Number and (c) E-Mail address.
12. Once a Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref. no. of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e., Madhukar.Jadhav@piramal.com
13. The copy of the Bid Form is available in link herein given below:
<https://sarfaesi.auctiontiger.net>
14. The intended bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact below:

Company Name	M/S e-Procurement Technologies Pvt. Ltd. (Auctiontiger)
Address	Head Office: B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India).
Contact Person	Ram Sharma
Mobile Number	8000023297
Support Help Desk Number	9265562818/9265562821/079-6813 6842/6869
E-Mail	support@auctiontiger.net & ramprasad@auctiontiger.net
E-Auction Website	https://sarfaesi.auctiontiger.net

15. In case of any settlement with borrower or stay of sale or Recovery proceeding by any Superior court/Tribunal or Forum of competent jurisdiction, the auction may either be postponed/cancelled/recalled in compliance of such order or at the discretion of the company as the case may be, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
16. Only those bidders holding valid user ID and Password and confirmed payment of EMD through shall be permitted to participate in the online e-auction. The Authorized Officer reserves the right to accept or reject any or all bids. Further, the Authorized Officer reserves the right to postpone or cancel or adjourn or discontinue the Auction or vary the terms of the Auction at any time before conclusion of the Auction process, without assigning, any reason whatsoever and his decision in this regard shall be final.
17. The EMD will not carry any interest. EMD of the unsuccessful bidders will be returned within 10 working days to the bank same account used by the participant for payment of EMD.
18. The successful bidder shall have to pay 25% of the purchase amount immediately within 24 hours (including Earnest Money already paid) of sale confirmation. The balance of the purchase price shall have to be paid within 30 days of acceptance/confirmation of sale

conveyed to them. In case of default, all amounts deposited till then shall be forfeited including earnest money deposit.

19. Mere deposit of 25 % of the Sale Price shall not entitle the successful bidder to get the sale confirmed in his favor. The sale shall be subject to terms and conditions applicable to this e-auction notice and confirmation by the secured creditor to that effect.
20. During e-auction, in case any bid is placed in the last 5 minutes of the closing time of the Auction, the closing time shall automatically get extended for another 5 minutes.
21. The sale is subject to final confirmation by Piramal Finance Limited. In case if the borrower/guarantors pay the total Outstanding due to Piramal Finance Limited before the date of Auction, then auction sale may be cancelled at the discretion of Piramal Finance Limited.
22. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, other dues etc. shall have to be borne by the purchaser.
23. The Sale Certificate shall be issued to the highest successful bidder and in the same name in which the Bid is submitted.
24. The onus of taking the physical possession of the property shall be on the purchaser.
25. The property is sold on "As is where is" basis, "as is what is" basis, "whatever there is" basis, "No Recourse" basis, and on symbolic possession basis, for and on behalf of the Secured Creditor basis and the Authorized Officer or Piramal Finance Limited shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of properties E-Auctioned.
26. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances, search results and other revenue records relating to the property including statutory liabilities arrears of property tax, electricity dues, society dues or any other dues etc. and shall satisfy themselves before submitting the Bid.
27. The property can be inspected by the prospective bidders independently at the site, from 9th March 2026 to 10th March 2026 between 11am to 3pm.

Google Co-ordinates of the property: 12°52'56.9"N 77°49'27.2"E

28. The interested buyers can inspect the security documents regarding the charged asset at the Piramal Finance Limited office in the presence of the AO or a representative of the AO from 11th March to 12th March 2026 between 12:00 pm to 05:00 pm.
29. Piramal Finance Limited reserves its right to accept/reject any or all of the offer(s) or bid(s) so received or cancel the sale without assigning any reason thereof.

