



(Application for participation in E-Auction - to be sent at the address indicated in the Auction Notice)

To,
The Authorized Officer
UV Asset Reconstruction Company Limited
1304, 13th Floor, Chiranjiv Tower,
43, Nehru Place, New Delhi-110019

Dear Sir,

Subject: Bid for purchase of Secured Asset

1. I/We _____ express my/our willingness to participate in the Public E-Auction notified vide your sale notice dated **21.08.2026** for the property described herein below and I/we submit the below mentioned instrument towards Earnest Money Deposit (EMD):

Date of Auction	25.09.2026
Property in Auction Notice	Flat No.B-204, Juhi Avenue, Co-operative Housing Society Limited, Plot No. 07, Sector – 50, Nerul – 40076, Registration Sub-District & District Thane, Maharashtra, admeasuring carpet area 376 sq ft. and built up area 451 sq. ft. equivalent to 42 sq. mtr. Along with one car parking slot No. B-007 at Ground Floor,B-Wing, admeasuring area 11.45 sq. mtrs.
Name of Borrower as indicated in Auction Notice	M/s Shri Shyam Traders
Reserve Price for the Property	Reserve Price - Rs. 62,50,000 (Rupees Sixty Two Lakhs Fifty Two Thousand Only)
EMD (as per Auction Notice)	Earnest Money Deposit - Rs. 6,25,000 (Rupees Six Lakh Twenty Five Thousand Only)
Bid amount offered by the Applicant	
Particular of Demand Draft (DD)/ Banker's Cheque/RTGS Submitted by Applicant	
(i) Serial Number of DD/RTGS	
(ii) Amount of DD/ RTGS	
(iii) Date of DD/RTGS	
(iv) Name of Bank and Branch which issued DD/RTGS	



2. I/We agree to abide by all the instructions contained in the above indicated Public Auction notice and/or the present Application Form and such other terms and conditions as may be prescribed by UVARCL from time-to-time.
3. I/ We are providing the following details about myself/ ourselves:

Name of Applicant	
Father's / Husband's Name/CIN Number	
Address of Applicant	
Name of the contact Person	
Mob/Tel. No. of the contact person	
Contact Fax No.	
Contact Email ID	
PAN Details	
Aadhaar Number/Card (For Individuals), PAN and Constitutional Documents (For other than Individuals) Other Documents submitted as proof of identity	

4. I/We confirm that the above particulars are correct and the photocopies of documents furnished by me/us are true copy of their respective originals. If any information furnished by me/us is found to be incorrect at any stage, UVARCL may cancel/ reject my bid and forfeit the money paid by me.

Yours Faithfully



Signature of Applicant
Designation

Date:
Place:



General Terms and Conditions of Public E-Auction

- 1) Auction/bidding shall be only through “Online Electronic Bidding” through the website <http://baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- 2) The property can be inspected, with Prior Appointment with Authorised Officer between 11.00 AM to 5.00 PM on 10.09.2026.
- 3) Sale is strictly subject to the terms and conditions mentioned in Public Notice of Sale published on **21.08.2026** (English and Loksatta) and as also the terms and conditions mentioned hereunder in the E Auction Notice for Sale/offer / tender document to be submitted by the intending bidders.
- 4) Taxes if any on sale of the captioned property will be extra and has to be borne by the successful bidder.
- 5) The property will be sold in “As is where is basis”, “As is what is basis” and “Whatever there is basis”, including encumbrances, if any. No claims whatsoever shall be entertained by UVARCL under any eventuality.
- 6) The properties under auction can be inspected on the dates & time specified in the public notice. For any queries with regards to inspection of Properties or submission of tenders, kindly contact at the addresses(s) and / or telephone numbers mentioned in the notice.
- 7) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through all online modes in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
- 8) Offers that are not duly filled up or offers not accompanied by the EMD equal to 10% of reserve price or offers received after the stipulated date and time will not be considered / treated as valid offer, and accordingly shall be rejected. The Earnest Money Deposit shall not carry any interest.
- 9) Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department or any other relevant document as his / her identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, Adhaar Card, Driving License etc. The bidder will also have to produce the original document for verification.



- 10) In no eventuality the property would be sold below the reserve price.
- 11) Property shall be sold to the highest bidder / offerer, subject to acceptance of the bid by the secured creditor, i.e. UVARCL. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary, which will take place at the said place, date and time. The undersigned has the discretion to accept or reject any offer / Tender without assigning any reason.
- 12) The Auction / Inter se Bidding, if deemed necessary, will also take place online and on the same day when the intending bidder may remain present and submit their offers directly and revise their offer upwards.
- 13) All dues and outgoings i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including all overdue in respect of the said properties shall be paid by the successful bidder.
- 14) The successful bidder shall have to pay 25% of the purchase amount (after adjusting the E.M.D already paid) immediately on acceptance of the offer by the Authorized Officer or not later than next working day in respect of the sale, failing which, the Earnest Money Deposit will be forfeited.
- 15) The balance 75% of the sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful bidder by the authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer, subject to payment of interest at the rate determined by UVARCL for the period of delay. In the event of the default in payment of the balance 75% of the sale price or any part thereof, within the prescribed period or the extended period, as the case may be, the amount deposited shall be forfeited and the secured creditor will be at liberty to sell the property once again and the defaulting bidder shall forfeit all claims to the property/ies or to any part of the sum already paid towards the purchase thereof.
- 16) Sale is subject to confirmation by the Secured Creditor who may reject even the highest bid without assigning any reason. Such a decision of the Secured Creditor shall be final and no claim, whatsoever, can be made against or with respect to such a decision.
- 17) The property/ies described in 'Public Notice for Sale' shall remain and be at the sole risk of the successful bidder in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of confirmation of the sale by the undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.



