



Criss Financial Limited

CIN - U65993TG1992PLC014687
Galaxy, Wing B, 16th Floor, Plot No.1, Sy No 83/1,
Hyderabad Knowledge City, TSILC, Raidurg Panmaktha,
Hyderabad - 500 081. Telangana.
040-45474750 | contact@crissfin.com | www.crissfin.com

DETAILED TERMS AND CONDITIONS FOR SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002 READ WITH SECURITY INTEREST (ENFORCEMENT) RULES, 2002

All that land admeasuring Ac.1.3100 Gts, comprised in survey number 72/A, situated at Shahipur Village, Tandur Mandal, Vikarabad District, is being bounded by:

North	:	Others Land
South	:	Others Land
East	:	Others Land
West	:	Others Land

Nature of secured asset- Freehold

1. The secured asset is being sold for recovery of **Rs.1,47,76,591/- (Rupees One Crore Forty Seven Lakhs Seventy Six Thousand Five Hundred and Ninety One Only)** as on 11-03-2025 along with up to date, interest, costs and charges.
2. The reserve price of the secured asset is **Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)** and under no circumstances, the secured asset will be sold below the reserve price. The Earnest Money Deposit (EMD) amount will be **Rs.18,00,000/- (Rupees Eighteen Lakhs Only)**.
3. The E-Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeauctions.com/> on 03-12-2025 from 02-00 p.m. to 03-00 p.m with unlimited extensions of 5 minutes duration each.
4. The intending bidders should register their names at portal <https://www.bankeauctions.com/> and get their User ID and password free of cost before uploading the bid and other documents. Prospective bidder may avail online training on E-auction from the service provider M/s C1 India Pvt. Ltd through Mr. Dharani Krishna – Tel. No.: +91 7291971124,25,26 and Mobile +91-9948182222; email id -telangana@c1india.com
5. The secured asset is being sold on 'AS IS WHERE IS', 'AS IS WHAT IS', 'WHATEVER THERE IS' and 'NO RECOURSE' basis through E-Auction in all respects and to the best of its knowledge and information, mentioned below. The Secured Creditor is not aware about any other legal encumbrances on the immovable property to be sold except itself. The intending bidders should make discrete and detailed enquiry as regards up to date, any claim, charges, dues, encumbrances on the secured asset of any authority and should satisfy themselves about the title, extent, quality and description of the secured asset before submitting their bid. For any discrepancy in the secured asset, the participating bidder is solely responsible for all future recourses from the date of submission of bid. Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.
6. The intending purchasers may inspect the secured asset and/or title documents of the secured asset after fixing date and time with the Authorized Officer On or before 02-12-2025.
7. The property is being kept for auction without prejudice.
8. The purchaser should conduct due diligence on all aspects related to the property (under sale) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard at a later date.



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9. EMD amount of 10% of the Reserve Price is to be deposited by way of RTGS/NEFT/Fund Transfer to the account of The Criss Financial Limited (CFL), Hi-Tech City Branch, **A/c No. 2446978042, IFSC Code: KKBK0007494** on or before 02-12-2025 at 06.00 p.m.
10. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 02-12-2025 6 PM, to The Criss Financial Limited (CFL), Vikarabad Branch (**Add: 4-2-1102, 1st floor, Wow Biryani Beside, NTR Circle, Vikarabad, Telangana – 5001101**) by hand or by email.
 - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Criss Financial Limited (CFL) at the time of making payment of balance amount of 25% of bid amount.
 - iii) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.
11. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
12. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 50,000/- (For Reserve Price of Properties above Rs.100 Lakhs). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder subject to confirmation of secured creditor.
13. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
14. For sale proceeds of Rs. 50 lacs and above, The Auction Purchser/Highest Bidder shall deposit the applicable TDS as per Income Tax rules (as of now 1%) against the Sale in PAN of Criss Financial Limited (CFL), and submitted the requisite Form/Documents (as of now called form 26QB) with RFL prior issuance of Sale Certificate. The said TDS amount will be deducted by Auction purchaser from the Sale Consideration.
15. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
16. Failure to remit the amount as required under clause (15) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application/bid.
17. In case of non-acceptance of offer of purchase amount of 10% paid along with the application will be refunded without any interest.
18. On confirmation of sale by the secured creditor and if the terms of the payment have been complied with, the authorized officer exercising the power of sale shall issue a certificate of sale of the immovable property/secured asset in favour of the purchaser in the Form given in 'Appendix V' to 'The Security Interest (Enforcement) Rules, 2002.

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19. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
20. The Secured Creditor does not take any responsibility to procure any permission/NOC from any Authority or under any other law in force in respect of property offered or any other dues i.e. outstanding water/electric dues, property tax or other charges if any.
21. SPECIAL INSTRUCTION/CAUTION: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither The Criss Financial Limited (CFL) nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Date : 01-11-2025,
Tandur.

Sd/- Authorised Officer
Criss Financial Limited (CFL)