30. In case there is any discrepancy found in Publication of Vernacular Version or English Version then in such case English Version will be considered for the purpose of interpretation. Bidding in the final minutes and seconds should be avoided in the bidder's own interest. Neither Piramal Finance Limited nor the Service Provider will be responsible for any failure/lapse (Power failure, Internet failure or system issue etc.) on the part of the vendor. In order to prevent such situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc. required so that they are able to prevent such situation and continue to participate in the auction successfully.
31. It shall be the responsibility of the successful bidder to remit the TDS @ 1% as applicable u/s 194 1-A if the aggregate of the sums credited or paid for such consideration is Rs. 50 Lakhs or more. TDS should be filed online by filling form 26QB & TDS certificate to be issued inform 16B. The purchaser has to produce the proof of having deposited the income tax into the government account within 30 days of e-auction.

32. Details of the property

Reserve Price	INR 4,00,00,000
Earnest Money Deposit (10% of Reserve Price)	INR 40,00,000
Increment in Bidding	INR 10,00,000

S.No	Description of Secured Assets
1	All of the Borrower's present and future book debts, outstanding monies, receivables, claims lights in respect of sold and unsold Flats/ Apartments/ Units from present and future construction in the Project of the borrower known as Project "Chrysolite" situated at Sy.No. 44/1, Sy.No. 96/3, Sy. No. 96/2 New Survey No.96/4, Sy.No. 101 Sy.No. 97, Survey No. 44/4, Sy.No. 69/1 Sy.No. 69/3 situated At Pandithana Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District (Including but not limited to list of units provided in sanction letter no. DHFL/2013-14/PF/SN/SSS/990 dated 29/10/2013) which are now due, owing or payable or belonging to the Borrower's or which are at any tune hereafter during the continuance of this security become due, owing, payable or belonging to the Borrower in the course of its business as and by way of sale or lease or leave and license of the Flats etc. in the said project and the Escrow Account of the Borrower in respect of the said project and all other Receivables including the insurance claims and/or refunds of the deposits paid for the said project.

Date: 27th February 2026

Place: Mumbai

Piramal Finance Limited

(Authorised Officer)

Annexure I

List of Developer's share of unsold units/villas of the project mortgaged in the project "Chrysolite"

S.No	Block	Unit No.	Share of owner/ developer	Sold /Unsold	Plot Area (Sq ft)	Saleable Area (Sq ft)
1	Chrysolite	1	DEVELOPER	Unsold	2,437.00	2,047.00
2	Chrysolite	3	DEVELOPER	Unsold	2,304.00	2,047.00
3	Chrysolite	4	DEVELOPER	Unsold	2,174.00	1,852.00
4	Chrysolite	11	DEVELOPER	Unsold	1,330.00	1,405.00
5	Chrysolite	12	DEVELOPER	Unsold	2,948.00	2,600.00
6	Chrysolite	16	DEVELOPER	Unsold	2,400.00	2,047.00
7	Chrysolite	21	DEVELOPER	Unsold	2,400.00	2,047.00
8	Chrysolite	28	DEVELOPER	Unsold	2,400.00	2,047.00
9	Chrysolite	31	DEVELOPER	Unsold	2,420.00	2,047.00
10	Chrysolite	32	DEVELOPER	Unsold	1,083.00	1,405.00
11	Chrysolite	42	DEVELOPER	Unsold	2,400.00	2,047.00
12	Chrysolite	50	DEVELOPER	Unsold	3,585.00	2,600.00
13	Chrysolite	51	DEVELOPER	Unsold	2,708.00	2,047.00
14	Chrysolite	65	DEVELOPER	Unsold	2,400.00	2,047.00
15	Chrysolite	68	DEVELOPER	Unsold	2,180.00	2,047.00
16	Chrysolite	73	DEVELOPER	Unsold	1,500.00	1,583.00
17	Chrysolite	78	DEVELOPER	Unsold	1,373.00	1,405.00
18	Chrysolite	79	DEVELOPER	Unsold	1,199.00	1,405.00
19	Chrysolite	86	DEVELOPER	Unsold	1,329.00	1,405.00
20	Chrysolite	95	DEVELOPER	Unsold	1,326.00	1,405.00
21	Chrysolite	102	DEVELOPER	Unsold	1,421.00	1,405.00