- 18) All expenses relating to stamp duty, Registration Charges, Transfer charges and any other expenses and charges in respect of the registration of the Sale Certificate for the above referred property (ies) shall be borne by the successful bidder.
- 19) The Successful bidder shall pay Rs. 15,000/- (for each property) towards service charges to UVARCL.
- 20) The Authorized Officer is not bound to accept the highest bid and UVARCL, as secured creditor, reserves its right to reject the highest bid without assigning any reasons. In case, the highest bid is rejected, the Authorized Officer can negotiate with any of the remaining bidders or any other person(s) for sale of the property by private treaty at a price higher than the highest bid.
- 21) No persons other than the bidders themselves or their duly authorized representative shall be allowed to participate in the auction / sale proceedings.
- 22) Upon completion of the payment process, the Authorized officer of UVARCL shall issue a Sale Certificate in favour of the Successful bidder(s) only. No nomination facility shall be made available for the purpose of Sale Certificate.
- 23) The Authorized Officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion.
- 24) In case, all the dues together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the borrower / co- borrower before opening of the sealed bids then the property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability / claim against UVARCL.
- 25) To the best of the knowledge and information of UVARCL, there are no encumbrances, statutory dues etc. The Company however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The tenderers(s)/ prospective purchaser (s) are advised in their own interest to satisfy himself/ herself with regard to the above and other relevant details pertaining to the abovementioned property/ies, before submitting the tenders. The particulars specified have been stated to the best of information of the Company and the Company will not be answerable for any error, misstatement or omission.
- 26) The successful bidder should make a declaration under section 29 A of the Insolvency and Bankruptcy Code, 2016.



Signature of the Bidder
Name:

To
The Authorised Officer
UV Asset Reconstruction Company Ltd.
1304, Chiranjiv Tower
43, Nehru Place,
New Delhi-110019

Dear Sir,

Sub: Authorization to participate in E-Auction

Ref: Property at

I/We _____ have submitted my bid documents for participating in auction announced by you for sale of asset(s) in the account of M/s Shri Shyam Traders **(Borrower)**.

I/We _____ to participate in the auction. I/We request you to allow the abovenamed to participate in the auction/inter-se bidding on my/our behalf. I/We confirm that I/We shall be bound by the bids made by my/our abovenamed representative. I/We also authorize the above named representative to sign on my behalf any or all documents pertaining to auctions and to collect the Demand Draft(s), if submitted by me/us towards EMD, if the same is required to be returned upon completion of auction.

His signature appears herein below. A copy of the Identity Proof of the said representative is attached and he shall carry the original Identity Proof at the time of entering the place of auction.

Thanking you,
Yours Sincerely

Name & Signature of Bidder(s)

Name & Signature of Representative



UNDERTAKING

I, _____ S/o _____ R/o _____
_____ Aged about _____ being auction bidder want to undertake that I have checked all the available copies of mortgaged property documents of property bearing no. _____ which were shown to me at my express oral request by UVARCL and I am fully satisfied with the title documents and want to participate in the auction proceeding scheduled to be held on 25.09.2026 through E-auction <http://baanknet.com>.

Executants/ Auction Bidder

Dated:

Place:



[On Stamp Paper of Rs 100]

Annexure 1

Section 29A Undertaking

I, _____, son of _____, aged about _____ years, currently residing at _____

having Aadhar Card No. _____ do solemnly affirm and state to the UV Asset Reconstruction Company Limited ("UVARCL") as follows: -

1. I hereby unconditionally state, submit and confirm that the said document is true, valid and genuine.
2. I am not an existing promoter or belongs to the existing promoter group or is anyway related to the management of M/s Shri Shyam Traders.
3. That capitalized terms used but not defined herein shall have the meaning ascribed to them in UVARCL's proclamation of sale dated 21.08.2026 for the acquisition of the Secured Assets ("Offer").
4. I hereby unconditionally state, submit and confirm that I am not ineligible under any of the conditions set out in Section 29A of the IBC and accordingly, we are not disqualified from submitting the Bid in respect of the Secured Assets.
5. I, submit that, till the conclusion of the Auction Process, as and when any of the statements made hereunder are invalid, incorrect, or misrepresented by me/ any other person acting in jointly or in concert with us, I agree that I shall inform UVARCL of such an event I shall be held ineligible from participating in the Auction Process.
6. I agree and acknowledge that UVARCL is entitled to rely on the statements and affirmations made in this undertaking for the purposes of determining the eligibility and assessing, agreeing, and approving the Offer submitted by me.
7. I unconditionally and irrevocably undertake that I shall provide all data, documents and information as may be required to verify the statements made under this undertaking, to the satisfaction of UVARCL.
8. I agree and undertake to disclose/inform forthwith, to UVARCL, if I become aware of any change in factual information which would make it ineligible under any of the provisions of Section 29A of the IBC at any stage of the Auction Process, after the submission of this undertaking.



9. I agree that in the event any of the above statements are found to be untrue or incorrect, then I unconditionally agree to indemnify and hold harmless UVARCL against any losses, claims or damages incurred by UVARCL, on account of such ineligibility of me.
10. This undertaking shall be governed in accordance with the laws of India and the courts of New Delhi shall have the exclusive jurisdiction over any dispute arising under this undertaking.
11. I submit that, the contents of this undertaking, as provided above are correct, true, valid and genuine.
12. I submit that, no information/details, have been concealed while signing this undertaking and there are no further facts to be disclosed to determine the eligibility of me in terms of Section 29A of the IBC.

Solemnly, affirmed aton _____, 2026.

Deponent's Signature

Before Me, Notary