22	Chrysolite	103	DEVELOPER	Unsold	2,146.00	1,852.00
23	Chrysolite	108	DEVELOPER	Unsold	1,997.00	1,852.00
24	Chrysolite	109	DEVELOPER	Unsold	2,425.00	2,047.00
25	Chrysolite	111	DEVELOPER	Unsold	4,456.00	2,600.00
26	Chrysolite	112	DEVELOPER	Unsold	2,400.00	2,047.00
27	Chrysolite	114	DEVELOPER	Unsold	1,200.00	1,405.00
28	Chrysolite	132	DEVELOPER	Unsold	2,400.00	2,047.00
29	Chrysolite	133	DEVELOPER	Unsold	2,400.00	2,047.00
30	Chrysolite	136	DEVELOPER	Unsold	2,400.00	2,047.00
31	Chrysolite	143	DEVELOPER	Unsold	2,056.00	1,853.00
32	Chrysolite	145	DEVELOPER	Unsold	2,400.00	2,047.00
33	Chrysolite	146	DEVELOPER	Unsold	2,400.00	2,047.00
34	Chrysolite	149	DEVELOPER	Unsold	2,400.00	2,047.00
35	Chrysolite	150	DEVELOPER	Unsold	2,400.00	2,047.00
36	Chrysolite	152	DEVELOPER	Unsold	2,400.00	2,047.00
37	Chrysolite	153	DEVELOPER	Unsold	2,400.00	2,047.00
38	Chrysolite	159	DEVELOPER	Unsold	1,200.00	1,405.00
39	Chrysolite	161	DEVELOPER	Unsold	1,347.00	1,405.00
40	Chrysolite	164	DEVELOPER	Unsold	1,097.00	1,405.00
41	Chrysolite	166	DEVELOPER	Unsold	1,187.00	1,405.00
42	Chrysolite	167	DEVELOPER	Unsold	2,345.00	2,047.00
43	Chrysolite	169	DEVELOPER	Unsold	2,133.00	2,047.00
44	Chrysolite	172	DEVELOPER	Unsold	2,111.00	2,047.00
45	Chrysolite	173	DEVELOPER	Unsold	2,048.00	2,047.00
46	Chrysolite	174	DEVELOPER	Unsold	2,066.00	1,852.00
					97,131.00	86,679.00

List of Developer's share of booked units/villas of the project "Chrysolite" mortgaged and hypothecated with PFL.

(Rs. in lacs)

S.No	Block	Unit No.	Share of owner/developer	Sold /Unsold	Plot Area (Sq ft)	Saleable Area (Sq ft)	Agreement Value	Amount Received	Balance
1	Chrysolite	8	DEVELOPER	Booked	1,728.00	1,583.00	68.21	20	48.21
2	Chrysolite	9	DEVELOPER	Booked	1,704.00	1,583.00	67.78	20	47.78
3	Chrysolite	13	DEVELOPER	Booked	2,400.00	1,200.00	70	10.65	59.35
4	Chrysolite	14	DEVELOPER	Booked	2,400.00	1,200.00	70	10.75	59.25
5	Chrysolite	15	DEVELOPER	Booked	2,400.00	1,200.00	70	11	59
6	Chrysolite	17	DEVELOPER	Booked	2,400.00	2,047.00	73	12.4	60.6
7	Chrysolite	18	DEVELOPER	Booked	2,400.00	1,200.00	70	10.75	59.25
8	Chrysolite	19	DEVELOPER	Booked	2,400.00	1,200.00	73.48	11.35	62.13
9	Chrysolite	20	DEVELOPER	Booked	2,400.00	1,200.00	70	12.7	57.3
10	Chrysolite	22	DEVELOPER	Booked	2,400.00	1,200.00	60.95	12.6	48.35
11	Chrysolite	23	DEVELOPER	Booked	2,400.00	1,200.00	53	11.6	41.4
12	Chrysolite	24	DEVELOPER	Booked	2,400.00	1,200.00	70	10.9	59.1
13	Chrysolite	25	DEVELOPER	Booked	2,400.00	1,200.00	53	11.6	41.4
14	Chrysolite	27	DEVELOPER	Booked	2,400.00	1,200.00	70	11.6	58.4
15	Chrysolite	30	DEVELOPER	Booked	2,400.00	1,200.00	70	12	58
16	Chrysolite	33	DEVELOPER	Booked	1,600.00	1,200.00	58.52	16	42.52
17	Chrysolite	35	DEVELOPER	Booked	1,600.00	1,200.00	66	11	55
18	Chrysolite	37	DEVELOPER	Booked	1,600.00	1,200.00	59.52	9.6	49.92
19	Chrysolite	38	DEVELOPER	Booked	1,600.00	1,200.00	45	10	35
20	Chrysolite	39	DEVELOPER	Booked	1,600.00	1,200.00	57	9.05	47.95

21	Chrysolite	40	DEVELOPER	Booked	1,600.00	1,200.00	57	9.05	47.95
22	Chrysolite	41	DEVELOPER	Booked	1,600.00	1,583.00	69.28	11.75	57.53
23	Chrysolite	43	DEVELOPER	Booked	2,400.00	1,200.00	70	10	60
24	Chrysolite	49	DEVELOPER	Booked	2,400.00	1,200.00	70	11.35	58.65
25	Chrysolite	53	DEVELOPER	Booked	2,400.00	1,200.00	70	10.75	59.25
26	Chrysolite	54	DEVELOPER	Booked	2,400.00	1,200.00	53.5	10.75	42.75
27	Chrysolite	56	DEVELOPER	Booked	2,400.00	1,200.00	70	10.75	59.25
28	Chrysolite	57	DEVELOPER	Booked	2,400.00	1,200.00	73.48	12	61.48
29	Chrysolite	58	DEVELOPER	Booked	2,400.00	1,200.00	53	11.6	41.4
30	Chrysolite	63	DEVELOPER	Booked	2,400.00	1,200.00	53	21.25	31.75
31	Chrysolite	81	DEVELOPER	Booked	1,600.00	1,200.00	65.88	11.5	54.38
32	Chrysolite	82	DEVELOPER	Booked	1,600.00	1,200.00	65.88	11.5	54.38
33	Chrysolite	88	DEVELOPER	Booked	1,600.00	1,200.00	57	9.2	47.8
34	Chrysolite	89	DEVELOPER	Booked	1,600.00	1,200.00	57	9.2	47.8
35	Chrysolite	90	DEVELOPER	Booked	1,600.00	1,200.00	57	9.2	47.8
36	Chrysolite	92	DEVELOPER	Booked	1,200.00	1,400.00	54	8.4	45.6
37	Chrysolite	93	DEVELOPER	Booked	1,200.00	1,400.00	45	8.4	36.6
38	Chrysolite	96	DEVELOPER	Booked	1,600.00	1,200.00	58.52	18.05	40.47
39	Chrysolite	98	DEVELOPER	Booked	1,600.00	1,200.00	58.52	10.05	48.47
40	Chrysolite	99	DEVELOPER	Booked	1,600.00	1,200.00	58.52	9.85	48.67
41	Chrysolite	100	DEVELOPER	Booked	1,600.00	1,583.00	65.88	11.55	54.33
42	Chrysolite	104	DEVELOPER	Booked	2,000.00	1,200.00	53	10.8	42.2
43	Chrysolite	115	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6
44	Chrysolite	116	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6
45	Chrysolite	126	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6
46	Chrysolite	127	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6

47	Chrysolite	128	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6
48	Chrysolite	129	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6
49	Chrysolite	135	DEVELOPER	Booked	2,400.00	1,200.00	53	21.6	31.4
50	Chrysolite	140	DEVELOPER	Booked	2,400.00	1,200.00	70	12.66	57.34
51	Chrysolite	144	DEVELOPER	Booked	2,400.00	1,200.00	70	10.75	59.25
52	Chrysolite	154	DEVELOPER	Booked	1,200.00	1,400.00	37	8.4	28.6
53	Chrysolite	156	DEVELOPER	Booked	1,200.00	1,405.00	55.35	20.05	35.3
54	Chrysolite	157	DEVELOPER	Booked	1,200.00	1,405.00	55.35	9.65	45.7
					101832	69389	3193.62	626.01	2567.61